Agenda

Scheduled Council Meeting

Tuesday 21 October 2025 at 6pm

Council Chamber,
25 Ferres Boulevard, South Morang

City of Whittlesea

Councillors

Cr Martin Taylor, Mayor	South Morang Ward
Cr Daniela Zinni, Deputy Mayor	Bundoora Ward
Cr Nic Brooks	Thomastown Ward
Cr Blair Colwell	Mill Park Ward
Cr Lawrie Cox	Ganbul Gulinj Ward
Cr Deb Gunn	Painted Hills Ward
Cr Michael Labrador	Lalor Ward
Cr Jarrod Lappin	Mernda Ward
Cr David Lenberg	Epping Ward
Cr Aidan McLindon	Kirrip Ward
Cr Christine Stow	North Ward

Executive Leadership Team

Craig Lloyd	Chief Executive Officer
Emma Appleton	Director Planning & Development
Agata Chmielewski	Director Community Wellbeing
Sarah Renner	Director Customer & Corporate Services
Debbie Wood	Director Infrastructure & Environment
Janine Morgan	Executive Manager Public Affairs
Jacinta Stevens	Executive Manager Office of Council & CEO

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Note:

At the Chair's discretion, the meeting may be closed to the public in accordance with Section 66(2)(a) of the *Local Government Act 2020*. The provision which is likely to be relied upon to enable closure is set out in each item. These reports are not available for public distribution.

Question Time:

Council will hold public question time for up to 30 minutes at each Scheduled Council Meeting to allow for public questions, petitions or joint letters from our community to be read out by the Chief Executive Officers delegate and responses will be provide by the Chief Executive Officer.

Questions are required to be submitted in writing no later than 12 noon on the day prior to a Scheduled Council Meeting.

Priority will be given to questions or statements that relate to agenda items. Any questions submitted after 12 noon the day prior will be held over to the following Council Meeting.

The Public Question form can be downloaded from Council's website. Refer:
https://www.whittlesea.vic.gov.au/about-us/council/council-meetings/

Council is committed to ensuring that all residents and ratepayers of the municipality may contribute to Council's democratic process and therefore, if you have special requirements, please telephone Council's Governance Team prior to any Council Meeting on (03) 9217 2170.

1 Opening

1.1 Meeting Opening and Introductions

The Chair, Cr Martin Taylor will open the meeting and introduce the Councillors and Chief Executive Officer:

Cr Daniela Zinni, Deputy Mayor
Cr Nic Brooks
Cr Blair Colwell
Cr Lawrie Cox
Cr Deb Gunn
Cr Michael Labrador
Cr Jarrod Lappin
Cr David Lenberg
Cr Aidan McLindon
Cr Christine Stow
Craig Lloyd, *Chief Executive Officer*

The Chief Executive Officer, Craig Lloyd will introduce members of the Executive Leadership Team:

Emma Appleton, *Director Planning and Development;*
Agata Chmielewski, *Director Community Wellbeing;*
Sarah Renner, *Director Corporate and Customer Services;*
Debbie Wood, *Director Infrastructure and Environment;*
Janine Morgan, *Executive Manager Public Affairs;* and
Jacinta Stevens, *Executive Manager Office of Council and CEO*.

1.2 Apologies

1.3 Acknowledgement of Traditional Owners Statement

The Chair will read the following statement:

"On behalf of Council, I recognise the rich Aboriginal heritage of this country and acknowledge the Wurundjeri Willum Clan and Taungurung People as the Traditional Owners of lands within the City of Whittlesea.

I would also like to acknowledge Elders past, present and emerging."

1.4 Diversity and Good Governance Statement

The Chair will read the following statement:

"At the City of Whittlesea we are proud of our diversity and the many cultures, faiths and beliefs that make up our community. We strive to be an inclusive welcoming City that fosters active participation, wellbeing and connection to each other and this land. We commit as a Council to making informed decisions to benefit the people of the City of Whittlesea now and into the future, to support our community's vision of A Place For All."

1.5 Acknowledgements

2 Declarations of Conflict of Interest

3 Confirmation of Minutes of Previous Meeting/s

Recommendation

THAT Council confirm the minutes of the Scheduled Council Meeting held on 14 October 2025, as circulated.

4 Public Questions, Petitions and Joint Letters

4.1 Public Question Time

4.2 Petitions

No Petitions

4.3 Joint Letters

No Joint Letters

5 Officers' Reports

5.1 Annual Report 2024-2025

Director/Executive Manager: Executive Manager Public Affairs

Report Author: Manager Communications and Engagement

In Attendance: Manager Communications and Engagement

Executive Summary

The purpose of this report is for the Mayor to present the City of Whittlesea Annual Report 2024-2025 for endorsement.

In accordance with section 100 (1) of the *Local Government Act 2020*, the Mayor must report on the implementation of the Council Plan by presenting the Annual Report at a Council meeting open to the public.
In accordance with section 100 (1) of the *Local Government Act 20*

The 2024-2025 Annual Report has been developed to provide an overview of Council's performance for the 2024-2025 financial year, including:

- Highlights of the year.
- Our organisational achievements.
- Performance measures for each Council goal.
- Financial report.

Officers' Recommendation

THAT Council:

1. **Approve the 2024-2025 Annual Report in accordance with section 100 of the *Local Government Act 2020*.**
2. **Note the Annual Report will be made publicly available on Council's website.**

Background / Key Information

The 2024-2025 Annual Report has been developed to capture and highlight Council's achievements in the 2024-2025 financial year and report against our progress towards achieving each goal in the Community Plan 2021-2025.

The theme of our report this year is '*Building better, together*' which reflects the growth in both the municipality and community needs. Throughout the Report there are examples of how together with community, partner organisations and other levels of government Council is building a place for all.

Highlights of our achievements, as featured in the report include:

- Reviewing and renewing the Whittlesea 2040 vision.
- Establishing a Waste Taskforce to undertake targeted operations aimed at reducing illegal dumping of building and construction waste.
- Completion of the building works for the Aboriginal Gathering Place in bunjil nganga Parkland (Quarry Hills).
- Commencing construction on the second stage of the Regional Sports Precinct in Mernda to deliver an indoor stadium with multi-purpose courts and outdoor netball courts with lighting.
- Completing construction of the signalised intersection at Plenty Road and Everton Drive in Mernda to support the Regional Sports Precinct.
- Progressing construction of the new Murnong Community Centre in Donnybrook.
- Completing construction of the wetlands, boardwalk, shelter and public toilet at the Granite Hills Major Community Park.
- Completing construction of new walking and cycling trails at bunjil nganga Parkland (Quarry Hills).
- Launching a new and improved City of Whittlesea website, new Plenty Ranges Arts and Convention Centre website and Explore Whittlesea website.
- Improving customer service performance through the launch of a new customer portal, enabling self-service for requests.
- Providing more than $2.5 million in community grants to support community groups, sporting groups, businesses, individuals and emergency services.
- Launching a creative program at PRACC, with a diverse line-up of shows spanning multiple genres and performance styles.
- Transitioning Council buildings to renewable sustainable energy sources.

Alignment to Community Plan, Policies or Strategies

Alignment to Whittlesea 2040 and Community Plan 2021-2025:

High Performing Organisation

We engage effectively with the community, to deliver efficient and effective services and initiatives, and to make decisions in the best interest of our community and deliver value to our community.

Considerations of *Local Government Act (2020)* Principles

Financial Management

The cost is included in the current budget.

Community Consultation and Engagement

The Annual Report was developed with the input of departments from across the organisation to capture the relevant achievements of the 2024-2025 financial year and ensure legislative requirements are met.

Other Principles for Consideration

Overarching Governance Principles and Supporting Principles

(i) The transparency of Council decisions, actions and information is to be ensured.

Public Transparency Principles

(a) Council decision making processes must be transparent except when the Council is dealing with information that is confidential by virtue of the *Local Government Act* or any other Act.

(b) Council information must be publicly available unless—
(i) the information is confidential by virtue of the *Local Government Act* or any other Act; or
(ii) public availability of the information would be contrary to the public interest.

(c) Council information must be understandable and accessible to members of the municipal community.

(d) Public awareness of the availability of Council information must be facilitated.

Council Policy Considerations

Environmental Sustainability Considerations

No implications.

Social, Cultural and Health

No implications.

Economic

No implications.

Legal, Resource and Strategic Risk Implications

Section 100 of the *Local Government Act 2020,* requires Councils to prepare an Annual Report in respect of each financial year. The 2024-2025 Annual Report must be presented to a Council Meeting by the end of October 2025.

Implementation Strategy

Communication

Following endorsement of the 2024-2025 Annual Report, the Report will be published to Council's website.

Critical Dates

In accordance with Section 100 of the *Local Government Act 2020*, the 2024-2025 Annual Report must be presented to a Council meeting by the end of October 2025.

Declaration of Conflict of Interest

Under Section 130 of the *Local Government Act 2020* officers providing advice to Council are required to disclose any conflict of interest they have in a matter and explain the nature of the conflict.

The Responsible Officer reviewing this report, having made enquiries with relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

Attachments

1. City of Whittlesea 2024-2025 Annual Report [**5.1.1** - 141 pages]

City of Whittlesea

City *of* Whittlesea ANNUAL REPORT 2024-2025

Building better, together



Building better, together

The theme of this year's report is 'Building better, together'.

As our municipality continues to grow, so too do the needs of our community. From sporting facilities, roads and community centres that help us stay active, get around and access services, through to events, open spaces and a strong local economy to support our wellbeing, connection and employment needs, we are building what is needed, now and into the future.

Through education, leadership programs and grants, we are building the capacity of our community to play an active role in helping each other grow.

We are also building an engaged and passionate workforce that is committed to delivering for our community and achieving the best outcomes for the people that call City of Whittlesea home.

Throughout this report, you will see highlights and examples of how, together with our community, partner organisations and other levels of government we are building *a place for all*.

COVER IMAGE: The City of Whittlesea is investing $16.2 million in the new West Wollert Community Centre to support the area's fast-growing population, set to rise from 7,396 in 2023 to over 33,700 by 2041. Due for completion in early 2027, the centre will include a kindergarten, Maternal and Child Health suites, a mini-branch library, community hall and garden. Funding includes $6.75 million from the Victorian Government's Building Blocks Fund, $1.5 million from the Growing Suburbs Fund, and $168,663 from Melbourne Water.

Acknowledgement of Traditional Owners

We recognise the rich Aboriginal heritage of this country and acknowledge the Wurundjeri Willum Clan and Taungurung People as the Traditional Owners of lands within the City of Whittlesea.

The City of Whittlesea recognises the rich Aboriginal heritage of this country and acknowledges the Wurundjeri Willum Clan and Taungurung People as the Traditional Owners of lands within the City of Whittlesea.

For countless generations, Country offered places of living and gathering. Cultural ceremonies, trade and important business were conducted at sacred sites – places that continue to hold deep cultural and spiritual significance today.

More than seventy of these sites remain in the City of Whittlesea, along with many scarred trees, standing as living testaments to an enduring connection to Country.

In acknowledging this heritage, we honour the knowledge, resilience and custodianship of the Traditional Owners, whose care for this land stretches back tens of thousands of years and continues today.

About our Annual Report

Welcome to the City of Whittlesea's Annual Report 2024-2025. Council is committed to transparent reporting and accountability to the community and our stakeholders.

This report provides an overview of Council's performance in the 2024-2025 financial year against the five goals set out in our Community Plan 2021-2025 and Annual Budget 2024-2025.

The report highlights achievements and challenges faced and includes statutory reporting and legislative information as required under the *Local Government Act 2020* and other legislation.

This document can also be viewed on our website in PDF format at **whittlesea.vic.gov.au/annualreport**

The report is divided into the following sections:

- **Our City** – provides a description of the City of Whittlesea, including our community, stakeholders and services
- **Year in Review** – provides a snapshot overview of our performance, including major achievements, issues and challenges against each of our key goals, highlights of events that were held throughout the year, major projects, financial summary and awards
- **Our Council** – provides information on our Council and governance
- **Our organisation** – provides details on our organisation and workforce, including the organisational structure and occupational health and safety
- **Our performance** – provides a detailed report of operations against the key projects and activities undertaken throughout 2024-2025, listed under our five key goals
- **Financial statements** – provides the audited financial statements for the 2024-2025 financial year.

Alternative formats

This document is available in alternative formats on request. You can request an alternative format by emailing **info@whittlesea.vic.gov.au** or calling Customer Service on 03 9217 2170.

If you need to contact us in your own language, call the free telephone interpreter service on 131 450.

If you are deaf or have a hearing or speech impairment, you can contact us through the National Relay Service on 133 677 and ask for 9217 2170.

Interpreter

Free telephone interpreter service

131 450

Arabic خدمة الترجمة الشفهية الهاتفية المجانية
Chinese Simplified 免费电话传译服务
Chinese Traditional 免費電話傳譯服務
Greek Δωρεάν τηλεφωνική υπηρεσία διερμηνέων
Italian Servizio di interpretariato telefonico gratuito
Macedonian Бесплатна телефонска услуга за преведување
Persian/Farsi خدمات مترجم شفاهی تلفنی رایگان
Punjabi ਮੁਫ਼ਤ ਟੈਲੀਫ਼ੋਨ ਦੁਭਾਸ਼ੀਆ ਸੇਵਾ
Turkish Ücretsiz telefonla tercümanlık servisi
Vietnamese Dịch vụ thông dịch qua điện thoại miễn phí

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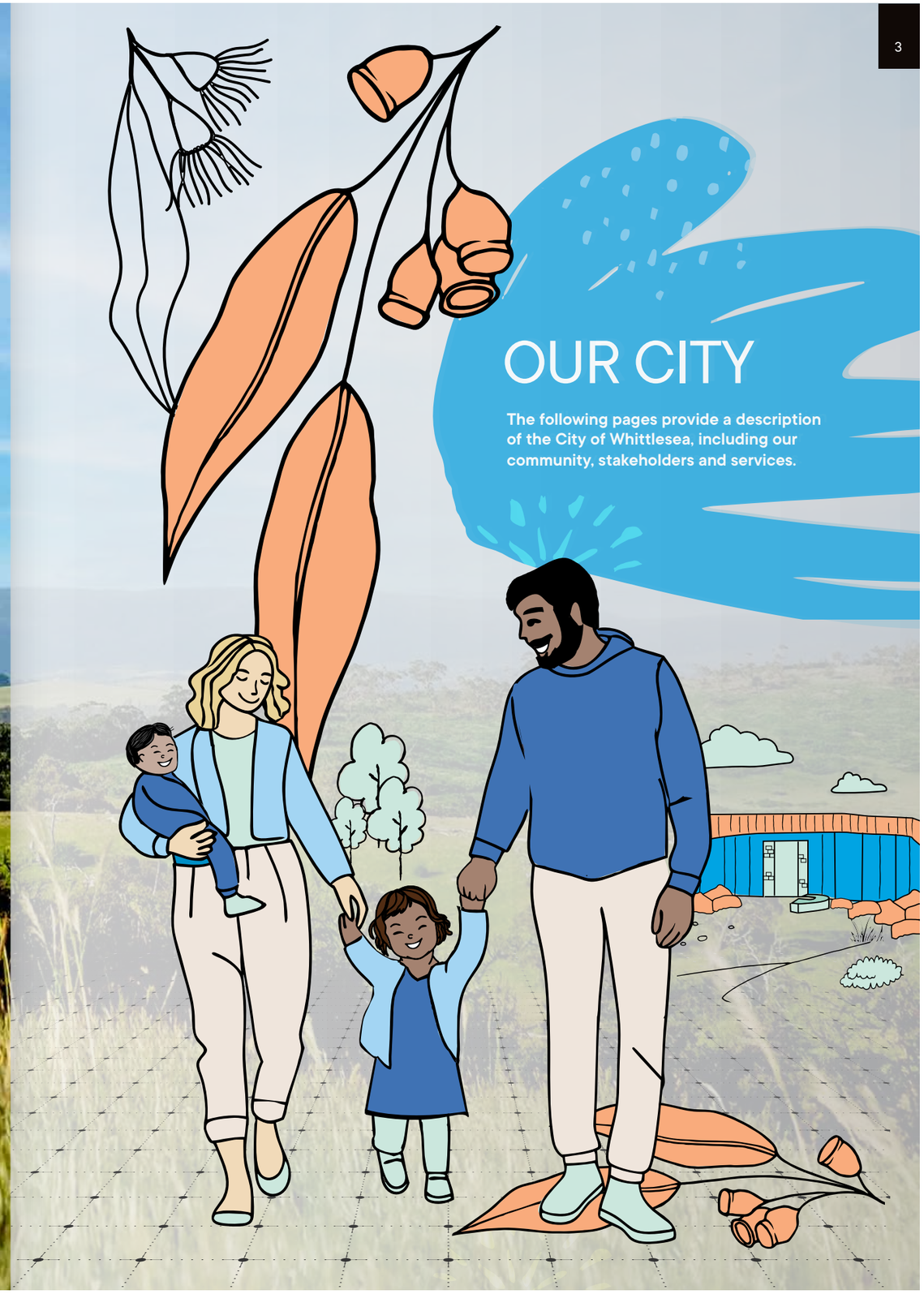
Civic Centre, South Morang

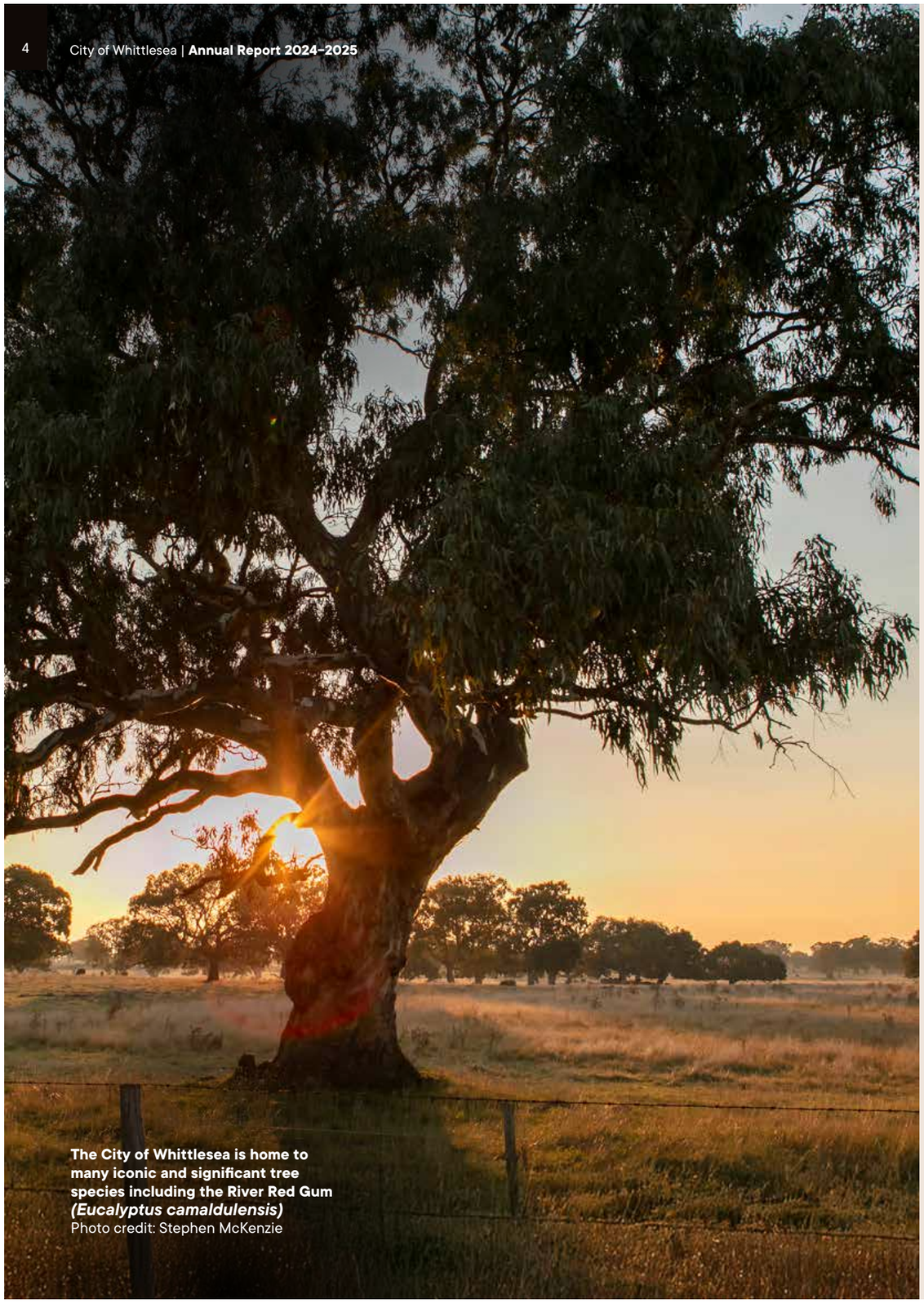


Take in sweeping city views at bunjil nganga Parkland (Quarry Hills) – 440 hectares of walking trails, native bushland and grasslands, where kangaroos roam free

OUR CITY

The following pages provide a description of the City of Whittlesea, including our community, stakeholders and services.





The City of Whittlesea is home to many iconic and significant tree species including the River Red Gum *(Eucalyptus camaldulensis)*
Photo credit: Stephen McKenzie

About the City of Whittlesea

Our history

The original Peoples and Traditional Owners of the area which now forms the City of Whittlesea, are the Wurundjeri Willum Clan and Taungurung People. They lived along the tributaries of the Yarra River, including the Merri, Edgars and Darebin Creeks and the Plenty River.

The Wurundjeri Willum and Taungurung Peoples hold a strong connection to the land. The area offered many resources, including fresh water, food and shelter; the river system offered various types of fish and birdlife. Cultural ceremonies, business and trade negotiations were conducted at sacred sites.

Over 70 of these sites still exist in the City today, as well as many sacred 'scarred' trees.

The first European settlers in the Whittlesea area were squatters, who began establishing sheep and cattle runs in the late 1830s. In 1853 the surveyor, Robert Mason, named Whittlesea after the Town of Whittlesey in Cambridgeshire, England. He also named Epping after another English town, but many other parts of the municipality retain their Aboriginal names, such as Bundoora, Morang, Toorourrong and Yan Yean.

Our growth

On 1 January 1875, the Whittlesea Roads Board and the Morang Riding (part of the Shire of Darebin) merged to form the Shire of Whittlesea.

In 1915, the Shire of Whittlesea absorbed the Shire of Epping to create the 'greater' Shire of Whittlesea. In the years following World War II the Shire enjoyed steady growth, adding the new but now well-established suburbs of Lalor and Thomastown in the 1950s and 1960s and Mill Park in the 1970s.

On 15 April 1988, the Shire of Whittlesea was proclaimed a city, becoming the City of Whittlesea. On 15 December 1994, following a review by the Minister for Local Government of the City's boundaries, the City of Whittlesea was re-proclaimed a city. The review of the municipality resulted in a small section of Whittlesea transferred to adjoining municipalities.

More recently, the addition of thriving new residential estates in Epping North, Mernda, Doreen and Wollert have contributed to making the City of Whittlesea one of the fastest growing municipalities in Australia.



The City of Whittlesea is one of Melbourne's largest and most diverse municipalities. The community is one of the fastest growing areas in Victoria and our population is expected to increase by almost 40% from 2025 to 2040.

Our community

253,204
estimated total population for 2024

3%
growth (between 2023-2024)

35
years is the median age of residents

27%
of population aged 0-19 years

17%
of population aged over 60 years

50% Males **50%** Females

24%
of residents living with a physical or mental chronic illness

91,052
residential properties

86%
of residents live in detached houses

41%
of households are couples with children

68
babies are born in the City of Whittlesea each week

37%
of workers who live in the municipality work within the City of Whittlesea

22,808
registered businesses

34,810
Epping – suburb with the largest population (*14% of population)*

2,045
Woodstock, Eden Park, Beveridge – suburbs with the smallest population *(0.8% of population)*

2,663
Aboriginal and Torres Strait Islander population *(1% of population)*

38%
of residents born overseas

45%
of residents speak a language other than English at home

The most common languages spoken other than English include:

Punjabi	2%
Hindi	2%
Mandarin	2%
Italian	1%
Macedonian	1%

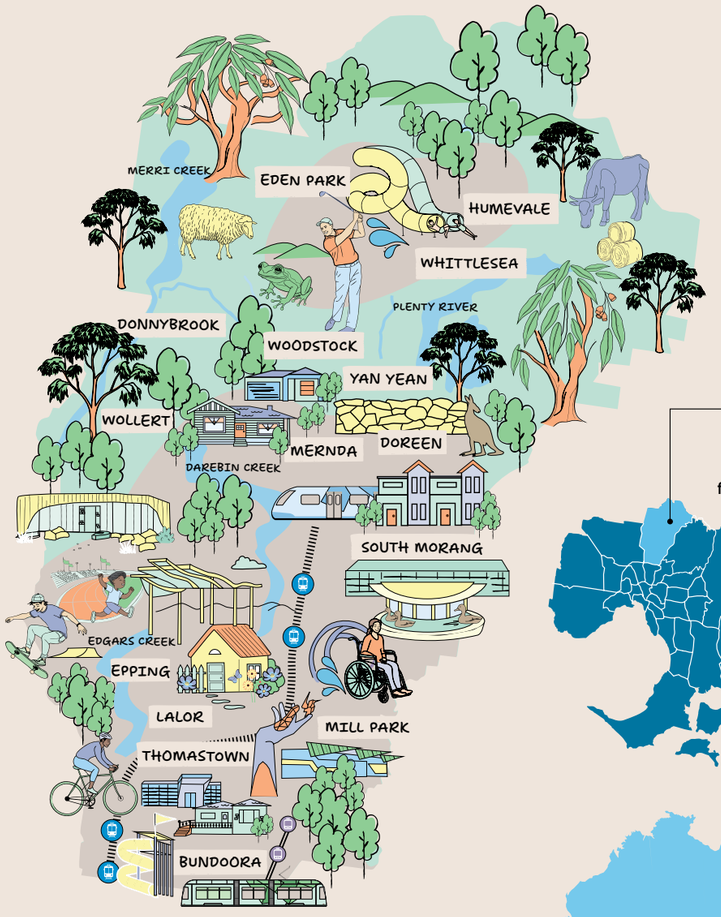
Source: Community Profile and Business trends (id.com.au), Place Info forecast 2024, data collected by City of Whittlesea, Community Insights 2024, based on 2024 ERP population

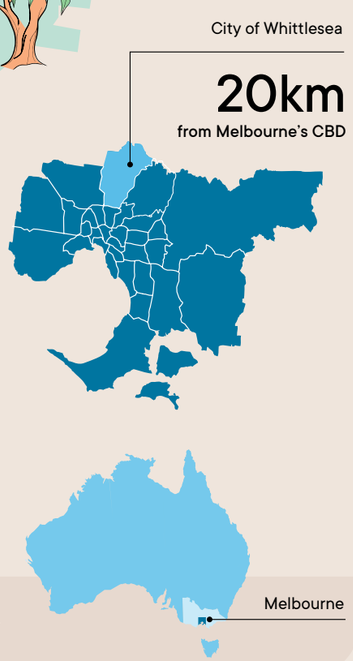
Our municipality

The City of Whittlesea is located in Melbourne's northern suburbs, about 20 kilometres from the city centre. It is one of Melbourne's largest municipalities, covering a land area of approximately 490 square kilometres.

The majority of the City of Whittlesea population live in urban areas. This is split across the major established suburbs of Bundoora, Epping, Lalor, Mill Park and Thomastown, the current growth areas of Mernda, Doreen, South Morang, Epping North and Wollert, and the rural areas of Donnybrook and Whittlesea township and surrounds. Significant future growth is projected for Wollert and Donnybrook, and Epping will be a major activity centre for the municipality.

The rural areas of the municipality are characterised by farming, forested areas and historic township communities including Whittlesea.





The City of Whittlesea is one of Melbourne's largest municipalities, covering a land area of approximately 490 square kilometres.



Sandra is one of our School Crossing Supervisors, helping keep kids safe at one of the City of Whittlesea's 189 school crossings

Our stakeholders

Council is committed to working with our stakeholders and to keeping them informed, while also engaging with them to ensure their views are captured on significant projects and decisions through genuine engagement.

Our stakeholders include:

Residents – We work with our residents to ensure that the services we provide meet their needs. We engage with residents and listen to their feedback on the issues that matter most to them.

Ratepayers – Our ratepayers contribute financially to support the delivery of our services and capital projects and infrastructure to meet community needs.

Local businesses – From small business to industry, the City of Whittlesea is home to many businesses that provide employment and services to our community.

Community groups, clubs and organisations – We work with the many community groups, clubs and organisations that underpin community life in the City of Whittlesea.

Volunteers – Our dedicated volunteers play a vital role in shaping the heart and soul of the City of Whittlesea, making our city a vibrant and compassionate place to live, work and play.

Customers – Our customers are at the heart of everything we do. We listen to our customers and aim to make interacting with us as easy as possible.

Partner organisations – We partner with a range of organisations, not-for-profits and other councils to share knowledge, resources and to provide for our community.

Government – Council advocates to both State and Federal Governments and relies on vital funding from both for important projects within the City of Whittlesea that provide significant benefits for our community.

Council staff – Our dedicated staff provide the services, programs and events to help make the City of Whittlesea a vibrant, thriving and connected community. They provide expertise and advice to inform decisions and implement the actions outlined in our endorsed strategies and plans.

Visitors – The City of Whittlesea attracts visitors from far and wide to enjoy the attractions, businesses and natural beauty of our area.

Contractors – Council engages contractors to help support the delivery of services and programs for our community.

Our services

The City of Whittlesea is responsible for delivering more than 140 services under 26 service groups to our community, aligned to our five goals:

Connected communities

- Aboriginal reconciliation
- Ageing well
- Animal management
- Arts, culture and festivals
- Community facilities
- Community strengthening
- Customer service, communications and civic participation
- Family and children's services
- Leisure and recreation
- Public health and safety
- Youth services.

Liveable neighbourhoods

- Parks and open space
- Planning and building
- Roads, public transport and footpaths
- Traffic management.

Strong local economy

- Investment attraction
- Libraries
- Local business support.

Sustainable environment

- Biodiversity, land management, sustainable planning and design
- Climate change
- Resource recovery and waste
- Water management.

High performing organisation

- Our finance and assets
- Our governance
- Our people
- Our systems and knowledge.



Greenbrook Community House
Volunteer Bryan

Our volunteers

Volunteers are the heart and soul of our community, making the City of Whittlesea a vibrant and compassionate place to live, work and play. Our volunteers, make a real difference in the lives of others while also enriching their own.

Volunteering offers many personal benefits beyond helping others. It improves mental wellbeing, boosts confidence, builds valuable skills and creates opportunities for people to connect with their community.

The City of Whittlesea offers several volunteering opportunities where people can connect with others while bringing their diverse skills and interest.

The Home and Community Care Program for Younger People (HACC PYP) team recruited 16 new volunteers this financial year. Volunteers contribute within HACC PYP program, including with social support programs and activities. One such example is the One-on-One Social Support Program, where participants are matched with a volunteer for social outings such as to a cafe, library or local park. This provides valuable and meaningful one-on-one social connections for participants.

Council's Positive Ageing team is supported by 20 dedicated volunteers who actively contribute to a range of programs aimed at promoting positive ageing and social connection. These include our Social Connections Programs at the Barry Road Community Activity Centre and the Mernda Social Support Centre, which offer activities such as music, arts and crafts.

Volunteers also assist with a variety of health and wellbeing initiatives including the Seniors Park Exercise Program, Golf Program, Walking Football and Morning Melodies. Positive Ageing volunteers are also undertaking aged care training aligned with the new Aged Care Act to strengthen their understanding and capacity to support older community members effectively.

Celebrating our volunteers

Volunteers across the City of Whittlesea were celebrated for their incredible dedication and generosity during National Volunteer Week, which took place from Monday 19 May to Friday 23 May 2025.

This year's theme, *'Connecting Communities'* highlights the power of volunteering to bring people together. In line with this theme, a range of activities were organised to connect current and potential volunteers, offering an opportunity to share experiences and express their passion for contributing to the community. Highlights included creative workshops such as pottery and candle-diffuser making, as well as energising Zumba Gold and African drumming sessions. A special lunch was also held to honour the vital role volunteers play in the community.

Participants came from diverse cultural backgrounds, different age groups and various stages of life – from students transitioning to work, to retirees looking to contribute to the community, as well as active volunteers who have dedicated many years of their lives to volunteering. All participants enjoyed the activities and appreciated the opportunity to try something different while connecting with community members, learning about and celebrating volunteering.

In December 2024, the HACC PYP team also organised an event to celebrate International Volunteer Day and to thank volunteers for their amazing contribution to the community. Participants had the opportunity to learn more about volunteering and to connect with other volunteers in the program.

For more information on our volunteers program or opportunities to volunteer, visit **whittlesea.vic.gov.au/volunteer**



Volunteers are the heart of our community, making the City of Whittlesea a vibrant and compassionate place to live, work and play. The Home and Community Care Program for Younger People welcomed 16 new volunteers this year.



Home Support Worker Max from our Ageing Well Team helps senior residents stay independent, connected and living well at home

Our vision

Whittlesea 2040: A place for all

Whittlesea 2040
A place for all

Whittlesea 2040: A place for all is the long-term vision for the City of Whittlesea. It guides all of Council's work and future partnerships with the community and others.

In 2040, compassion is at the heart of our community. A compassionate community makes sure that everyone feels cared for and supported in a deep and meaningful way. It makes our city increasingly welcoming, whether you've just arrived or your family has been here for generations. What that appeal feels like is different for everyone. It might be having a job you like within easy reach or knowing your neighbour's name. Or maybe something even simpler, like hearing birds in the trees outside your window.

Our community offers a sense of place that includes everyone, where people from all walks of life are valued for who they are and the qualities they bring with them.

REVIEWING THE WHITTLESEA 2040 VISION

Following the election of the new Council in October 2024, and in accordance with the *Local Government Act 2020*, Council reviewed the *Whittlesea 2040* vision.

Throughout April and May 2025, the vision was reviewed with the new Council group and the broader community. Through further community engagement, including focus groups, in-person pop-ups and via an online survey, Council sought to understand how the *Whittlesea 2040* vision continues to resonate today.

The feedback confirmed strong ongoing support, with more than 90 per cent of respondents endorsing the vision and its five strategic goals.

Council adopted the reaffirmed vision in June 2025.

Our vision is underpinned by five goals:



Connected community
Our city opens its arms to every resident and is a place where all walks of life are celebrated and supported.

Liveable neighbourhoods
Our city is well-planned and beautiful, and our neighbourhoods and town centres are convenient and vibrant places to live, work and play.

Strong local economy
Our city is the smart choice for innovation, business growth and industry investment.

Sustainable environment
Our city's superb landscapes and natural environment are an enduring source of pride.

High performing organisation
Council delivers a range of internal functions and activities enabling the delivery of efficient and effective services and initiatives. Council's goal is to be a high-performing organisation which delivers best value to the community.



Council holds citizenship ceremonies throughout the year to welcome new citizens to the City of Whittlesea

Our values

Deliver for our community

Our passion for our community energises our work and fuels us to create great experiences and achieve the best outcomes.

We deliver on our promises, hold ourselves to account and continuously improve.

Our decisions are informed by the genuine needs of our current and future communities.

Work as one team

Better outcomes are realised when we work together, across artificial boundaries.

When we collaborate, we build strong trusting relationships, share knowledge and benefit from diverse perspectives.

Care for each other

We want the best for each other.
We demonstrate genuine care and respect, value the unique qualities and strengths of each person and help each other grow.

We build a sense of belonging, wellbeing and compassion.



Mark tests out the play equipment at Hibiscus Park, Bundoora, one of the 256 play spaces across the City of Whittlesea

Major Council facilities

Council office locations

Civic Centre
25 Ferres Boulevard, South Morang
9217 2170

Whittlesea Services Hub
63 Church Street, Whittlesea
9217 2170

The Edge (Youth services)
Westfield Plenty Valley Shopping Centre
415 McDonalds Road, Mill Park
9217 2170

Epping Depot
68-96 Houston Street, Epping
9409 9842

Whittlesea Depot
15A Millennium Park Drive, Whittlesea
9217 2170

Council facilities

wat djerring Animal Facility
20 Companion Place, Epping
8401 6200

Plenty Ranges Arts and Convention Centre
35 Ferres Boulevard, South Morang
9217 2317

Ziebell's Farmhouse Museum and Heritage Gardens
100 Gardenia Road, Thomastown
9464 5062

Parks and play spaces in the City of Whittlesea

256
play spaces and playgrounds

2
water play facilities

2000+
parks and open spaces

14
wheeled sports areas, including BMX, pump track and learn-to-ride

12
off-leash dog parks

60
exercise areas

For a full list of parks and play spaces across the City of Whittlesea visit **whittlesea.vic.gov.au/parks**

Major leisure and recreation facilities

Mill Park Leisure
33 Morang Drive, Mill Park
8432 7600

Thomastown Recreation and Aquatic Centre (TRAC)
54 Main Street, Thomastown
9463 0700

Whittlesea Swim Centre
50 Walnut Street, Whittlesea
9716 2137

Growling Frog Golf Course
1910 Donnybrook Road, Yan Yean
9716 3477

City of Whittlesea is home to 44 sessional kindergartens and 20 Maternal Child Health Centres



Libraries

Lalor Library
2A May Road, Lalor
9465 2353

Mernda Library
Shop MM3,
16/180 Riverdale Boulevard,
Mernda
9117 6116

Mill Park Library
394 Plenty Road, Mill Park
9437 8189

Thomastown Library
52 Main Street, Thomastown
9464 1864

Whittlesea Library
57-61 Laurel Street, Whittlesea
9716 3028

Galada Library Services Hub
10A Forum Way, Epping
9465 2353

Kirrip Library Services Hub
135 De Rossi Boulevard, Wollert
9437 8189

Mobile Library Services
Various locations
0419 883 159

Neighbourhood Houses

Creed's Farm Living and Learning Centre
2 Snugburgh Way, Epping
9023 4606

Greenbrook Community House
40 McFarlane Crescent, Epping
8401 6261

Lalor Neighbourhood House
47A French Street, Lalor
9454 6409

Mernda Neighbourhood House
2 Heals Road, Mernda
0475 454 133

Mill Park Community House
68 Mill Park Drive, Mill Park
9404 4565

Thomastown Neighbourhood House
Thomastown Library,
52 Main Street, Thomastown
0488 224 439

Whittlesea Neighbourhood House
92A Church Street, Whittlesea
9716 3361

Community Halls and Activity Centres

BUNDOORA
Janefield Community Centre
2 Manchester Crescent, Bundoora

DONNYBROOK
Olivine Community Pavilion
2A Eucalyptus Parade, Donnybrook

DOREEN
Brookwood Community Centre
25 Hazel Glen Drive, Doreen

Laurimar Community Activity Centre
110 Hazel Glen Drive, Doreen

Painted Hills Community Pavilion
180 Painted Hills Road, Doreen

EPPING
Epping Community Centre
378 Findon Road, Epping

Epping Memorial Community Hall
827 High Street, Epping

Epping Views Family and Community Centre
15 Lyndarum Drive, Epping

Galada Community Centre
10A Forum Way, Epping

Harvest Home Community Pavilion
Northfields Street, Epping

LALOR
French Street Hall
47A French Street, Lalor

May Road Senior Citizens Centre
2B May Road, Lalor

Mosaic Community Pavilion
1W Mosaic Drive, Lalor

MERNDA
Jindi Family and Community Centre
48 Breadalbane Avenue, Mernda

Mernda Village Community Activity Centre
70 Mernda Village Drive, Mernda

Mernda Social Support Centre
70 Mernda Village Drive, Mernda

Waterview Community Pavilion
60 Waterview Drive, Mernda

MILL PARK
Miller Community Centre
11 Mill Park Drive, Mill Park

SOUTH MORANG
Riverside Community Activity Centre
8 Doreen Rogen Way, South Morang

Mill Park Lakes Community Pavilion
170 The Lakes Boulevard,
South Morang

THOMASTOWN
Barry Road Community Activity Centre
36 Barry Road, Thomastown

Nick Ascenzo Community Centre
2 Boronia Street, Thomastown

Spring Street Hall
1 Spring Street, Thomastown

Main Street Community Pavilion
52 Main Street, Thomastown

RGC Cook Community Pavilion
4-18 Robinvale Avenue, Thomastown

WHITTLESEA
Whittlesea Community Activity Centre
57-61 Laurel Street, Whittlesea

WOLLERT
Ganbu Gulinj Community Centre
55 Macedon Parade, Wollert

Kirrip Community Centre
135 De Rossi Boulevard, Wollert East

Wollert Community Centre
525 Epping Road, Wollert



Growling Frog Golf Course, Yan Yean



Galada Community Centre, Epping



Our events provide our community with opportunities to get involved and have fun

THE YEAR IN REVIEW

The City of Whittlesea's Annual Report details our progress towards the objectives and priorities outlines in our Community Plan 2021-2025. The following pages provide a brief summary of our achievements, highlights and challenges in 2024-2025 and our future focus.

More detailed information can be found in the Report of Operations section from page 103.



City of Whittlesea Councillors visited the site of Mernda's new regional sports precinct, which will feature an indoor stadium with four multipurpose courts and eight outdoor netball courts – a major hub for community sport



A message from our Mayor

On behalf of the City of Whittlesea, I am proud to present the 2024-2025 Annual Report.

This year's theme, *'Building Better, Together,'* reflects our shared commitment to meeting the needs of today while preparing for the opportunities and challenges of tomorrow. With a growing population and diverse community, our focus remains firmly on delivering the infrastructure, services, and programs that support every stage of life ensuring Whittlesea continues to thrive as a place people are proud to call home.

Highlights

This year marked the important return of elected representation to our Council. Eleven Councillors were sworn in to serve our community for the next four years. It has been both a privilege and a responsibility to take up this role, and together we have dedicated ourselves to listening to, engaging with, and learning from our community.

In consultation with our community, we developed our draft Community Plan, which will guide Council's strategic direction over this term and reaffirmed our shared long term vision of *Whittlesea 2040: A place for all*. We have also continued to strengthen our Community Grants Program, which provided $2.66 million in funding to 174 local organisations, sporting clubs, and community group applicants. These grants help deliver local programs, and events that enrich daily life across our municipality.

Investing in community infrastructure

Council continues to invest in facilities that bring people together, support wellbeing, and foster a strong sense of belonging. Key milestones this year included:

- **Mernda regional sports precinct, stage two:** Construction is now underway on an indoor stadium with four multipurpose sports courts and eight outdoor netball courts an investment in health, activity, and community connection
- **Aboriginal Gathering Place**: Completed works have delivered a welcoming, inclusive, and culturally safe space in the heart of bunjil nganga Parkland (Quarry Hills), honouring the heritage and traditions of our region's First Peoples; and
- **new community centres:** Ongoing construction in Donnybrook and West Wollert will ensure growing families and residents in these areas have access to vital facilities that support community life.

Engagement with our community

Our commitment to listening and learning from residents has never been stronger. This year:

- Coffee with Council provides relaxed, informal opportunities to hear directly from residents
- Connect with Council sessions allowed Councillors and officers to meet with community groups and understand their priorities
- Council undertook consultation on 37 projects, many involving multiple phases, ensuring that residents' voices continue to shape the future of Whittlesea.

Looking ahead

We know that cost of living pressures are being felt by many across our municipality. Council will continue to focus on essential service delivery and will work closely with the Municipal Association of Victoria (MAV) and other councils to advocate strongly to the State Government particularly for reform of the Emergency State Volunteer Fund to better support our communities.

As we move forward, our focus remains on creating a city that offers opportunities for all providing safe, welcoming, and vibrant spaces where people can live, work, learn, and play locally.

Gratitude

I extend my sincere thanks to the community for your trust and support of the new Council. I also acknowledge the dedication and professionalism of our council staff, whose work underpins everything we deliver. Together, Councillors, businesses, staff, and residents are shaping a stronger future for the City of Whittlesea.

Cr Martin Taylor
Mayor, City of Whittlesea



City of Whittlesea Mayor Cr Martin Taylor and CEO Craig Lloyd congratulate the winner of the 2025 Innovation and Enterprise Award at this year's Business Awards



A message from our CEO

Welcome to the City of Whittlesea Annual Report 2024-2025, outlining our organisation's key achievements and financial performance over the past 12 months.

The theme of this year's report highlights our focus on building what is needed for our community to thrive. From building places and spaces across the city, to building our community's knowledge and capacity to support each other, we are delivering for our residents and businesses.

With the return of an elected Council in October, a comprehensive Councillor induction program was delivered to support the transition of our new Council group and provide them with the tools and information they need in their new roles.

Highlights

Our extensive capital works program has included more than 113 projects across our municipality.

This includes upgrades to shopping precinct streetscapes such as Gorge Road in South Morang, upgrades to sports grounds, including the new FIFA-accredited synthetic soccer pitch at Partridge Recreation Reserve in Lalor, and new walking and cycling paths, such as the stunning trails through the bunjil nganga Parkland (Quarry Hills).

We established a waste taskforce in response to the ongoing problem of managing illegally dumped rubbish in our municipality. The taskforce focused on educating the community on the best options to dispose of waste, holding offenders publicly accountable and improving services.

To ensure long-term financial sustainability, Council adopted the Financial Plan 2025-26 to 2034-35 and the Revenue and Rating Plan 2025-26 to 2028-29, providing the foundation for Council's financial management and future planning.

Customer service

The launch of our new, user-friendly website and customer portal are making it easier for our community to interact with us and find the information they need. The customer portal enables self-service for requests, meaning that more transactions can now be completed online. These platforms, as well as our continued focus on customer service, has resulted in customer satisfaction scores of 80 per cent.

Sustainability

We are continuing to focus on building a greener and more sustainable city for our residents, planting more than 8,200 trees across our municipality. We have partnered with schools, government departments and community groups to support revegetation and land management and have hosted 35 environmental events to support our community learn and do more to protect our environment.

The year ahead

We will continue to focus on our customer service, and will increase our digital offering, making it quicker and easier for our community to complete transactions with us.

With housing affordability an ongoing issue, we will work to deliver an affordable housing plan that will help offer diverse housing options for our community. In line with this, we will also commence construction of housing development projects that will provide affordable homes in our municipality. And with many major projects nearing completion or about to begin construction, we will continue to build the facilities our community wants and needs.

I would like to thank our dedicated staff for their ongoing efforts to serve our community and I look forward to the year ahead as we continue to deliver the best outcomes for our residents, businesses and visitors.

Craig Lloyd
CEO, City of Whittlesea



Council encourages active travel through events like Biketober, bike skills and maintenance sessions and improved wayfinding on shared paths

Our Community Plan 2021-2025

Council's Community Plan 2021-2025 builds on the long-term community vision – *Whittlesea 2040: A place for all* and incorporates various other Council plans including the Municipal Public Health and Wellbeing Plan, Disability Action Plan and Pandemic Recovery Plan actions into the one overarching document.

Developed following extensive community consultation, the Community Plan focuses on public safety, festivals, events, social connection and sports facilities as well as new and upgraded parks and playgrounds, transport improvements, clean streets and road safety.

Now into the final year of the plan, Council has been working to make the City of Whittlesea a smart choice for business growth, innovation and investment, enabling opportunities for local work and education as well as focusing on making it easier for our residents to interact with us.

There has also been an emphasis on waste management, biodiversity and increasing the number of trees across our municipality.

View our Community Plan 2021-2025 at **whittlesea.vic.gov.au/communityplan**

Community Plan 2021-2025 highlights

Over the past four years, our Community Plan has guided meaningful progress across all key initiatives, reflecting our commitment to building a stronger, more connected community.

Highlights of our achievements over the four years include:

360+
actions completed

We successfully delivered more than 360 targeted actions, each aligned with our key initiatives, all completed within the four-year timeframe.

key initiatives
comprehensively covered

Every key initiative was addressed with at least one dedicated action, ensuring balanced progress across all focus areas.

Demonstrated impact

Trends in our *Whittlesea 2040* indicators over the past four years highlight the positive impact of this plan, reflecting improvements across social, economic, and environmental dimensions.

Key achievements by goal:

GOAL 1

98

Connected community actions completed

Established the **Aboriginal Gathering Place** and expanded our **Community Grants Program**.

GOAL 2

73

Liveable neighbourhoods actions completed

Constructed new facilities such as the **Kirrip Community Centre**, improved local streetscapes including the **Gorge Road shopping precinct** and upgraded open spaces such as the **Whittlesea Public Gardens** redevelopment.

GOAL 3

56

Strong local economy actions completed

Provided consistent **support to local businesses** throughout the challenges of the pandemic and through the recovery.

GOAL 4

69

Sustainable environment actions completed

Delivered the **Green Wedge Management Plan** and actions in our **Rethinking Waste Plan**, reinforcing our environmental stewardship.

GOAL 5

65

High-performing organisation actions completed

Developed a **Financial Hardship Plan** to support community resilience and improved customer service to make it easier for our community to interact with us.

The following pages outline some key achievements in 2024-2025, under each of our five goals.

Community Plan Action Plan

To support the implementation of the Community Plan, yearly Community Actions Plans are developed.

The action plan outlines the key actions we will focus on delivering throughout the financial year.

2024–2025 at a glance

57 of **58** actions were completed for the 2024-2025 financial year with one ongoing.

GOAL 1

Connected community

Our city opens its arms to every resident and is a place where all walks of life are celebrated and supported.

Whittlesea 2040 *A place for all*

Key achievements

- Completed the building works of the Aboriginal Gathering Place in bunjil nganga Parkland (Quarry Hills), creating a welcoming, inclusive and culturally safe space for the region's First Peoples.
- Commenced construction on the second stage of the regional sports precinct in Mernda. This stage will deliver an indoor stadium with four multipurpose sports courts and eight outdoor netball courts with lighting.
- Completed the redevelopment of the Epping Community Services Hub, delivering additional consultation rooms and breakout spaces to expand access to vital services including employment, disability, financial, mental health, family violence support, emergency relief and family counselling.
- Progressed construction of the new Murnong Community Centre in Donnybrook. The centre will include two kindergarten rooms, a mini-library, two meeting rooms, a community lounge and a Changing Places facility.
- Adopted the Asset Plan 2025-35, outlining how Council will strategically maintain and manage its $4 billion portfolio of community assets over the next 10 years.
- Provided more than $2.5 million in community grants to support community groups, sporting groups, businesses, individuals and emergency services.
- Ran a successful animal adoption campaign for wat djerring Animal Facility. The half-price adoption promotion ran from 1 April – 30 June 2025 and resulted in 969 animals rehomed during this period.
- Continued to deliver regular Whittlesea Disability Network meetings, forums and activities, providing participants with opportunities to network and provide feedback to Council on issues impacting people with a disability, carers and other stakeholders.
- Launched a creative program at PRACC, with a line-up of shows spanning multiple genres and performance styles – from music, comedy, dance and children's theatre to performance opportunities for local artists.
- Supported the rollout of increased kindergarten hours for eligible families, collaborating with sessional services to ensure 93 per cent will offer 15 hours of 3-year-old kindergarten by 2026.
- Partnered with Foodbank Vic to bring their Mobile Supermarket Bus to Thomastown, supporting up to 140 families per week to access fresh and healthy produce.
- Commenced the volunteer program within the Home and Community Care Program for Younger People, recruiting 16 new volunteers, who assist with a range of social support programs and activities.
- Developed and piloted new community programs to support local First Peoples communities, including Healthy Households, Employment Pathways and Thriving Together.

Key challenges

- Delays and changes to implementation dates proved challenging in preparing for the Commonwealth Government's Aged Care Reforms.
- Ongoing challenges of keeping pace with a rapidly growing community in the delivery of services.
- Reduction in funding for cost-sharing arrangements with other levels of government.

Future focus

- Formally open and deliver co-designed programs and activities at the Aboriginal Gathering Place.
- Deliver and facilitate expansion of programs and services that keep older residents independent, connected and supported close to home. This includes implementation of requirements under the *New Aged Care Act 2024*, scheduled to commence on 1 November 2025.
- Advocate for funding for a dedicated youth hub and increased youth friendly spaces throughout the municipality.
- Implement the Creative Plan to deliver a cohesive arts, culture and events service.

Find out more on pages 106-121

GOAL 2

Liveable neighbourhoods

Our city is well-planned and beautiful, and our neighbourhoods and town centres are convenient and vibrant places to live, work and play.

Whittlesea 2040 *A place for all*

Key achievements

- Completed the construction of the signalised intersection at Plenty Road and Everton Drive in Mernda. The road project is the first stage of the regional sports precinct in Mernda.
- Completed construction of wetlands, boardwalk, shelter, and public toilet at Granite Hills Major Community Park, with playground and landscaping to be finished ahead of the park's late 2025 opening.
- Commenced development of the Edgars Creek Corridor Landscape Improvement Plan, a 20km long corridor running through four suburbs in Whittlesea.
- Developed the Mill Park Place Framework, which sets out the long-term initiatives and future improvements to ensure Mill Park is a welcoming and well-connected suburb.
- Adopted the Integrated Transport Plan 2024-2034, outlining actions to boost walking and cycling, advocate for safer public transport, improve road safety, support efficient freight movement and provide accessible parking for people with mobility needs.
- Adopted the VR Michael Reserve Master Plan, outlining future upgrades to improve the functionality and accessibility of the reserve and create a welcoming and enjoyable space for all.
- Completed new walking and cycling trails at bunjil nganga Parkland (Quarry Hills). The trails range from 300 metres to 1.5 kilometres, adding approximately 4.5 kilometres to the existing network.
- Commenced construction of the West Wollert Community Centre. The centre will include kindergarten rooms, maternal and child health rooms and a mini-branch library.
- Approved planning controls to guide the development of new housing and employment opportunities in the Epping Metropolitan Activity Centre.
- Consulted with the community on Lauries Field, Edgars Creek Corridor, Fortress Park, and Hill Top Park to inform the development of master plans and landscape improvement plans.
- Selected Beyond Housing as our preferred community housing organisation to deliver and manage affordable housing at Ashline Street, Wollert.
- Promoted active transport by delivering bike maintenance workshops and skills training for more than 50 community members and two schools.
- Established a Waste Taskforce to reduce illegal construction waste dumping through targeted operations, rapid response teams, surveillance and community promotion of sustainable disposal practices.
- Reconstructed over 5 kilometres of roads and 7.4 kilometres of kerb, and completed more than 9 kilometres of road resurfacing works.

Key challenges

- Significant changes to the planning system as a result of State Government Planning Reform Program.

Future focus

- Deliver an affordable housing plan which defines Council's role and identifies associated actions over the short, medium and longer term that deliver diverse housing opportunities for our community.
- Commence construction of Ashline Street Affordable Housing Project in Wollert, providing affordable homes and a community pocket park.
- Delivered the Johnson's Road, Mernda development project, comprising 37 new homes, including six affordable homes.
- Continue to deliver bicycle education programs to encourage active travel in the community.
- Commence a review of the Whittlesea Planning Scheme to ensure planning policies continue to deliver high quality design and sustainable developments.
- Continue to develop long-term master plans and landscape improvement plans for parks and reserves, including RGC Cook Recreation Reserve, and Findon Recreation Reserve.

Find out more on pages 122-133

GOAL 3

Strong local economy

Our city is the smart choice for innovation, business growth and industry investment.

Whittlesea 2040 *A place for all*

Key achievements

- Delivered more than $310,000 worth of Business Grants to support businesses wanting to expand or relocate. As part of this program, businesses are supported to relocate to the City of Whittlesea's commercial and industrial precincts, with businesses matching the funding amount received dollar-for-dollar.
- Hosted the third annual City of Whittlesea Business Awards in May 2025 to celebrate and recognise business excellence. There were 26 finalists with eight awards presented.
- Increased the Business Network membership to more than 550 members providing businesses learning and opportunities to network.
- Launched the Explore Whittlesea website, showcasing all the things to see and do within the City of Whittlesea for visitors and residents.
- Continued to support the Business Advisory Panel to enable business members to work collaborate with Council in delivering a Strong Local Economy.
- Hosted the second Food Discovery zone at Council's Community Festival, showcasing local food and beverage producers, manufacturers and suppliers.
- Facilitated 300 Business Concierge enquiries providing assistance and advice to new and existing businesses.
- Partnered with Melbourne North Food Group to deliver the Food Waste Summit in May 2025, bringing together businesses and organisations to share insights and practical examples on incorporating more circular practices into their operations.
- Ten local residents successfully completed Council's Inclusive Employment Program, providing employment opportunities for local people facing barriers to employment.
- Worked with Hume City Council, Mitchell Shire Council, Stockland and the Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation to make an application for funding through the Federal Governments Urban Precincts and Partnerships Program to progress the master planning for the Cloverton Metropolitan Activity Centre.
- Held a Food and Beverage event focused on key topics such as automation, artificial intelligence and the role of technology in improving traceability and efficiency across the supply chain. The event provided valuable insights and opportunities for local businesses to engage, learn and prepare for the future of food production and distribution.

Key challenges

- Increased costs associated with operating a business
- Suitable connectivity and transport links to employment precincts and residential areas.

Future focus

- Develop the Strong Local Economy Strategy 2026-2036.
- Continue to advocate for business prosperity through improved connectivity, transport and employment land development.
- During its planning phase, advocate for community outcomes for the the Intermodal Freight Precinct in Beveridge. These include protecting the local environment, ensuring accessible open space, protecting heritage assets, ensuring upgrades to the road network and increased land for employment.

Find out more on pages 134-144

GOAL 4

Sustainable environment

Our city's superb landscapes and natural environment are an enduring source of pride.



Whittlesea 2040
A place for all

Key achievements

- Successfully rolled out the replacement of rubbish bin lids to red lids, in line with the Victorian Government's new standard bin lid colours.
- Implemented an illegal dumping Waste Taskforce, focusing on reducing the impact of illegal dumping on our community through improving services, community education and enforcement activities.
- Progressed the upgrade of Peter Hopper Lake in Mill Park, which included the removal of the central island and construction of a gross pollutant trap to capture contaminants like rubbish and leaves before they enter the lake.
- Partnered with 20 schools and kinders to implement the Seedlings for Schools 'Buzz Stop' program.
- Supported 2,041 hectares of private land conservation and land management efforts through grants and rebates.
- Hosted 35 environmental events with the local community.
- Implemented a new kerbside waste diversion plan including supporting the community to learn about what goes in what bin.
- Continuing to partner with Melbourne Water to increase revegetation along waterways, improve outcomes from urban developments and support renewal of wetlands and water sensitive urban design assets.
- Partnered with the Department of Energy, Environment and Climate Action (DEECA) and technical consultants to pilot new remote sensing technology to detect illegal vegetation removal.
- Commencing the bunjil nganga Releaf revegetation project.
- Transitioning Council buildings to renewable sustainable energy sources, including Whittlesea Pre-School and Blossom Park Kindergarten.
- Delivered lighting upgrades to LED lighting at Mernda Village Community Centre and several kindergartens.
- Transitioned to digital waste and recycling vouchers and expanded the service to include all residents, including those renting. The vouchers provide residents with free and discounted options to dispose of their waste.

Key challenges

- Ongoing challenges with illegal dumping in our community.
- Increases in the State Government's Landfill Levy which results in higher cost to deliver the waste services.
- Ensuring that developments are delivered using environmental sensitive urban design, protecting waterways, plants, animals and reducing carbon emissions

Future focus

- Supporting the community to improve the energy efficiency of their homes and businesses.
- Continue to deliver improvements to the health of waterways and wetlands through the application of integrated water management in new developments.
- Continue to improve the sustainability of Council's services through the implementation of Sustainable Service Improvement Plan.
- Continue to educate the community on the responsible use of Council waste and recycling services to reduce illegal dumping.
- Continue to deliver the annual tree planting programs for main roads, residential streets, parks, creek corridors and conservation reserves.
- Ongoing partnership with the Wurundjeri Narrap Ranger team to continue to restore the health of the bunjil nganga Parkland (Quarry Hills).

Find out more on pages 145-153

GOAL 5

High performing organisation

Council delivers a range of internal functions and activities enabling the delivery of efficient and effective services and initiatives. Council's goal is to be a high-performing organisation which delivers best value to the community.



Whittlesea 2040
A place for all

Key achievements

- Improved customer service performance through the launch of a new customer portal, enabling self-service for requests. This resulted in customer satisfaction scores of 80%.
- The draft Community Plan 2025-2029 and Community Action Plan 2025-2026 were developed following extensive consultation, with input from over 1,300 community members. The drafts will undergo a final round of community feedback before being presented for adoption in October 2025.
- A comprehensive Councillor induction program was delivered following the October 2025 Local Government elections.
- Launched a new multi-purpose vehicle to deliver accessible community engagement which will allow people to easily have their say on projects that impact them. The vehicle will also be used to support, emergency preparedness and Council's vibrant community arts and events program.
- Adopted the Financial Plan 2025-26 to 2034-35, the Budget 2025-2026, and the Revenue and Rating Plan 2025-26 to 2028-29, providing the foundation for Council's financial management and future planning.
- Adopted Council's Pricing Policy, providing a strong and consistent framework for setting fees and charges.
- Identified and completed Gender Impact Assessments, with the most significant one being for the draft Community Plan 2025-2029.
- Establishment of three more Employee Representative Groups. Joining our Pride Working Group, there is now also the Multicultural, First Peoples and Disability groups, providing staff an opportunity to continue to foster diversity and inclusivity in the workplace.
- Conducted a comprehensive audit of Council's security systems and delivered on high-priority action items including security enhancements at Civic Precinct and Community Activity Centres.
- Launched three accessible websites – the main City of Whittlesea site plus subsites for local tourism and the Plenty Ranges Arts and Convention Centre – improving community access to services, events and information.
- Progressed a program of alignment with ISO45001 with a review of core safety management system processes for incident management, risk, audit and corrective action.
- Successfully implemented a cyber security benchmark framework with integrated Data Loss Prevention, upgraded core network infrastructure, and modernised all server operating systems to align with Essential Eight Maturity Level 2 compliance requirements.
- Roll-out of a new platform to manage customer enquiries, enabling better oversight and tracking of requests.

Key challenges

- While there has been a slight reduction in the Lost Time Injury rate we are still seeing trends with regards to occupational violence, vehicle incidents and manual handling that will be a focus for the next improvement program. A review of our Risk Registers anticipation of the impending introduction of the Victorian Government's Psychosocial Amendment Bill later this year will also be a priority.

Future focus

- Increase our digital offering to enable self-service and make it easier for our community to complete transactions with us online.
- Development and implementation of Asset Management Plans across all asset categories.

Find out more on pages 154-163

Highlight of events

Our community enjoys getting together to celebrate all that the City of Whittlesea has to offer. The following are just some of the vibrant community events held throughout 2024-2025 in the City of Whittlesea.

To view upcoming events in the City of Whittlesea, visit **whittlesea.vic.gov.au/events**



JULY

NAIDOC Week
7 July – 14 July 2024
Community members joined attendees from the Whittlesea Reconciliation Group and Whittlesea Aboriginal Gathering Place Advisory Group to celebrate the key role First Peoples Elders play in our communities.

- Australian bush comfort and confidence sessions
- Local Government candidate information session
- National Tree Day



AUGUST

Walking Thomastown
31 August 2024
This free night-time event transformed Thomastown into a glowing wonderland of vibrant lights, celebrating the end of winter in style.

Visitors enjoyed music from local artists, cultural performances celebrating our diverse heritage, a creative lantern-making activity and more as they meandered through local attractions.



SEPTEMBER

Emergency Services Expo and 28th annual Blessing of the Fleet
7 September 2024
The event offered a heartfelt, multi-faith service for our dedicated emergency service teams as they prepared for the upcoming fire season. An Emergency Services Expo followed the service, with a free sausage sizzle, coffee carts and kids' entertainment, including face painting. Attendees also had the opportunity to get up close to emergency services vehicles.



OCTOBER

No events were held in October due to the Election Period.



NOVEMBER

Young at Heart Games
12 November – 10 December 2024
As part of the Seniors Festival, the festival featured exciting lineup of activities suitable for all abilities, including tennis, walking football, 10-pin bowling, carpet bowls, golf, pickleball and more.

- Meals for seniors cooking program
- EnviroFest



DECEMBER

Carols by Candlelight
13 December 2024
The City of Whittlesea's annual Carols by Candlelight kicked off the festive season with an energetic performance from Team Dream, followed by classic carols from the Diamond Valley Brass Band and a 65-member community choir, along with roving entertainment, face painting, a twilight market and a visit from Santa.

- Connecting through art – International Day of People with Disability event



JANUARY

Annual Art Exhibition
17 January – 7 February 2025
Showcasing the talents of 140 local artists, this exhibition presented an inspiring collection of works centred around the theme *Hope: Exploring the spectrum of possibility*. Artists of all ages and diverse backgrounds explored the concept of hope through their creations, offering the community a positive and immersive experience.

- Yarning circle
- School holiday activities



FEBRUARY

Circular Fashion Market
8 February 2025
This pre-loved clothing market offers a unique shopping experience that combines affordability, sustainability and style. Community members can get a shopping fix while helping reduce the environmental effects of fast fashion.

- Conservation walk and talk series
- Donnybrook recycling pop-up event
- Kindergarten open days



MARCH

2024 Community Festival
16 March 2025
Despite the rainy weather, crowds turned out for this year's Community Festival. This free event featured fun activities for all ages, including live music, cultural performances, cooking workshops, food trucks and a community market. Animal lovers also got to explore the Pet Expo.

- Cultural Diversity Week events
- PRACC – Silvie Paladino, Morning Melodies
- Pop-up bush playgroup



APRIL

Nature Discovery Walk
6 April 2025
Featuring a range of fun and interactive children's activities, families were able to participate on a facilitated nature walk through a local conservation reserve and learn about the flora and fauna in the local area.

- Coffee with Council
- PRACC – Glenn Starr, Morning Melodies
- PRACC – Trash Test Dummies school holiday event
- School holiday activities



MAY

Bringing Up Kids Expo
7 May 2025
Local family support agencies came together to provide residents with information on services, programs, and events in the City of Whittlesea. The free, family-friendly event included face painting and entertainment for young children.

- Pottery workshop – National Volunteers Week event
- Neighbourhood House Week
- Olives to Oil
- National Volunteers Week events
- Circular Fashion Market
- Scraps to Soil Compost Festival



JUNE

Refugee Week event
19 June 2025
This fun, free community event recognised the remarkable contributions refugees have made to our community and featured music, dance, multicultural performances, a cultural fashion parade, guest speakers, community displays and more.

- PRACC – Rachel Beck, Morning Melodies
- PRACC – CAPOW: Moments of Magic
- Connect with Council – grant recipients celebration event



Major capital works

In the 2024–2025 financial year, the City of Whittlesea spent $107.23 million as part of our capital works program. This included more than 113 projects to build and upgrade community centres, sporting fields, playgrounds, roads, bike paths and footpaths across our municipality, providing our community with facilities and infrastructure to enjoy now and into the future.

Building a place for connection and inclusion

Construction of the Aboriginal Gathering Place in the heart of bunjil nganga Parkland (Quarry Hills) has entered its final stages and is expected to open in late 2025.

The Aboriginal Gathering Place will create a welcoming, inclusive and culturally safe space, with activities, programs and services to First Peoples and the wider community. The centre features a range of multipurpose spaces, including large community events spaces, consulting suites and quiet rooms and an amphitheatre and yarning circle outside.

Approximate project value: $8.5 million

The Aboriginal Gathering Place, South Morang is expected to be complete in late 2025

Completed projects

Below is a snapshot of some of the projects completed in 2024-2025, some projects that are in progress and highlights of upcoming projects.



Partridge Recreation Reserve upgrade, Lalor

The conversion of a natural grass pitch into a new FIFA-accredited synthetic soccer pitch with improved drainage, fencing and the latest in LED sports lighting was completed in June 2025. The upgrade has increased usage from about 20 hours a week to more than 40 hours a week and reduced training and match day cancellations.

This $2.6 million project was fully funded by the City of Whittlesea.

Riverside Reserve redevelopment, South Morang

This redevelopment transformed the reserve into a modern and welcoming space for people of all ages. Completed in September 2024, the new playground includes a large play tower, swing sets, an inclusive roundabout which can accommodate wheelchairs, nature play area, basketball half-court, walking paths and a shelter, barbecue and picnic setting.

This $898,000 project includes $300,000 from the Victorian Government Parks Revitalisation Grants Program.



bunjil nganga Parkland (Quarry Hills) Connecting Trails, South Morang

Approximately 3.6 kilometres of walking and cycling paths were constructed through the parkland's natural environment, allowing visitors to enjoy the landscape and views of the City of Whittlesea's premier open space. The trails opened in late 2024.

This $2.4 million project includes $1 million from the Victorian Government's Suburban Parks Program and $322,000 from the Growing Suburbs Fund.

Gorge Road shopping precinct streetscape upgrade, South Morang

Completed in May 2025, this project delivered an expanded outdoor dining area with seating, tables, bins and bike racks, making the precinct a more attractive place to spend time. In addition, changes to the parking arrangements as well as the installation of a raised pedestrian crossing and new streetlights has improved access and safety at the site.

This $1.2 million project includes $425,000 from the Victorian Government's Growing Suburbs Fund.



Doreen Dirt Jumps, Painted Hills Recreation Reserve, Doreen

The municipality's first dirt jumps track opened in September 2024 and featured courses designed to cater to beginner, intermediate and advanced riders. The track is part of a 12-month pilot program to gauge the level of interest in dirt jumps in the community. If successful, the jumps will be made permanent.

This $275,000 was fully funded by the City of Whittlesea.

Alexander Avenue shopping precinct upgrade, Thomastown

Improvements to this shopping precinct have made it a safer, greener and more inviting space for locals and visitors. The upgrade was completed in June 2025 and included a new shopfront footpath, raised pedestrian crossing, seating and picnic settings, garden beds, new lighting and improved pedestrian and cycling paths.

This $1 million project included $200,000 from the Victorian Government's Living Local Suburban Grant.



Plenty Road and Everton Drive intersection, Mernda

The extension of Everton Drive to create a new intersection at Plenty Road will help ease congestion around Mernda and provide access to the future sports precinct. The traffic light-controlled intersection was completed in June 2025.

This $7.9 million project includes a $5 million contribution from the Victorian Government's Growth Areas Infrastructure Contribution Fund delivered as part of the $10 million Regional Sports Precinct transport infrastructure project.

Baltrum Drive extension, Wollert

This 210-meter-long two-lane road extension will help reduce traffic congestion near the newly established Wollert Central Primary and Wirrigirri Primary schools. The project, which was completed in March 2025, also includes the installation of street lighting and concrete drainage.

This $2.7 million project includes contributions from the Victorian School Building Authority and Melbourne Water.



Hill Top Splash Park and Playground, Doreen

The new playground includes a large play unit with slides, climbing nets and trampoline, nature play, cubby and more. The park's splash pad spans about 150 square metres and features jets, misters and water channels for interactive play.

This $2.6 million project included $1.5 million from the Australian Government's Investing in our Communities Program and $500,000 from the Victorian Government's Open Space for Everyone – Better Parks and Playgrounds Program.

Henderson Creek Wetland Park and Playground, South Morang

A new play and recreation space was completed in mid-2025. The upgrade includes a modern playground, fitness equipment, a sheltered seating area and natural play elements. In addition, new pathways and a shared user path were also installed.

This $500,000 project was funded by the Victorian Government's Open Space for Everyone – Better Parks and Playgrounds Program.



Dog parks

A new off-leash dog park at Allumba Park, Wollert and an upgraded off-leash dog park at Whittlesea Public Gardens, Lalor were completed in May 2025.

The parks include a fully fenced area with a quiet zone, shelters, drinking fountains and park furniture.

The Allumba Park project received $500,000 and the Whittlesea Public Gardens project $340,000 from the Victorian Government's Open Space for Everyone – New and Upgraded Dog Parks Program. The City of Whittlesea contributed $80,000 to the Whittlesea Public Gardens dog park project

Projects in progress

Regional Sports Precinct, Mernda

Representing Council's single largest investment in social infrastructure, the precinct will include an indoor stadium with four multipurpose sports courts, eight outdoor netball courts with lighting, as well as changerooms, reception, outdoor pavilion, car park and landscaping.

Earthworks to prepare the site for construction began in September 2024 and were completed in early 2025.

Construction of the sports court component began in June 2025 following the awarding of a $42.14 million contract. This stage will deliver the indoor stadium and outdoor netball courts with lighting.

The Australian Government has committed $11.5 million towards the construction of the indoor stadium and outdoor courts, while the Victorian Government has committed $10 million towards transport infrastructure and a further $10 million for the indoor stadium.

Granite Hills Major Community Park, South Morang

Construction on this major community park continues, with work expected to be completed in late 2025.

The new park will include an adventure playground, giant slides, lawn maze, nature and water play, walking trails, an open-air pavilion and more.

This $8 million project includes $2.5 million from the Victorian Government's Growing Suburbs Fund.

Peter Hopper Lake, Mill Park

The second stage of the revitalisation project for Peter Hopper Lake commenced in January 2025 and is expected to be complete in late 2025.

This stage includes the removal of the jetties and central island, construction of a new pollutant trap, sediment basin, raingarden and floating nesting platform and installation of pumps to recirculate the water.

The work will help restore the water quality and ensure the lake can remain a place for the community and wildlife to enjoy.

This $4.8 million project includes $2 million from the Australian Government's Urban Rivers and Catchments Program.

Murnong Community Centre, Donnybrook

This new community centre will cater for the rising demand for three and four-year-old kindergarten programs in the fast-growing north.

The centre will include two modern kindergarten rooms, a mini-branch library, two meeting rooms, a community lounge and a Changing Places facility.

Construction is expected to be complete by late 2025, and be open from early 2026.

This $11.4 million project includes the following funding from the Victorian Government – $4.5 million from the Building Blocks Program; $2 million from the Growing Suburbs Fund; $709,000 from the Living Libraries Infrastructure Program and $180,000 from the Changing Places Program.

West Wollert Community Centre, Wollert

Work is continuing on this new community centre, which will provide a welcoming space for people of all ages and abilities to access vital services.

The centre will have a three-room kindergarten creating 198 new places, two Maternal and Child Health Services consulting suites, mini-branch library, as well as a community hall, kitchen, lounge activity room and garden.

Construction began in April 2025 and is expected to be finished in early 2027.

This $16.2 million project includes $6.75 million from the Victorian Government's Building Blocks Fund and $1.5 million from its Growing Suburbs Fund, and $168,663 from Melbourne Water to deliver paving within the car park.

Reid Street Car Park upgrade, South Morang

The car park upgrade follows the recent completion of the Gorge Road streetscape upgrade and will improve safety and accessibility for people using the shopping precinct.

The project includes an expanded car park to 85 spaces, replacement of existing lights with energy efficient LEDs and the addition of new trees to provide natural shade.

The work is expected to be completed in late 2025.

This $700,000 project is fully funded by the City of Whittlesea.

Upcoming projects

Mill Park Lakes Playspace, South Morang

Works will include an upgrade to the play space, picnic area, improving path connections, landscaping, fitness equipment.

Project value: Approximately $1 million

Reid Street Playground, South Morang

The park upgrade completes the Gorge Road and Reid Street shopping precinct works. Improvements include upgrades to the playground, footpaths, park furniture and landscaping to create an area for social gathering and play.

Project value: $400,000 including $200,000 from the Victorian Government's Living Local Suburban Grant Program

Stables Kindergarten redevelopment, Mill Park

Redevelopment work at this site will include a new two room kindergarten facility, outdoor play area, car park and accessible pathways.

Project value: $5.58 million project includes $4 million from the Victorian Government's Building Blocks Program

Cerridwen Park, Epping North

The new park will feature a multi-use court, play space, lighting, seating, shelters and tree planting, creating spaces for recreation and community connection.

Project value: This $400,000 project includes $200,000 from the Victorian Government's Growing Suburbs Fund

Huskisson Recreation Reserve, Lalor

This upgrade includes the construction of a new multi-purpose pavilion, new tennis courts with lighting, connecting paths and furniture, an upgraded car park, landscaping and utility upgrades.

Project value: Approximately $8.2 million

Whittlesea Township Park, Whittlesea

Improvement works will continue in the park by creating a forecourt and pedestrian access to the new multi-use court in AF Walker Reserve, a wide walking path and seating between Beech Street and Laurel Street bridge and planting of the 70 Tree Avenue in collaboration with the Whittlesea Showgrounds Committee of Management.

Project value: Approximately $880,000

Johnsons Road residential development, Mernda

Subdivision of land at 17-19 Johnsons Road, Mernda to create 37 new housing lots, of which six will be reserved for affordable housing, to help meet the growing need for housing in the suburb. Works will also include the urbanisation of Johnsons Road, shared pathways, public open space and preservation of mature trees.

Project value: This $8.13 million project includes $7.13 million from the Australian Government's Housing Support Program

McDonalds Road bicycle path, Epping

Construction of a bicycle path and raised crossings along McDonalds Road from Scarborough Drive to improve connectivity between Epping and Plenty Valley.

Project value: Approximately $1.5 million

Yan Yean Pipe Track, Mill Park

Continue construction of the shared path from Childs Road to Centenary Drive, Mill Park.

Project value: $1.7 million

Darebin Creek Shared User Path, Epping

Extension to the Darebin Creek Trail from Greenbrook Drive to Epping Station creating a wide path and road crossing facilities to improve safety, connectivity and higher usage of the trail.

Project value: $800,000 fully funded by Victorian Government's Growth Areas Infrastructure Contribution Fund

Ferres Boulevard Active Travel Upgrades, South Morang

Upgrade of an existing footpath to a three-metre-wide shared user path between McDonalds Road and Findon Road improving connectivity and safety for cyclists.

Project value: $800,000 Victorian Government's Growth Areas Infrastructure Contribution Fund

Find out more about our projects at **whittlesea.vic.gov.au/majorprojects**



Framed view through South Morang toward Melbourne CBD from one of the new shelters within bunjil nganga Parkland (Quarry Hills)

Awards and recognition

Council received a number of nominations and awards during 2024-2025, including:

Australasian Reporting Awards

The City of Whittlesea's 2023-2024 Annual Report was awarded the Communications Award in the Public Sector category at the Australasia Reporting Awards.

In addition, the report received a Gold Award in the General Award category. This is the second consecutive year that the City of Whittlesea's Annual Report has received a gold award.

Economic Development Australia Awards

The City of Whittlesea's Economic Development department were the recipients of the Economic Development Marketing and Promotion award at the Economic Development Australia conference.

These awards acknowledge Australian economic development professionals who are employing best practice innovation and creativity to improve communities across the country.

Our win highlights the multiple investment attraction marketing and communications campaigns that have been developed to create awareness about the City of Whittlesea as a strategic location for business.

Australian Institute of Landscape Architects (AILA)

The Lalor Neighbourhood House community garden project won the 2025 AILA VIC Landscape Architecture Award for Community Contribution.

Delivered by the Lalor Neighbourhood House and supported by the City of Whittlesea, the garden was transformed into a beautiful, art-filled community space.

It provides a playful space that enables the community to gather and come together.

The project also expanded into the streetscape, providing additional greening to the neighbourhood.

Parks and Leisure Australia Awards of Excellence

The City of Whittlesea were awarded Park of the Year for the Whittlesea Public Gardens revitalisation at the Parks and Leisure Awards Victorian/Tasmania. Whittlesea Public Gardens will represent Victoria at the PLA National Awards in late 2025.

The City of Whittlesea also received a Commendation in the Playspace >$500K category for Timbertop Park.

Association of Consulting Surveyors Victoria

The City of Whittlesea's Subdivision Team was named Metropolitan Subdivision Officer Team of the Year at the Biennial Council Awards of the Association of Consulting Surveyors Victoria. This award recognises service excellence of the Subdivision Team and reflects the team's high level of customer service and strong industry relationships, all of which assist in ensuring positive outcomes for the industry and our community.

Institute of Public Works Engineering Australasia

The City of Whittlesea, in partnership with Mirvac, received a commendation in the Public Works Project Award > $5 million for Olivine Recreation Reserve at the Institute of Public Works Engineering Australasia Awards.

Designed to address a lack of structured and informal sport and recreation opportunities within the new and emerging community, the project delivered a community and sports pavilion, two AFL/cricket ovals, two netball courts, cricket nets, an off-leash dog park, fitness station and ample carparking.

City of Whittlesea **Community Awards**

The City of Whittlesea's annual Community Awards recognise the outstanding service of residents who have made a valuable contribution to our community.

The awards highlight the volunteer spirit that is widespread across the City of Whittlesea, and recognise community champions, who come from all walks of life and make an extraordinary contribution to our municipality.

The 2024 award recipients were announced at the City of Whittlesea Community Festival in March 2025.



Citizen of the Year

The Citizen of the Year is for an individual who has made an important contribution or given outstanding service to the community during the past 12-months or over a number of years. The Award was open to all ages.

Dr Sarvesh Soni

An active member and executive of the Whittlesea Interfaith Network, Dr. Soni is a strong advocate for inclusivity and community connection, promoting interfaith dialogue and mutual understanding to help create a space where people from all backgrounds feel valued, respected, and heard.

Following his participation in the City of Whittlesea Community Leadership Program, Dr. Soni is also dedicated to empowering individuals and fostering leadership development and has established a nationwide network to help budding entrepreneurs. His ongoing efforts to collaborations and community-driven events has certainly helped strengthen social connection within the community.



Access and Inclusion Citizen of the Year

The Access and Inclusion Citizen of the Year is for an individual who has made an important contribution or given outstanding service to the community by including others whose access to participation is restricted due to physical, social or other challenges.

Zoe Brown

As the driving force behind the Free to Be Me playgroup program, Zoe has transformed the lives of countless children with additional needs by providing a safe, welcoming and engaging environment where they can thrive without barriers.

Through this program, Zoe has created a supportive community where parents can connect, share experiences and access crucial resources.

Zoe also provides support and guidance for families as they navigate services, accessing early intervention and securing appropriate school placements.



Senior Citizen of the Year

The Senior Citizen of the Year is for an individual, aged 60 years or older as of 1 November 2024, who has made an important contribution or given outstanding service to the community during the past 12-months or over a number of years.

Bill McGillivray

Bill has been a volunteer radio presenter with 88.6 Plenty Valley FM for 36 years. Bill is a role model and mentor for the newer volunteers who have joined the station over the years.

Bill is the driving force behind all of PVFM's outside broadcasts, has served on the Committee of Management as treasurer for many years, and is the emergency coordinator and liaison with local emergency response teams for PVFM. Bill's selfless contribution to PVFM and community broadcasting is to be commended.



Young Citizen of the Year

The Young Citizen of the Year is for an individual, aged between 14 and 25 years old as of 1 November 2024, who has made an important contribution or outstanding service to the community during the past 12-months or over a number of years.

Zachary Melvaine

Zachary is dedicated to creating positive change, with a strong focus on issues facing young people, including health and wellbeing, safe inclusive sport participation and educating young people on how to honour and support the legacy of our veterans.

Zachary is on the City of Whittlesea Youth Council and served as the former Youth Mayor. He is currently a Year 12 college captain at his school and a member of the Australian Army Cadets.



Sustainable Environment Citizen of the Year

The Sustainable Environment Citizen or Group of the Year is for an individual or group that has actively responded to and engaged others in an environmental issue impacting the City of Whittlesea.

Jim Bannan

Jim has been a strong advocate and participant in various conservation projects, including the Friends of Plenty River Gorge, and is a tireless volunteer with Parks Victoria.

Jim leads groups, responds to request for help from local landcare groups, and loves sharing his knowledge and deep passion for the Plenty Gorge Park. Jim also loves to promote wellness and the benefits of the great outdoors through sharing his stories with others.

Find out more about the Community Awards at **whittlesea.vic.gov.au/communityawards**

City of Whittlesea BUSINESS AWARDS

The third annual City of Whittlesea Business Awards took place on 29 May 2025 at the Plenty Ranges Arts and Convention Centre.

Open exclusively to members of the City of Whittlesea Business Network, the awards recognise excellence across seven categories, as well as an overall Business of the Year, which is awarded to the highest-scoring nominee across all categories.

Awards were presented to the following businesses:

Business of the Year

DPV Health

Recognised as the overall Business of the Year, DPV Health impressed judges across all award categories.

Their outstanding performance, community impact and leadership make them a shining example of business excellence in the City of Whittlesea.

Community Contribution

DPV Health

DPV Health is a not-for-profit organisation that offers exceptional health care services to people of all ages. From their head office in Epping, DVP Health supports the community with over 40 services across 20 sites, leading them to live healthy, happy lives.

DPV Health is deeply invested in giving back to the local community through supporting causes, creating opportunities and making a meaningful impact. Their actions reflect a strong sense of purpose and social responsibility.

Find out more about the Business Awards at **whittlesea.vic.gov.au/businessawards**



Local business DPV Health received the 2025 Business of the Year and Community Contribution awards



Start-up

Joanne's Temple Colonics & Wellness Centre

Joanne's Temple Colonics & Wellness Centre is a holistic health clinic located in Mill Park, specialising in colonic hydrotherapy and complementary wellness services.

Joanne's has quickly made its mark as a new business, showing strong growth, community engagement and a commitment to quality from day one. Their innovative approach and customer-first mindset have helped them build a loyal following in a short time.

Customer Service

Fastflex Heating & Cooling Supplies

Fastflex Heating & Cooling Supplies is a leading HVAC wholesaler based in Thomastown, dedicated to providing high-quality air conditioning and heating products at competitive prices.

With a focus on creating memorable and meaningful experiences, Fastflex Heating & Cooling Supplies goes above and beyond to understand and exceed customer expectations. Their dedication is reflected in consistently high customer feedback and repeat business.

Sustainability and Environment

Eriez Magnetics

Eriez is a global leader in separation technologies. From their Australian headquarters in Epping, the team of 60 designs and manufactures magnetic separation, flotation, metal detection and material handling equipment.

Through environmentally conscious operations and a commitment to sustainability, Eriez Magnetics is helping to create a cleaner, greener future. Their initiatives reduce waste, lower emissions and inspire others to do the same.

Workplace Diversity

NLA Logistics

NLA Trucking is proudly the only 100% Aboriginal female-owned plant hire business in Victoria and is located in the heart of Epping.

Fostering an inclusive and supportive workplace, NLA Logistics celebrates the strengths of a diverse team. Their commitment to equity, representation and belonging is at the heart of their business success.

Innovation and Enterprise

Iconyx

Based in Bundoora, Iconyx helps organisations work smarter by connecting their office and field teams through advanced mobile and mapping technologies.

Iconyx is leading the way with bold ideas, creative solutions and forward-thinking practices. From unique product development to streamlined services, they demonstrate how innovation drives business success.

Small Business

Lashes on Point Salon

Lashes On Point is a boutique beauty salon located in Mill Park offering a wide range of professional beauty treatments designed to enhance your natural beauty.

As a standout small business, Lashes On Point Salon exemplifies passion, resilience and service excellence. They balance growth with a personal touch, making them a trusted and valued part of the local economy.

Building a more connected community

Skateboarders of all ages were shredding up the local skate parks thanks to a range of free learn to skate sessions.

With the support of a City of Whittlesea Community Grant, the All Aboard Skateboarding Sessions offered locals the opportunity to learn to skate with the help of expert coaches. With skateboards and safety equipment included, participants were able to have some fun, meet others with a similar interest and learn new skills.

Victorian Skateboard Association's Richard Flude, said the grant enabled them to hold 35 sessions locally.

"It's been a wonderful opportunity to bring people together and activate these great skate parks and skateable spaces across the City of Whittlesea."



William (left) enjoyed free skate workshops with Richard and the All Aboard Skateboarding Sessions team, supported by the City of Whittlesea Community Grants program

City of Whittlesea Community Grants Program

The City of Whittlesea Community Grants program offers year-round grants to support local programs, events, projects and initiatives.

In 2024-2025, the City of Whittlesea allocated $2.5 million in grants to 174 applicants. These include individual, small, medium and large grants that support a range of events and programs, as well as specific program driven grants that support community-based emergency services, seniors clubs and Neighbourhood Houses. Funding and service agreements are also provided to support large community events such as Diwali, Chinese New Year, and the Whittlesea Show, and local support organisations such as Hume Whittlesea Living and Learning Employment Network and Whittlesea Community Connections.

The below table provides an overview of the grants allocated in 2024-2025.

Grant Program	Amount
Community Food Relief	$10,000
Community Relief – Supporting Community Grant	$249,169
Community Based Emergency Services	$119,730
Economic Development – Business Relocation Grants Program	$312,771
Environmental Works Grant Program	$39,008
Female Inclusion In Sport	$13,704
Funding Agreement	$144,055
Hume Whittlesea Local Learning and Employment Network	$55,000
Individual Grant	$10,409
Large Grant	$265,129
Medium Grants	$166,558
Neighbourhood House	$249,146
Seniors Club Grant	$291,699
Seniors Wellbeing Grant	$72,994
Shopfront Improvement	$19,145
Small Grants	$51,404
Unincorporated Group Grants	$2,000
Whittlesea Community Connections Service Agreement	$480,809
Total	**$2,552,730**

How our rates revenue was spent in 2024–2025

For every $100 of rates and charges received, the City of Whittlesea delivered the following services:

$41
Capital works

$15
Waste, recycling and the environment

$10
Family, children, youth and seniors

$8
Neighbourhoods, parks and open space

$7
Roads and footpaths

$6
Supporting local business and communities

$4
Leisure, recreation and community facilities

$3
Public health and safety

$3
Animal management and school crossings

$2
Libraries

$1
Arts and culture

Financial summary

Highlights

$544.52M
revenue

$312.45M
expenditure

$232.07M
surplus

$5.76B
net assets, comprising community facilities and infrastructure

$369.56M
holdings of cash and other financial assets

Operating position

The operating result is a key figure to assess Council's financial performance. Although Council is a not-for-profit organisation, it should still generate a surplus to ensure future financial sustainability.

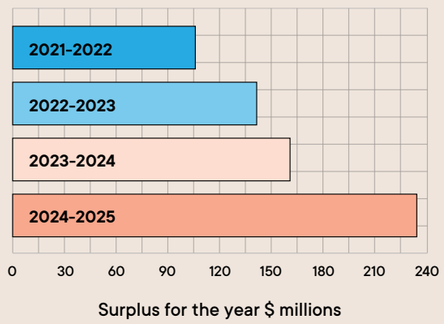
For the year ended 30 June 2025, Council achieved an operating surplus of $232.07 million, which was a $72.66 million increase from the 2023-24 result.

This surplus is reported based on the Australian Accounting Standards and includes all revenue received recognised in the financial period, including gifted subdivisional assets (non-monetary), developer contributions and grants towards capital works projects.

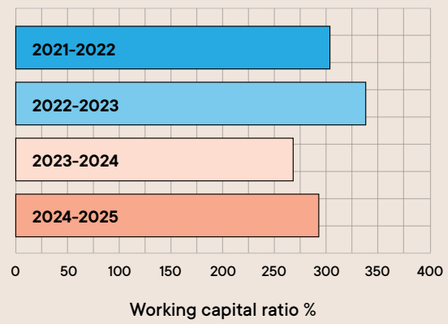
A better measure of Council's operating performance is the adjusted underlying result. The adjusted underlying operating result removes developer contributions and non-recurrent capital grants and resulted in a surplus of $21.39 million.

Council's Annual Budget was adopted in June 2025 and shows that surpluses are forecast to be achieved in all years over the four-year budget period 2025-26 to 2028-29 while maintaining existing service delivery.

These surpluses are critical as they are the primary source of funding for the renewal, replacement and upgrade of community infrastructure through Council's capital works program, which will average $108.44 million a year over the four years to 30 June 2029.



Surplus for the year $ millions



Working capital ratio %

Liquidity

Council's cash position has increased by $8.48 million from the prior year, mainly due to an increase in investments relating to term deposits. The working capital ratio, which assesses Council's ability to meet current commitments, is calculated by measuring current assets as a percentage of current liabilities.

The City of Whittlesea's working capital ratio for 2024-2025 was 283 per cent, indicating a satisfactory financial position.

Obligations

Council aims to maintain its infrastructure assets at the expected levels, while continuing to deliver the infrastructure and services needed by the community.

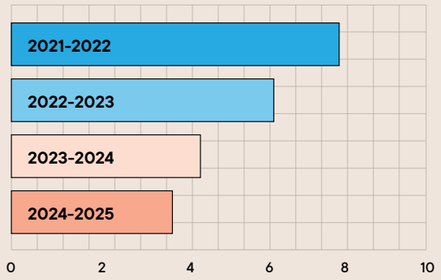
At the end of the 2024-2025 financial year, Council's debt ratio which is measured by comparing interest bearing loans and borrowings to rate revenue was 3.42 per cent.

Council's asset renewal ratio, which is measured by comparing the total of asset renewal and asset upgrade expenditure to depreciation, was 57.84 per cent. The ratio is within the expected range. We review the level of funding allocated to asset renewals and upgrades as part of the planning and budgeting process and prioritise based on asset condition.

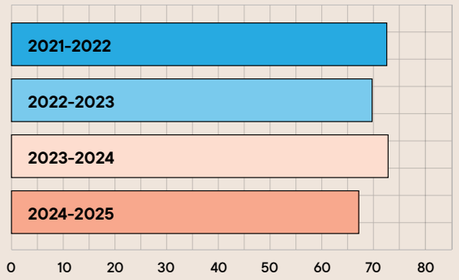
Stability and efficiency

Council receives revenue through rates, user fees, fines, grants and contributions. Council's rates concentration, which compares rate revenue to adjusted underlying revenue, was 66.46 per cent for the 2024-2025 financial year, which is toward the top end of the expected target band of 40-80 per cent.

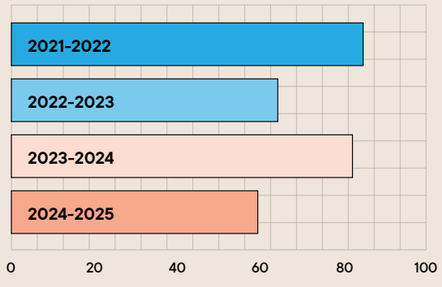
Council has focused on broadening its revenue base and for the 2024-2025 year kept its rate increase to the rate cap of 2.75 per cent which resulted in an average rate per property assessment of $1,857.



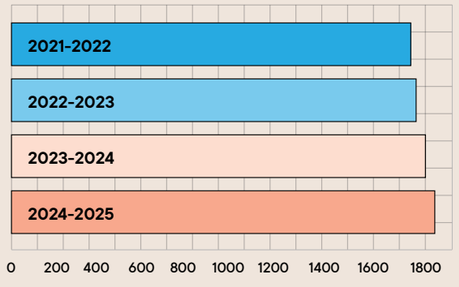
Loans and borrowings ratio %



Rates concentration ratio %



Asset renewal ratio %



Average rate per property assessment

Challenges and future outlook

The City of Whittlesea faced a number of challenges during the year, which included:

- increased financial pressures being felt by both Council and the community as a result of inflation, consecutive interest rate rises and escalating costs of living
- the Victorian rate cap continues to have a significant ongoing impact on Council's ability to keep pace with the service delivery and infrastructure requirements of our growing community
- the ability to deliver key infrastructure projects while managing the impact on supply chain and availability of labour and materials.

As we look ahead to the 2025-26 financial year, the City of Whittlesea will:

- complete new infrastructure projects, including road upgrades and community facilities for our growing population
- advocate to Federal and State governments for new infrastructure that supports our growing municipality and creates local jobs and services that protect and support the mental health and wellbeing of our community
- work closely with the MAV and other local Councils across the state to advocate to the State Government for changes to the new Emergency State Volunteer Fund (ESVF) and will continue to call on the State Government to remove the requirement for Councils to collect the new ESVF via rates notices and take on the collection for these fees
- continue to work on key priority actions in addition to our ongoing service delivery across Council's five overarching goals of Connected Community, Strong Local Economy, Sustainable Environment, Liveable Neighbourhoods, and a High Performing Organisation which support our *Whittlesea 2040: A place for all* vision.



Murnong Community Centre in Donnybrook will open in early 2026, delivering essential services to this fast-growing community

Communications and engagement

Ensuring our communication and community engagement is representative and reaches our diverse community requires a broad mix of digital, traditional and emerging techniques and channels underpinned by accessible and inclusive communications and engagement principles.

Council utilises a wide range of communications tools, tactics and channels to ensure our messages reach our diverse audience in a format and manner that suits each target audience.

From 12pm 17 September 2024, until election day, 26 October 2024, Council entered the Election Period.

During this period, Council could not distribute any media releases, promotional material or direct mail.

In addition, no community consultation was conducted during this time.

Council is committed to actively involving the community in decision making so we can deliver better quality outcomes for all. Our community engagement adheres to our Community Engagement Policy and our approach is guided by the Engagement Institute's (formerly IAP2) Spectrum of Engagement, which is recognised as the best practice tool for community engagement.

A new website

The City of Whittlesea's new website went live in July 2024, making it easier for residents and customers to find the information they are looking for with a cleaner design and improved search functionality.

Councillor Communications Policy

In February 2025, the revised Councillor Communications Policy was endorsed. The policy:

- provides a framework for the Mayor and Councillors to effectively use external communications to support the delivery of clear, timely, transparent, responsive and accurate information to the community
- outlines appropriate communication activities for the Mayor and Councillors aligned to the Councillor Code of Conduct
- facilitates adherence to the Model Councillor Code of Conduct, in particular the standards of conduct required of a Councillor
- outlines the role outlines the role of the CEO, Executive, the Public Affairs Department and other Council staff.

Councillor Social Media Policy

Adopted in February 2025, the Councillor Social Media Policy outlines the benefits and risks of social media use by Councillors and provides guidance on its appropriate use and specific provisions which must be observed.

View the Councillor Communications Policy and Councillor Social Media Policy at **whittlesea.vic.gov.au/plans**

Community engagement

In accordance with the *Local Government Act 2020*, we authentically engage with our local community, to ensure their voices are heard and considered in decision-making that shapes the future of our city.

Throughout 2024-2025 we consulted on 37 projects, many of which had multiple phases of consultation.

Engagement projects in 2024-2025

- Aboriginal Communities Department Programming
- Aboriginal Gathering Place
- Advocating for better telecommunication coverage
- Allumba Off Leash Dog Park
- Asset Plan 2025-26 to 2034-35
- Community Priorities – multi-phased consultation that informed:
  - Budget 2025-2026
  - Community Plan 2025-2029
  - Disability Action Plan
  - Financial Plan 2025-26 to 2034-35
  - Municipal Public Health and Wellbeing Plan
  - Revenue and Rating Plan 2025-26 to 2028-29
- Community Vision Review
- Creative Plan
- Domestic Animal Management Plan 2026-2030
- Doreen Dirt Jumps
- Downs Road residential development
- Draft Election Period Policy amendment
- Edgars Creek Corridor Landscape Improvement Plan
- Aboriginal Communities Empowerment and Wellness
- Extreme Heat Management
- Flood Information with Melbourne Water
- Fortress Park Landscape Improvement Plan
- Gorge Road Shopping Precinct streetscape
- Hendersons Creek Park and Playground
- Kindergarten Services
- Laurie's Field Master plan
- Mill Park lakes Recreation Reserve Sports Lighting Upgrade
- Mill Park Place Framework
- National Sorry Day 2025 Attendee Survey
- Planning Scheme Amendment C249
- Planning Scheme Amendment C275
- Proposed development plan 2388 Plenty Road, Whittlesea
- Proposed discontinuation of Sarissa Street
- Public Toilet Amenity Plan Review
- Street Tree Renewal Program
- Whittlesea Public Gardens Off Leash Dog Park
- Whittlesea Reconciliation Group EOI.



Local Scoop remains Council's key community communication channel, with 485,175 copies of the newsletter delivered to households and businesses this year.

Snapshot of our communications in 2024–2025

47,629
total audience across Council's social media pages including Facebook, Instagram, Twitter and LinkedIn. This is a 10% increase from 2023-24

485,175
Local Scoop newsletters, across 5 editions, were delivered to households and businesses

790,824
e-newsletter recipients including the City of Whittlesea e-news, Business e-news, PRACC e-news, Access Point, Community Grants and Rural News

73
media enquiries received

43
speeches prepared

33
radio interviews

126
media releases issued

3.36M
number of website page views

254
audio visual projects

How our community engaged with us

5,981
contributions made in person and online

59,547
visits to the *Engage Whittlesea* platform

107
community-based pop-ups

11
information stalls at Citizenship Ceremonies

9
Community Focus Groups

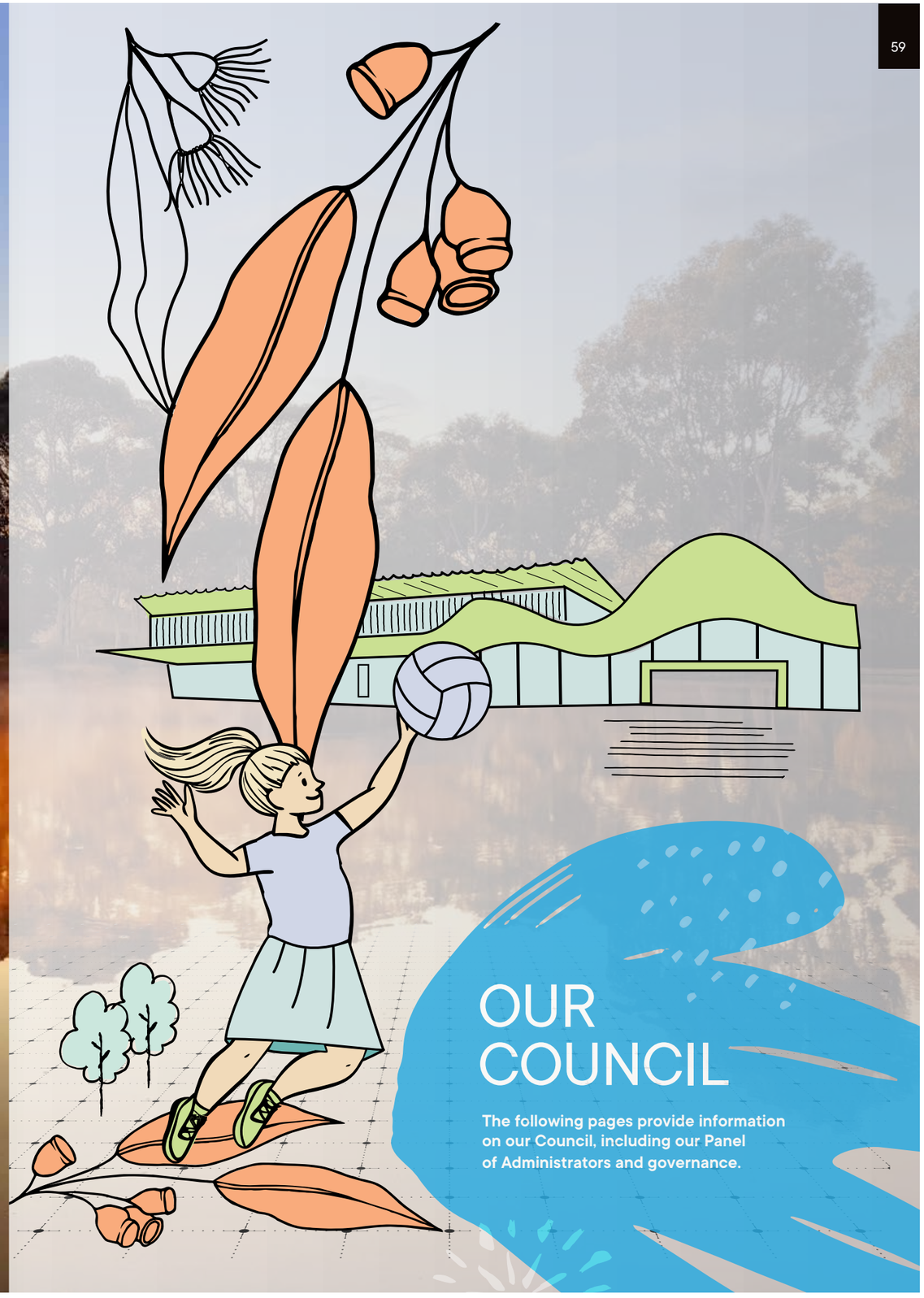
3
Stakeholder Reference Groups

View the Community Engagement Policy 2023-2027 at **whittlesea.vic.gov.au/plans**

Ensuring our communication and community engagement is representative and reaches our diverse community requires a broad mix of digital, traditional and emerging techniques and channels underpinned by accessible and inclusive communication principles.



Council Offices, Civic Centre in South Morang

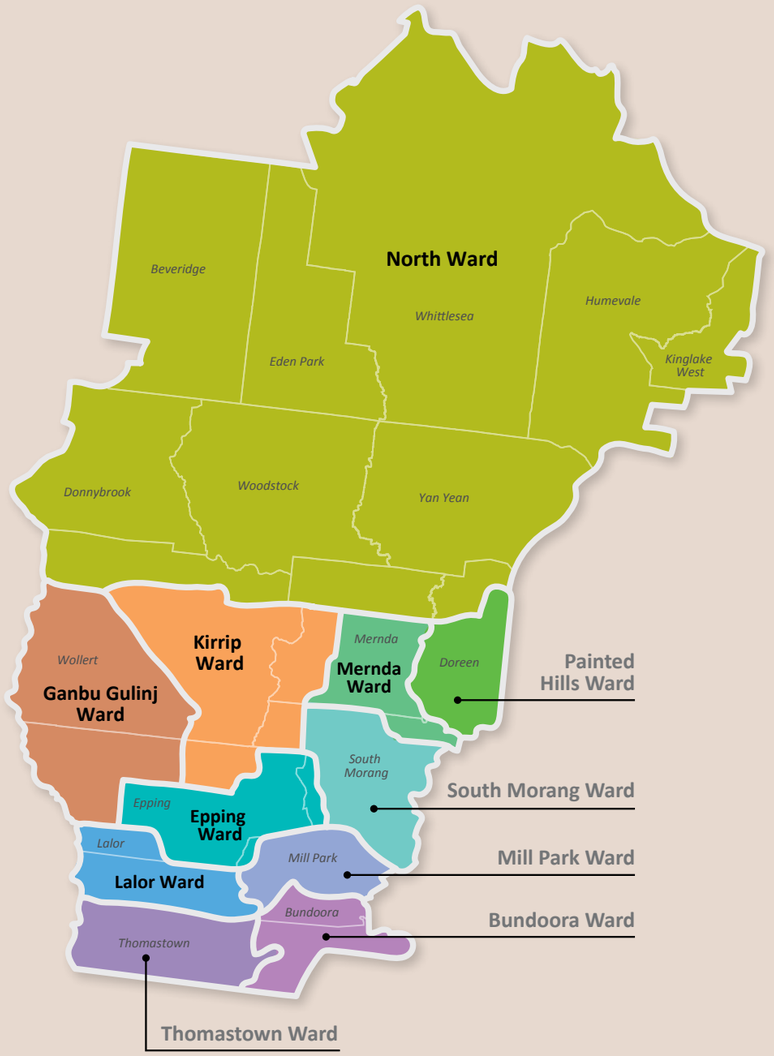


OUR COUNCIL

The following pages provide information on our Council, including our Panel of Administrators and governance.

Council wards

Prior to the Local Government elections in October 2024, a review of electoral structures by the VEC was undertaken, with the City of Whittlesea moving to 11 single Councillor wards. The new ward names and boundaries are shown below.



Local Government elections

Local Government elections were held in October 2024. The election was run and managed by the Victorian Electoral Commission (VEC). From 12pm, 17 September 2024, until election day, 26 October 2024, Council entered the Election Period.

There are a number of rules and regulations that govern what Councils can and can't do during the Election Period to ensure that the elections are fair and unbiased.

During this time, Council could not:

- hold any Council Meetings or Council briefings
- approve, amend or repeal strategies, policies or plans
- make decisions that commits Council to expenditure greater than $1.72 million
- make major policy decisions
- hold/run any events
- conduct any community engagement or consultations
- distribute any media releases, promotional material or direct mail
- hold citizenship ceremonies.

The VEC declared the election results on 12 November 2024. On 19 November 2024, the new Council met to elect a Mayor and Deputy Mayor.

Following the suspension of the Mayor in April 2025 by the Minister for Local Government the Hon. Nick Staikos, the Council met to elect a new Mayor on Thursday 24 April 2025.

On 8 May 2025, the Victorian Civil and Administrative Tribunal (VCAT) determined that the election result for the Lalor Ward was void. A by-election for the Lalor ward was held in August 2025.

Monitors

On 2 September 2024, Minister for Local Government, Melissa Horne announced Municipal Monitors would be appointed by the Victorian State Government for the first year of the return of elected Council for the City of Whittlesea.

The role of the Monitors is to guide incoming Councillors in governance practices to help them best serve their ratepayers.

In November 2024, Jude Munro and Peita Duncan were appointed as Monitors. Jude Munro has previously been CEO at four councils and a monitor at Greater Geelong. Peita Duncan, previously served as one of the Administrators at the City of Whittlesea.

The Municipal Monitors term ended in May 2025.

Council is committed to making decisions that support the achievement of the community's vision *Whittlesea 2040: A place for all.*



Our Councillors



Mayor – Councillor Martin Taylor

South Morang Ward

Elected Mayor on 24 April 2025

Cr Taylor is an experienced community leader, dedicated advocate, and proud resident of South Morang. With a career spanning the law, emergency services, the military, both the private and public sectors and community development, he brings a wealth of knowledge and passion to his role as Councillor and the Representative for the South Morang Ward.

His professional background includes serving as a Barrister and Solicitor, Senior Counsel Assisting, General Counsel, with Victoria Police, the Australian Criminal Intelligence Commission, as a Major in the Army Reserve, and as a volunteer Advanced Responder with St John Ambulance. He holds extensive qualifications in law, policing, management, education, and paramedical science, reflecting my commitment to service and excellence.

Cr Taylor's priorities include enhancing road safety, improving community facilities, and advocating for sustainable development. Known for his community first approach, he is dedicated to working towards a vibrant and inclusive future for the City of Whittlesea.



Deputy Mayor – Councillor Daniela Zinni

Bundoora Ward

Elected Deputy Mayor on 19 November 2024

As a proud resident of the City of Whittlesea, Cr Zinni has had the privilege of experiencing firsthand the incredible diversity of families in the community. As a parent, she is committed to raising her children here, surrounded by the vibrant culture and strong sense of community that makes the City of Whittlesea so special.

As a passionate advocate for children and families, she believes that every child deserves to have their voice heard and valued. It is essential that Council provide services that are well resourced for them.

Cr Zinni's vision is to see children grow and thrive in the City of Whittlesea, staying connected to their roots and giving back to the community that has raised them. By working together, Cr Zinni hopes to build a brighter future for kids, one that is full of opportunities, and a sense of belonging.



Councillor Aidan McLindon

Kirrip Ward

Cr McLindon was elected as the Councillor for Kirrip ward in October 2024 and was elected Mayor on 19 November 2024.

In April 2025, Cr McLindon was suspended by the Minister for Local Government the Hon. Nick Staikos in accordance with section 229A of the Local Government Act 2020 for a period of six months.

Mr McLindon was born in Darwin in 1980 and later raised in Eden Park before moving to Queensland and returning to Victoria in 2013.

After school he joined the Army Reserves as an infantry soldier based at 9RQR. After a work experience stint at Queensland Parliament House, Cr McLindon decided he would run for election at 18 years old against then Police Minister.

In 2004, Mr McLindon was elected to Logan City Council and in 2008 was re-elected and appointed Chair of Environment and Sustainability. In 2009, he was elected to the Queensland Parliament and appointed to the Law, Justice and Safety Committee. He later served as a National Director and commenced AMac Consultancy.

Mr McLindon taught at both primary and secondary schools over the past 10 years and specialises in Student Wellbeing and the Performing Arts. He is passionate about creating opportunities for the incoming generation and has a desire to seek natural justice for the people.



Councillor David Lenberg

Epping Ward

As a proud resident of the City of Whittlesea for the last eight years, Cr Lenberg is passionate about building a connected, inclusive community. He shares his life with his loving partner, supportive family, and two lively Labradors who keep him grounded and bring so much joy. He also loves to travel, experiencing diverse cultures and bringing fresh perspectives to his work and community engagement.

With over 25 years of experience in business, he brings a wealth of expertise in leadership, strategic planning, and delivering innovative customer-focused solutions. He's worked with startups, small businesses and large corporations, and knows how to tackle challenges and drive meaningful outcomes.

Cr Lenberg is committed to creating a thriving City of Whittlesea through open governance, better services, and fostering cultural diversity. From expanding green spaces to tackling illegal rubbish dumping, he will work to make the City of Whittlesea a safe, vibrant, and welcoming place for all who call it home.



Councillor Lawrie Cox

Ganbu Gulinj Ward

Cr Cox moved to the Whittlesea area in 1977, initially living in Lalor before moving to Epping where he lived for almost 40 years before moving to Wollert where he lives now. This area is his home and where he married and raised his children.

Cr Cox served on the Shire of Whittlesea Council from 1979 to 1986, including a term as Shire President in 1982. He returned to the City of Whittlesea in 2016 and served as Mayor in 2018. His priority has always been representing the community where he's chosen to live.

Professionally, Cr Cox represented Air Pilots for 28 years and, since retiring, has worked as an Industrial Relations consultant and an Independent Company Director/Trustee for Superannuation for 34 years. He also volunteers as a Justice of the Peace.

Cr Cox looks forward to engaging with and representing residents throughout his council term.



Councillor Stevan Kozmevski

Lalor Ward

Cr Kozmevski was announced as the Councillor for the Lalor ward in October 2024.

On 8 May 2025, the Victorian Civil and Administrative Tribunal (VCAT) determined that the election result for this Ward was void.

A by-election for the Lalor ward was held in August 2025.

Mr Kozmevski has been a proud resident of the City of Whittlesea since 1968, living with his family in Lalor.

He began his career with the Railways in 1977 and has dedicated 47 years to this industry. As a long-time member of the Rail, Tram, and Bus Union, Mr Kozmevski served as a Divisional Secretary on the Executive until 2023.

Mr Kozmevski is a graduate of Thomastown Secondary College and since 2001, has served on the School Council at the College and has been School Council President for 22 years.

In March 1997, he was elected as an endorsed ALP Councillor for the City of Whittlesea and served for 22 years, including two terms as Mayor.

Over these years as a resident and Councillor, Mr Kozmevski has witnessed the City of Whittlesea's remarkable growth and understands the vital services and infrastructure needed to support its expanding population.

Our Councillors



Councillor Jarrod Lappin

Mernda Ward

Cr Lappin moved to the City of Whittlesea five years ago with his family to start their lives together. The incredible diversity of the community and the beautiful surrounding environment made them feel immediately at home and welcome.

Cr Lappin's passion for local government is driven by a commitment to making a positive impact in the community, to try and make the area truly reflect its needs.

He is committed to ensuring the community have accessible infrastructure and services for all, that the environment is protected and thriving for this and future generations and that the community is connected and supported.

As the community grows and adapts, Cr Lappin want to make sure that everyone in it can play their part and feel at home.

The City of Whittlesea has incredible opportunities going forward, and he'll be working to ensure Council make the most of them.



Councillor Blair Colwell

Mill Park Ward

Cr Colwell has proudly lived in Mill Park and the City of Whittlesea for over 40 years, witnessing firsthand how the community has developed and flourished into the place it is today. He is beginning his first term as a Councillor bringing 25 years of experience in Local Government, primarily in community services and youth work.

As a Community Health Board Director, a member of the Northern Hospital Aboriginal Advisory Committee, and a Basketball Victoria Tribunal Member, he brings a diverse range of skills in governance.

Cr Colwell is passionate about social justice, promoting reconciliation and Aboriginal affairs, building a cohesive community for all, and supporting the health and wellbeing of children and young people. Through evidence-based approaches, he aims to ensure that the City of Whittlesea continues to have thriving, connected children, young people and families.



Councillor Christine Stow

North Ward

Cr Stow grew up in the municipality and has seen the area change from farms to the busy growth corridor it is today. She has a deep connection to the area and understanding of the issues. Three generations of her family have contributed to the community supporting The Whittlesea Show and sporting services.

Cr Stow's background was in Forensic and Environmental Science then medical sales where she became National Sales Manager. It all changed when she had her second daughter and found out she has a muscle condition.

From there Cr Stow became involved in advocating for what is now NDIS and advocated for Carers running support and community groups. She has worked across government, community and with Council to bring service such as the satellite school in Whittlesea and support services for families.

With a background in science, she is adaptable across many areas of Council and community.



Councillor Deb Gunn

Painted Hills Ward

Cr Gunn has lived in the City of Whittlesea on and off for most of her life, living in Lalor, Mill Park, Epping and currently in Doreen. She completed secondary schooling at Lalor North High.

Cr Gunn has watched the city grow and develop and wished to be an integral part of its future. She has worked in the Disability Sector for the past 33 years, performing a number of support, leadership and management roles.

Cr Gunn is an active member of the community, volunteering with Doreen CFA and Doreen RSL, often doing community engagement amongst other activities.

With membership on a number of Committees, Cr Gunn has experience and an understanding of good governance and the desire to see the Council functioning again. She would like to see the City of Whittlesea working effectively and efficiently for the residents, making this a city of choice for people to live.



Councillor Nic Brooks

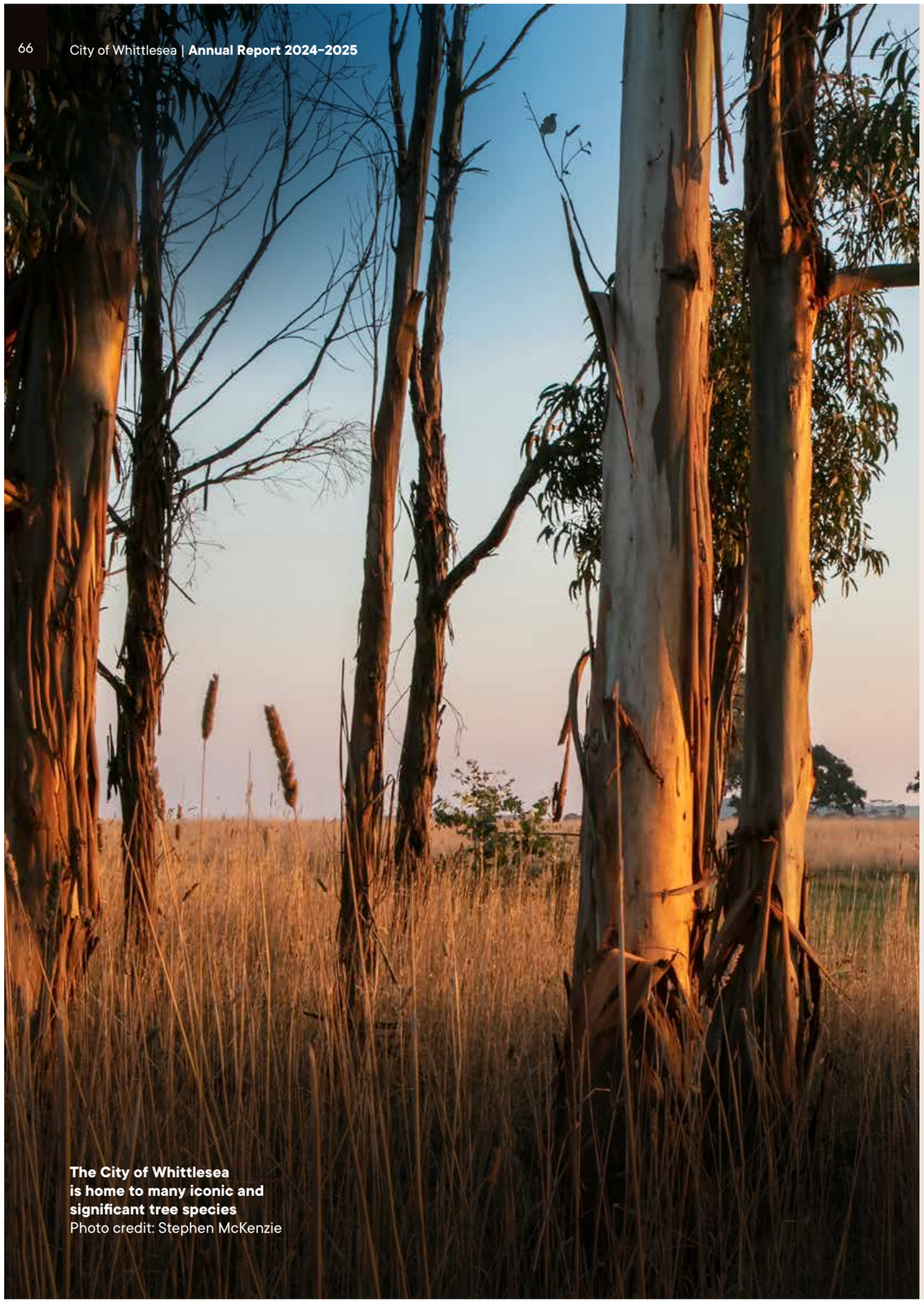
Thomastown Ward

Born and raised in the northern suburbs of Melbourne, Cr Brooks loves the area and wants to see it flourish as a thriving business district with a happy, healthy and connected community that is proud of where they live.

His current role is General Manager for a Security and Technology company. For the last seven years he has co-owned and operated a NDIS registered provider specialising in vehicle occupant safety solutions based in the City of Whittlesea.

With 20 years of diverse corporate experience, predominantly in the transport and logistics industry, he has been part of high performing teams for domestic and global businesses, with expertise in areas such as solution design, commercial analysis, project management and process improvement.

Cr Brooks' hope for the City of Whittlesea is a Council that supports local living and employment, aiming to increase local job opportunities and promoting smart urban design for sustainable and connected communities, while understanding the ongoing cost of living and housing crisis.



The City of Whittlesea is home to many iconic and significant tree species
Photo credit: Stephen McKenzie

Administrators

On 19 June 2020, the Acting Minister for Local Government appointed a panel of three Administrators for the City of Whittlesea. The panel undertook the duties of the Council of the City of Whittlesea until the October 2024 Local Government Election.



Chair of Administrators

Lydia Wilson

Lydia Wilson began as Administrator on Saturday 21 March 2020. She was appointed Chair of the Panel of Administrators on Friday 19 June 2020 and remained until the October 2024 elections.

Prior to this Lydia had served on multiple not for profit, public and private sector boards and advisory committees over the past 25 years.

As a former chief executive of three Victorian municipalities Lydia has a detailed understanding of the Local Government sector and brought valuable experience to support her Administrator function.



Administrator

Peita Duncan

Peita Duncan began as Administrator on 19 June 2020 and remained until the October 2024 elections.

She is a highly experienced non-executive Director working in highly complex and high risk environments.

She has worked for a number of top tier law firms, corporate organisations and not for profit in senior executive roles, and has extensive experience working across all operational areas of business with key strengths in commercial, marketing and community engagement, both within Australia and internationally.



Administrator

Christian Zahra AM

The Minister for Local Government appointed Christian Zahra AM on 4 March 2023.

The Minister for Local Government appointed Christian Zahra AM as Administrator on 4 March 2023 where he remained until the October 2024 elections.

Christian Zahra is a former member of the Federal Parliament and an accomplished executive and non-executive director with 25 years of experience in the private, government, and not-for-profit sectors.

In June 2018, Christian was made a Member of the Order of Australia (AM) for significant service to rural and regional development, to the advancement of Indigenous welfare, and to the Australian Parliament.

Council governance

Council governance

The City of Whittlesea is constituted in accordance with the *Local Government (Whittlesea City Council) Act 2020*, which must be read with the *Local Government Act 2020*, to provide good governance in and across its municipality for the benefit and wellbeing of its community.

Council, in the performance of its role gives effect to the overarching governance principles and supporting principles when:

- taking into account the diverse needs of the local community, including future generations, the economic, social and environmental sustainability, to ensure the best outcomes are achieved when making decisions
- providing leadership by establishing strategic objectives and monitoring achievements
- ensuring continuous improvement is pursued and resources are managed in a responsible and accountable manner
- ensuring the ongoing financial viability of the Council
- advocating the interests of the local community to other communities and governments
- fostering community cohesion and encouraging active participation in civic life.

Council is committed to making decisions that support the achievement of the community's vision *Whittlesea 2040: A place for all*. Our community is encouraged to provide feedback and have input into Council's decision-making process by:

- taking part in community consultation
- responding to surveys
- submitting petitions, joint letters or public questions to Council.

Council's formal decision-making are conducted through Council Meetings. There are certain items that must be adopted or endorsed by Council at a Council Meeting such as the adoption of the Council Budget, endorsement of the Community Plan and the adoption of Council policies.

On 11 November 2024, the Victorian Electoral Commission (VEC) officially declared the 11 Councillors who had been elected to each Council ward for a four-year term.

Prior to this Council were under Administrators who were appointed in 2020 to fulfil the role of Council until the first formal Council meeting following the October 2024 Council elections. The former Local Government Minister appointed two Municipal Monitors to oversee Council's transition from Administrators to Councillors. The Municipal Monitors term ended in May 2025.

On 16 April 2025, and in accordance with section 229A (1) of the *Local Government Act 2020*, Councillor Aidan McLindon was suspended for a period of six months.

On 8 May 2025, the Victorian Civil Administrative Tribunal (VCAT) declared the result for the Lalor Ward October 2024 Local Government elections to be void. As a result of the VCAT decision, the VEC undertook a by-election resulting in a newly elected representative.

Council Meetings

Scheduled Council Meetings are generally held once a month on a Tuesday evening at the Council Offices, 25 Ferres Boulevard, South Morang. Additional Council Meetings are occasionally held to consider urgent matters or matters that are unable to wait until the next scheduled Council Meeting.

In accordance with section 60 of the *Local Government Act*, a Council must develop, adopt and keep in force Governance Rules which include the procedures governing the conduct of Council Meetings. This same section allows Council to amend its Governance Rules and in June 2024, following community consultation, Council adopted an updated version of its Governance Rules.

Council Meeting dates are published on Council's website. The agenda is available on Council's website three days prior to the Council Meeting and the minutes are available within two weeks of the meeting.

For the period 1 July 2024 to 30 June 2025, nine Scheduled Council Meetings, five Unscheduled Council Meetings and 19 Council Briefing sessions were held.

Council Briefing sessions are informal meetings where Councillors are briefed on current and proposed programs, projects and services. Councillor Briefing sessions are not open to the public.

Between November 2024 to March 2025, Councillors undertook an intensive Councillor Induction Program in accordance with the *Local Government Act 2020*. In addition to the Councillor Induction Program, the former Mayor, current Mayor and Deputy Mayor undertook Mayoral training within one month of being elected to those roles.

The five Unscheduled Council Meetings considered the below items:

3 September 2024

- Audit and Risk Committee Annual Report on activity
- Certification of 2023-24 Financial Statements and Performance Statement
- adoption of the Election Period Policy

17 September 2024

- Audit and Risk Committee Minutes – 27 August and 10 September 2024
- Annual Report 2023-2024
- CEO Annual Performance Review

4 February 2025

- potential breaches of the Model Councillor Code of Conduct by the Mayor, Cr McLindon

25 February 2025

- draft Election Period Policy
- Councillor Social Media Policy
- updated Councillor Communications Policy

24 April 2025

- election of Mayor
- election of Deputy Mayor (if required)
- tabled reports:
  - Governor in Council Order
  - Election Report – Whittlesea City Council 2024 Local Government Elections.

A Hearing of Submissions Committee Meeting was held on 6 May 2025 to allow submitters to verbally present their submissions on the Proposed Budget, Proposed Financial Plan and Proposed Revenue and Rating Plan.

Commission of Inquiry

On 19 May 2025, a Commission of Inquiry into Whittlesea City Council was appointed under section 200 of the *Local Government Act 2020*.

The Commission is required to provide its report to the Minister by 19 September 2025.

The Commission was established to conduct an inquiry into the affairs of the Council, including to address potentially serious and systemic governance issues within the council and identify necessary improvements to ensure it can function effectively.

Prue Digby was appointed as a Commissioner and Chair of the Commission of Inquiry, with Jim Gifford appointed as a Commissioner.

Ms Digby brings a wealth of knowledge to the role, with more than 40 years' experience as a senior executive and director in state, local and non-government sectors.

Mr Gifford has extensive experience in supporting councils through governance issues and implementing effective changes.

Summary of Panel of Administrator attendance for period 1 July 2024 to 30 September 2024

Administrator	Position	Number of scheduled Council Meetings attended *(total number held: 2)*	Number of additional Council Meetings attended *(total number held: 2)*	Number of Administrator Briefings attended *(total number held: 3)*
Lydia Wilson	Chair of Council	2	2	3
Peita Duncan	Administrator	2	2	2
Christian Zahra AM	Administrator	1	2	3

Summary of Councillor attendance for period 11 November 2024 to 30 June 2025

Councillor		Number of scheduled Council Meetings attended *(total number held: 7)*	Number of additional Council Meetings attended *(total number held: 3)*	Number of Council Briefings attended *(total number held: 14)*
Cr Nic Brooks	Councillor	7	3	14
Cr Blair Colwell	Councillor	7	3	14
Cr Lawrie Cox	Councillor	7	3	12
Cr Deb Gunn	Councillor	7	2	13
Cr Stevan Kozmevski*	Councillor	5	3	9
Cr Jarrod Lappin	Councillor	7	3	13
Cr David Lenberg	Councillor	7	3	14
Cr Aidan McLindon**	Councillor	4	2	5
Cr Christine Stow	Councillor	7	3	12
Cr Martin Taylor	Mayor	7	3	14
Cr Daniela Zinni	Deputy Mayor	7	3	14

* Cr Kozmevski – ceased to be a Councillor, effective 8 May 2025, as a result of a VCAT determination declaring the Lalor Ward result to be void

** Cr McLindon – effective 16 April 2025, suspended as a Councillor for 6 months

Delegated Committees

The City of Whittlesea does not have any delegated committees established.

Councillor Committee appointments

Each year Council appoints representatives to organisations and committees to ensure the City of Whittlesea participates and contributes to local and strategic issues that align to the Council achieving its goals.

At the Council Meeting on Tuesday 17 December, Councillors were appointed to the following committees, with some minor changes made to committee appointments at the Council Meeting on Tuesday 20 May 2025.

State-wide, metropolitan or regional organisation

Organisation	Appointments 2024-25
Municipal Association of Victoria (MAV)	Cr Cox Cr Stow (proxy)
Australian Local Government Women's Association Incorporated (ALGWA)	Cr Stow
Outer Melbourne Councils	Cr Taylor Cr Colwell (Proxy)
Metropolitan Transport Forum Inc.	Cr Brooks
Northern Alliance for Greenhouse Action Executive (NAGA)	Cr Lappin
Northern Councils Alliance	Cr Taylor Cr Stow (Proxy)
Victorian Local Governance Association (VLGA)	Cr Stow Cr Zinni (Proxy)
Whittlesea Community Futures Partnership	Cr Zinni
Yarra Plenty Regional Library Board (YPRL)	Cr Taylor Cr Stow
Municipal Emergency Management Planning Committee	Cr Taylor
Whittlesea Multicultural Communities Council (WMCC)	Cr Brooks Cr Lenberg (Proxy)
City of Whittlesea Community Awards Committee	Cr Gunn
Whittlesea Reconciliation Group (WRG)	Cr Cox
Whittlesea Youth Commitment Strategic Advisory Group	Cr Colwell
National Growth Areas Alliance Strategic Advisory Committee	Cr Cox (Two-year period endorsed at 22 July 2025 Council Meeting)

Council Advisory Committees

Committee	Appointments 2024-25
City of Whittlesea Disability Advisory Panel	Cr Gunn
Whittlesea Disability Network (WDN)	Cr Brooks Cr Lappin (Proxy)
City of Whittlesea Business Advisory Panel	Cr Taylor Cr Lenberg Cr Zinni (Proxy)

City of Whittlesea Standing Committees

Committee	Appointments 2024-25
Audit and Risk Committee (ARC)	Cr Taylor Cr Lenberg (Proxy)
CEO Employment Matters Advisory Committee (CEMAC) (External Independent Chairperson appointed until 28 February 2027)	Cr Taylor Cr Colwell Cr Gunn
Hearing of Submissions Committee (HoS)	Cr Stow Cr Taylor Cr Colwell Cr Lappin
Epping Cemetery Trust	Cr Stow Cr Lappin Cr Gunn (appointed for the four-year Council term)

Administrator remuneration and expenses

The appointment of Administrators by the Minister for Local Government included mandatory remuneration at a fixed rate for the Chair of Administrators and for Administrators. Council is required to pay the remuneration and reimburse out-of-pocket expenses for Administrators in accordance with Council's *Expenses, Reimbursement and Support Policy – Administrators and members of delegated committee* adopted by Council on 4 August 2020.

The table below contains a summary of the Administrators remuneration, allowances and expenses for 2024-2025.

Administrator	Remuneration inc. superannuation	Travel	Car Mileage	Child Care	Information & Comms	Conferences & Training	Misc.	TOTAL
Peita Duncan	$76,425	$0.00	$221.00	$0.00	$100.06	$0.00	$0.00	**$76,746.06**
Lydia Wilson	$145,902	$247.48	$496.40	$0.00	$140.95	$0.00	$220.00	**$147,006.83**
Christian Zahra AM	$76,425	$616.59	$1,122.00	$0.00	$33.44	$0.00	$0.00	**$78,197.03**
TOTAL	**$298,752**	**$864.07**	**$1,839.40**	**$0.00**	**$274.45**	**$0.00**	**$220.00**	**$301,949.92**

The Administrators term ended in October 2024.

Councillor remuneration and expenses

The Councillors began their term in November 2024.

The table below contains a summary of Councillors allowances and expenses for 2024-2025:

Councillor	Travel	Car Mileage	Child Care	Information & Comms	Conferences & Training	Functions / Events	Councillor Allowances	Misc.	TOTAL
Cr Nic Brooks	$0.00	$0.00	$0.00	$592.54	$3,057.07	$0.00	$25,913.41	$482.44	**$30,045.46**
Cr Blair Colwell	$0.00	$0.00	$0.00	$592.54	$3,071.15	$0.00	$25,913.41	$825.94	**$30,403.04**
Cr Lawrie Cox	$1,528.04	$0.00	$0.00	$592.54	$6,070.66	$0.00	$25,913.41	$804.26	**$34,908.91**
Cr Deb Gunn	$750.54	$0.00	$0.00	$592.54	$3,947.09	$0.00	$25,913.41	$707.75	**$31,911.33**
Cr Stevan Kozmevski	$0.00	$0.00	$0.00	$523.45	$3,057.11	$0.00	$19,881.84	$402.54	**$23,864.94**
Cr Jarrod Lappin	$0.00	$0.00	$0.00	$592.54	$3,057.08	$0.00	$25,913.41	$517.53	**$30,080.56**
Cr David Lenberg	$0.00	$0.00	$0.00	$592.54	$11,916.19	$0.00	$25,913.41	$752.59	**$39,174.73**
Cr Aidan McLindon	$0.00	$0.00	$0.00	$463.36	$5,536.33	$0.00	$56,402.97	$914.79	**$63,317.45**
Cr Christine Stow	$0.00	$0.00	$0.00	$592.54	$4,556.19	$0.00	$25,913.41	$1,048.53	**$32,110.67**
Cr Martin Taylor	$495.30	$0.00	$0.00	$1,785.27	$8,329.62	$0.00	$44,121.96	$2,302.82	**$57,034.97**
Cr Daniela Zinni	$1,334.12	$528.00	$0.00	$592.54	$7,281.03	$0.00	$43,257.25	$1,078.25	**$54,071.19**
Total	**$4,108.00**	**$528.00**	**$0.00**	**$7,512.40**	**$59,879.52**	**$0.00**	**$345,057.89**	**$9,837.44**	**$426,923.25**

* Cr Kozmevski ceased to be a Councillor, effective 8 May 2025, as a result of a VCAT determination declaring the Lalor Ward election result to be void.

** Cr McLindon was suspended as a Councillor for six months, effective 16 April 2025.

Model Councillor Code of Conduct

From October 2024, all Councillors are required to observe the Model Code of Conduct. The Model Code of Conduct replaces the previous statutory requirement for each Council to develop its own Councillor Code of Conduct.

The Model Code of Conduct establishes clear standards for the behaviour and responsibilities of Councillors. It ensures that Councillors can effectively perform their duties and functions, supporting the Council in its role to provide good governance for the benefit and wellbeing of the community.

By setting these expectations, Councillors are better equipped to perform their duties in a manner that reflects the values of integrity, transparency, respect and accountability.

A copy of the Council Code of Conduct is available on the City of Whittlesea website.



Building awareness of the dangers of vaping among young people

The City of Whittlesea Youth Council is stepping up to address the increasing use of vaping among young people aged 12-25. Alarmed by the increasing number of their peers turning to vaping, the Youth Council is determined to raise awareness about the dangerous chemicals and toxins found in vapes.

Research conducted by VicHealth revealed that only one in three young people understand what's in an e-cigarette. To address these concerns and raise awareness, the Youth Council has used social media reels to expose the 'bitter truth' behind the flavours. Their message? Get the facts before you take a puff!

"Don't be fooled by the flavours. The risks are real, and we want young people to make smart choices about their health," said Kaynat.

City of Whittlesea Youth Councillors are raising awareness about the dangers of vaping, using social media to share the 'bitter truth' behind the flavours and encourage young people to make healthier choices

Our Youth Council

The Youth Council members were appointed in 2023 and are appointed for a two-year term. They provide valuable advice to Council on matters that affect young people.

The Youth Council is a formal advisory group made up of twelve passionate young people from across the municipality.

Find out more about the Youth Council at **whittlesea.vic.gov.au/youthcouncil**



Youth Mayor

KAYNAT VIRK

(she/her)

I have joined the Youth Council to ensure the problems facing the youth are brought to the table and are discussed with the intention to encourage effective change. Issues of climate change and youth wellbeing are of high concern to me.



Deputy Youth Mayor

EMILY TRICARICO

(she/her)

My goal is to create a safe and welcome environment wherever I go, using my personal experience of overcoming various challenges to better understand and encourage those in my community who have also experienced feelings of isolation.



ANGELICA BANQUIL

(she/her)

The Youth Council allows me to involve myself in what I am most passionate about – active community involvement – and I believe it allows me to seamlessly utilise and enhance my leadership skills while engaging in hands-on initiatives to create a positive impact.



ANGELA ROLEVSKA

(she/her)

I am a keen participant in the community, and I have a strong passion for leadership and advocacy for my peers. Over the past two years, I have been lucky enough to be part of the process of developing the foundation of the Whittlesea Youth Council and I believe this advocacy body to be of utmost importance to young people.



BAVLEEN KAUR

(she/her)

I want to give back to the community where I live, study, play, and socialise. I want to do whatever I can for the youth, environment and health of the City of Whittlesea. I want to be a voice for young people in the municipality and raise and advocate for topics I am passionate about.



ELLY WATSON

(she/her)

My passion for well-being and physical fitness, and a desire for different encounters, propelled me to take this endeavour. I want to encourage participation in council-hosted events and activities, deepen engagement with the youth offerings and contribute to the council's decision-making processes.



MUSTAFA KHRAIM

(he/him)

I am dedicated to creating a safe space for young people in our community. With a demonstrated passion for youth empowerment in school leadership roles, I aspire to actively contribute to initiatives amplifying young voices and addressing crucial issues.



OSAMA AKKAD

(he/him)

I'm passionate about social justice, inclusion, and ensuring that all voices – especially those from underrepresented backgrounds – are heard and valued. I want to help create spaces where young people feel supported, empowered, and connected.



SANDY TRAN

(she/her)

I believe that every young person deserves a safe space where they can freely express themselves, engage in meaningful discussions and receive guidance as they pursue their passions without fear of judgement or shame.



SOPHIE WINTER

(she/her)

I was part of the Youth Advisory Committee for 2022-23. I am passionate about politics and the environment. I joined the Youth Council to develop my leadership skills, meet new people and help other young people have their voices heard.



TANYA SHARMA

(she/her)

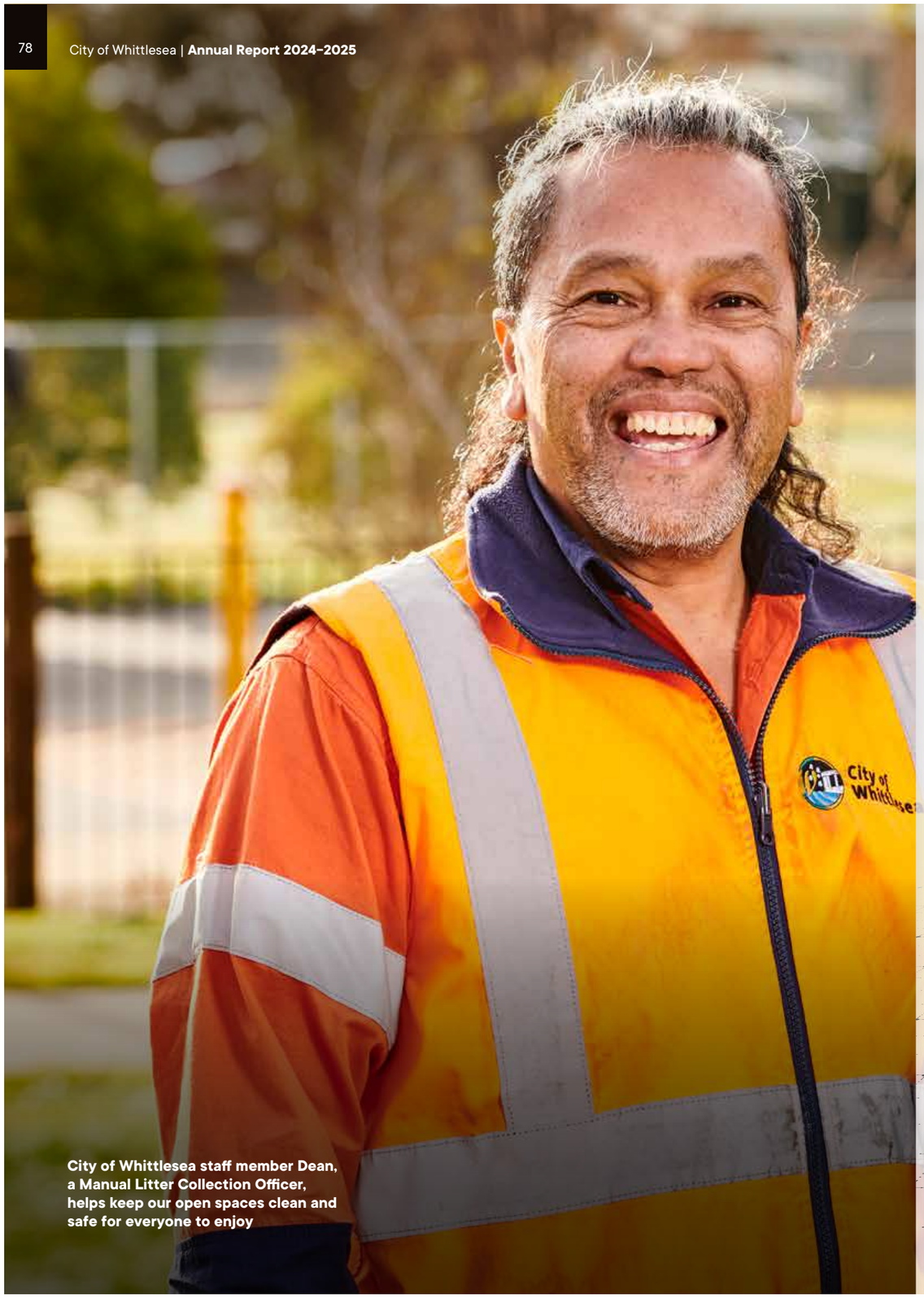
I am committed to addressing the environmental and sustainability challenges that confront young people today. Recognising the pivotal role that the youth play in shaping the future, I am driven by a passion to creating a more sustainable and resilient community.



ZACHARY MELVAINE

(he/him)

I love leadership, collaboration, and community service. I find joy in helping others and striving to become the best version of myself. Being a Youth Councillor is the chance to continue building upon the foundations I've established during my two-year tenure with the Youth Advisory Committee.



City of Whittlesea staff member Dean, a Manual Litter Collection Officer, helps keep our open spaces clean and safe for everyone to enjoy



OUR ORGANISATION

The following pages provide details on our organisation and workforce, including the organisational structure and occupational health and safety.

The Executive Leadership Team

As at 30 June 2025

The Executive Leadership Team is led by the Chief Executive Officer (CEO) and consists of four Directors, who each manage a directorate of departments and two Executive Managers.



Chief Executive Officer

Craig Lloyd

Craig commenced at the City of Whittlesea in October 2020 having spent two-and-a-half years at neighbouring Murrindindi Shire Council as CEO. Craig has built his career in a range of emergency service organisations.

Craig holds a Masters of Business Administration, a Post Graduate Certificate in Community Development (Emergency Management) and a Masters of Project Management.

He has also completed the Australian Institute of Company Directors Course and undertaken the Local Government Professionals Executive Leadership Program.

Craig has a deep commitment to grass roots community engagement and is skilled in many facets of local government such as community engagement, environment, economic development, emergency management and IT.

Outside of work Craig is an award-winning singer/songwriter, and a Board Member of Music Victoria, Rising Festival and a National Level Hockey Umpire.



Director Community Wellbeing

Agata Chmielewski

Agata joined the City of Whittlesea in 2021 with over 15 years of experience in both public and private sectors. She has led teams and projects focused on delivering community services, programs, and local infrastructure that make a real difference in people's lives.

With a Bachelor of Environmental Biology and postgraduate studies in City Policy, Agata brings a strong understanding of how places and communities work together. She's passionate about creating neighbourhoods where everyone feels included and has the chance to take part in community life.

Agata values strong partnerships and works closely with government, community groups, and local businesses to improve health, social and economic outcomes for all residents. She has also served on the boards of several community organisations.

In her spare time, Agata enjoys getting creative – lately, she's been experimenting with ceramics.

This directorate oversees many service areas that impact the day-to-day living and wellbeing of City of Whittlesea residents. The directorate works collaboratively with the State and Federal Governments to provide many of these services and operates in partnership with community service organisations to meet the needs of our diverse and vibrant community.



Director Customer and Corporate Services

Sarah Renner

Sarah commenced with the City of Whittlesea in 2022 and brings extensive operational, infrastructure planning and development, corporate services and governance expertise. Sarah has a Bachelor of Aviation, a postgraduate GMP from Harvard Business School and a postgraduate in Strategic Leadership from Oxford Business School.

Sarah's career prior to the City of Whittlesea included roles as Executive Director at Triple Zero Victoria, CEO of Hobart Airport, Executive General Manager of ISS Facility Services Australia and Executive Planning and Development at Melbourne Airport.

Sarah has a passion for growing organisational cultures that are diverse and inclusive and outside of work she enjoys travel, photography and cultivating organic fruit and vegetables.

This directorate ensures that Council has the funds available to provide safe, useful and sustainable assets and services to our community. It directs and assists the organisation to achieve its goals by providing accurate data and advice, and introduces efficiencies and enhancements that best utilise Council's resources.

Some of the directorate's key functions include finance, people and culture, customer experience, information technology, legal services, project governance and change management.



Director Infrastructure and Environment

Debbie Wood

Debbie joined the City of Whittlesea in 2020. Debbie has a Bachelor of Design (Landscape Architecture) and is passionate about delivering great public realm for the community.

Debbie is an authentic leader who strives to develop empowered teams, who deliver great infrastructure for current and future residents.

Prior to joining the team at the City of Whittlesea, Debbie was the Director of Presentation and Assets at the City of Greater Bendigo and has also worked at the City of Hobart and the City of Casey.

Outside of work Debbie enjoys travel, time in her garden and loves dogs (her own as well as anyone else's).

This directorate provides a diverse range of infrastructure services to the community. With the high level of growth within the municipality and an increasing number of residents, there is a need to be responsive to community needs.

Some of the directorate's key functions include design and construction of Council's capital projects, managing parks and open spaces, road and footpath construction and maintenance, building maintenance, engineering services, asset management, traffic engineering, road safety and sustainability planning.



Director Planning and Development

Emma Appleton

Emma is the Director of Planning and Development, joining the City of Whittlesea in mid-2023.

Emma has held leadership roles in public agencies and design consultancies in Australia and the UK. She established the Victorian Design Review Panel at the Office of the Victorian Government Architect, led City Strategy at the City of Melbourne, and was Director of Project and Portfolio Development at Homes Victoria.

Emma has a Bachelor of Design Studies in Architecture, with postgraduate qualifications in landscape architecture and urban design. She is a Fellow of the Australian Institute of Landscape Architects, a Churchill Fellow (UK) and was recognised in the Top 50 Public Sector women in Victoria in 2019. She is a graduate of the LGPro Executive Leadership Program.

Emma is a passionate advocate for great planning, urban design and sustainable architecture. She loves travelling with her family to learn from other places, as well as walking in nature.

The directorate provides Strategic Land Use Planning, Town Planning, Building and Planning Compliance, Strategic Property, and Economic Development services to support the liveability and prosperity of the City's growing community of residents and businesses. The directorate also helps ensure the safety and wellbeing of the community through ensuring compliance with Local Laws, Environmental Health, Animal Management and through its Emergency Management services.

The Executive Leadership Team



Executive Manager
Office of Council and CEO

Jacinta Stevens

Jacinta joined the City of Whittlesea in 2023 and is the Executive Manager Office of Council and CEO. Jacinta also holds statutory appointments as Council's nominated Public Interest Disclosure Coordinator and Councillor Conduct Officer.

A qualified Australian Lawyer, Jacinta has over 25 years experience across all three tiers of government, has specialised in local government governance since 2012 and is passionate about embedding good governance practices across the organisation.

With a Graduate Certificate in Business Management, Jacinta is a strong and empathetic leader who takes pride in developing individuals and effective teams in the pursuit of organisational goals.

Outside of work Jacinta prefers to stay active outdoors, especially beach walks and taking her two Labradors on adventures.

The Office of Council and CEO is responsible for providing the highest levels of expertise in Council governance, Freedom of Information, privacy, compliance, strategic and operational risks and insurance. The department acts as the coordinator of Council's relationships with key State Government ministerial offices, state bodies and authorities and inspectorates.

This department includes the Office of the CEO and Governance Administration teams, providing advice to Council and the organisation, supporting Council Meetings and coordinating civic events.



Executive Manager
Public Affairs

Janine Morgan

A creative and passionate communicator Janine joined Council in 2016, building on extensive experience in the public and private sectors including roles at BHP, the Ministry of Justice, Nillumbik Shire Council, and in media and television production.

She has a Bachelor of Public Relations majoring in psychology, an IAP2 Australasia Certificate of Engagement and is a graduate of the LGPro Executive Leadership Program.

Janine is a long-standing resident of the City of Whittlesea and is committed to ensuring local voices are considered as part of Council's decision-making.

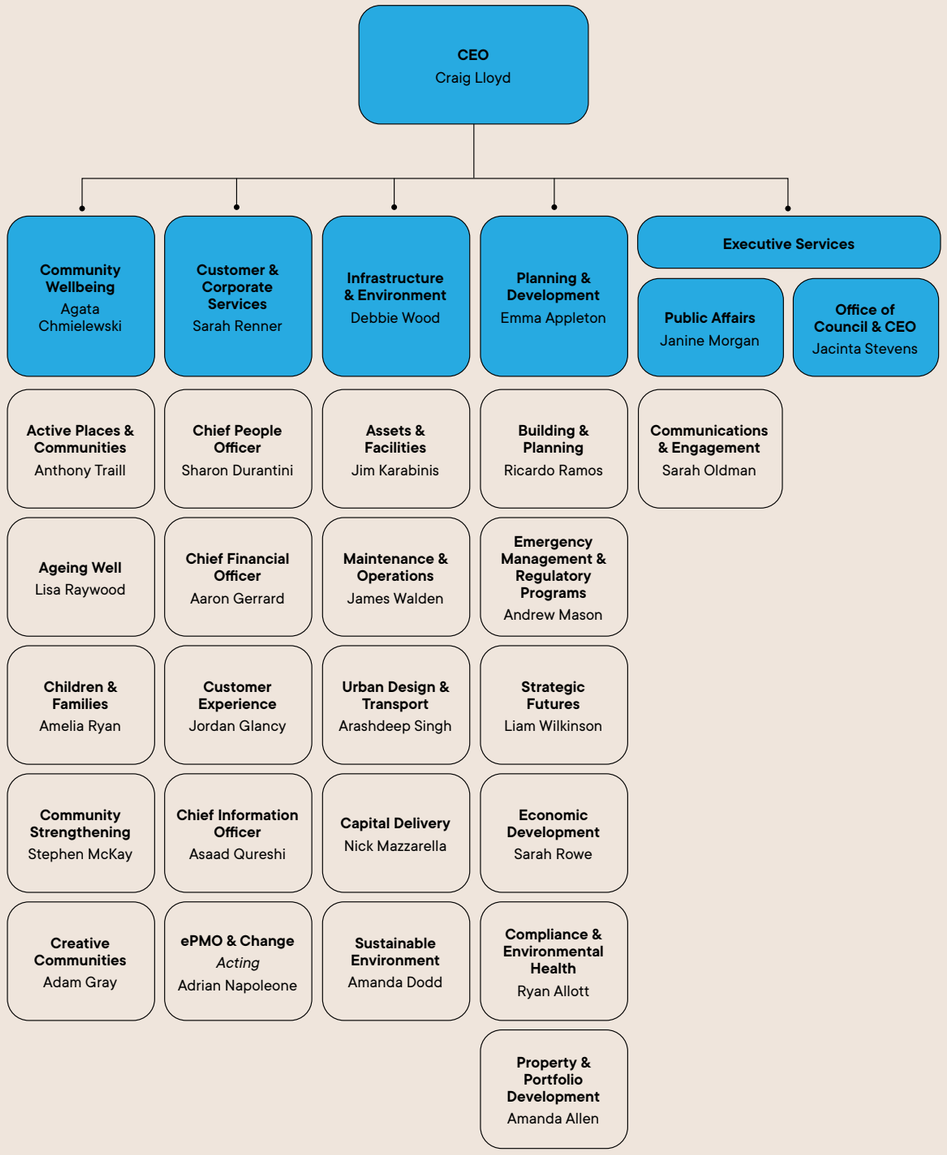
When she's not working, you'll find her exploring new places, soaking up the outdoors, attempting to play tennis or pickleball, and making the most of time with her favourite people and pets.

The Public Affairs Department is responsible for delivering effective an impactful communication through a variety of digital and traditional channels to the City of Whittlesea community and its staff.

The department also coordinates and delivers community engagement; seeking community feedback on projects, plans and activities to ensure community's viewpoints are considered as part of Council's decision-making processes.

Public Affairs manages media relations and provides strategic communications advice in addition to overseeing Council's brand, graphic design and audiovisual services.

Organisational structure



Our Staff

Our purpose statement

Making lives better

We believe that when a group of passionate and talented people work together, they can make lives better.

This belief means we start with our own people. We're creating a workplace where our people are valued, grow and develop, lead in their own spaces and are committed to serving our community.

This means living our values every day and working in an inclusive and respectful environment where everyone feels they belong.

Organisational profile



63%
of employees are women



64%
of employees live within the municipality

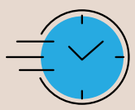


31%
were born overseas

76%
of women work part time versus 24% of men

25%
live in neighbouring municipalities

32%
frequently speak a language other than English



23%
of employees have a flexible working arrangement



22%
of employees have a working from home arrangement in place



1,055
Council employs 1,055 full-time equivalent staff

Our workforce

A summary of the number of full-time equivalent (FTE) Council staff by organisational structure, employment type and gender is set out below.

Employment Type	Gender	Community Wellbeing	Infrastructure & Environment	Planning & Development	Customer & Corporate Services	Executive Services	Total
Full time	Female	96.40	62.50	73.00	83.20	36.90	352.00
	Male	34.00	198.00	61.80	55.00	7.00	355.80
Part-time	Female	129.50	9.50	50.50	25.30	1.50	216.30
	Male	7.10	4.20	22.50	6.00	0.50	40.30
Casual	Female	5.35	0	2.85	0.32	0	8.52
	Male	1.52	0	0.58	0	0	2.1
Total		**273.87**	**274.20**	**211.23**	**196.82**	**45.90**	**975.02**

Employment classification and gender

Classification	Female	Male	Total
Band 1	107	96	**203**
Band 2	0	0	**0**
Band 3	112	100	**212**
Band 4	104	26	**130**
Band 5	122	49	**171**
Band 6	146	84	**230**
Band 7	90	67	**157**
Band 8	38	40	**78**
Other*	125	35	**160**

** includes students, maternal and child health nurses, immunisation nurses, senior officers and senior executive officers. Note: figures do not include casuals.*

Years of service awards

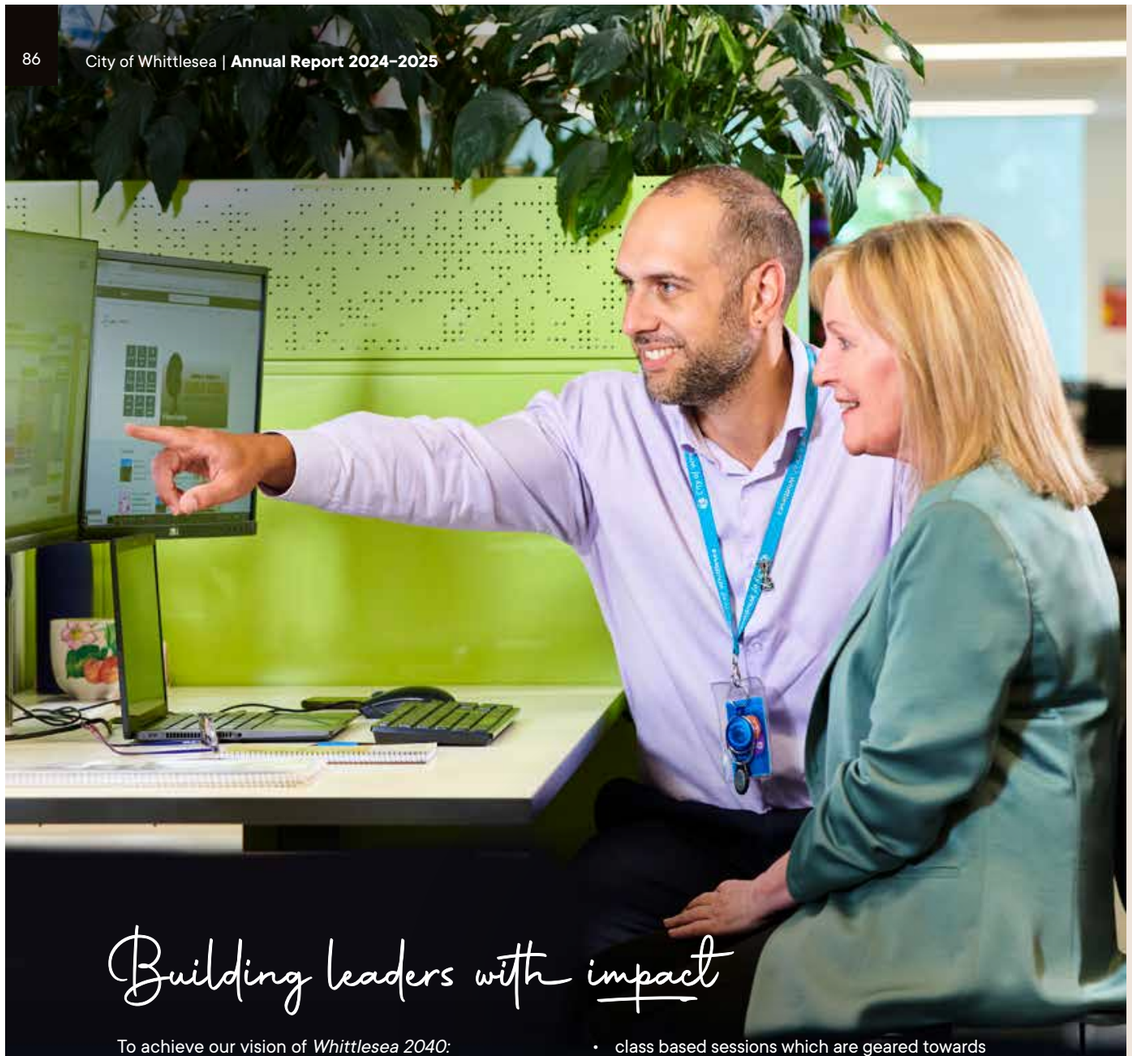
Each year, the City of Whittlesea recognises staff who have achieved milestones in their years of service for the organisation. In 2025, the following years of service awards were presented:

Milestone	Number of recipients
10 years of service	**37**
15 years of service	**39**
20 years of service	**11**
25 years of service	**3**
35 years of service	**3**
40 years of service	**1**

Staff turnover

Staff turnover for 2024-2025 at the City of Whittlesea was 13.17%. The industry benchmark range is 15-20 per cent.

For information on remuneration, see pages 255-257.
For information on superannuation, see page 268-271.



Building leaders with impact

To achieve our vision of *Whittlesea 2040: A place for all*, it is crucial we continue to invest in our leaders to deliver for our growing community.

In 2024 we reviewed our in-house *Emerging Leaders Program* to ensure it met participant and organisational needs. Benchmarking against best practice leadership programs in Australia and abroad, we developed a new program aligned with our vision and leadership expectations, using contemporary adult learning principles.

Our new *Leading with Impact* program consists of:

- 360-degree feedback through Human Synergistics
- one-on-one coaching and reflective practice
- a personal best leadership project; an organisational project that participants work on to apply their learning in real time
- class based sessions which are geared towards engagement, exploration and discussion
- an emphasis on relationships; building and strengthening genuine relationships built on trust and depth.

This is a six-month intensive program subject to application and selection. It is currently run twice a year and is designed to stretch participants in a safe learning environment, nurturing their potential and creating an impact on their teams, the broader organisation and the community.

"I feel so much more confident. I've learned so much, and I've formed some really great connections. I feel grateful to have been part of this program."

Supporting our community begins with investing in our people. Dario participated in the inaugural *Leading with Impact* program

Learning and development

Our comprehensive learning and development programs support our staff to continuously grow and develop, and build the capabilities required to meet community and organisational needs.

Core learning and development programs and supports include:

Professional development training

Each year, a corporate suite of professional development training is offered to all staff, featuring in-person, self-paced and online courses aligned with our capability framework and emerging learning needs. In 2024-2025, 92 in-person professional development training sessions (excluding the City of Whittlesea's core leadership development program, Leading 2 Success and staff induction training sessions) were held with over 980 participants. In addition, over 900 online courses were made available to staff across a range of professional development topics.

Staff induction training

All new staff attend an induction session that connects them to the organisational vision, values and purpose, introduces them to the organisational structure, and provides them with an opportunity to meet other new starters. In 2024-2025, 183 employees completed induction training.

Technical and specialist training

A wide range of job roles and disciplines are required to deliver our diverse services. Job-specific technical and specialist training is often coordinated at a local level. Where demand for technical and specialist training is significant, training may be run in-house and/or coordinated centrally.

Lead @ All Levels

Our Lead @ All levels program recognises the importance and impact of leadership behaviours in all roles, at any level. These elective modules focus on self-awareness, emotional intelligence, and self-management skills. In 2024-2025, three Lead @ All Levels sessions were held with 43 individual contributors participating.

Study Assistance

The Study Assistance offering provides eligible and approved staff with financial and non-financial support to undertake tertiary study, related to their role and/or career path at the City of Whittlesea. In 2024-2025, 35 employees received some form of study assistance to support them in their role performance and career development.

In addition, the following leadership development programs and supports build skills in our current and aspiring leaders:

Leading 2 Success – Leadership Development Program

Leading 2 Success (L2S) is City of Whittlesea's core leadership development program. Combining leadership theory and practical strategies, with an emphasis on self-reflection and peer connection, L2S helps our leaders to develop the skills, knowledge and mindset to lead with impact and authenticity. In 2024-2025, 32 L2S sessions were held with 369 participants.

Annual Leadership Summit

In March 2025, we held our third annual Leadership Summit. The Summit is a leadership development and networking event for all people leaders at the City of Whittlesea. Featuring guest speakers and thought-provoking topics, it was attended by over 200 of our leaders.

Emerging Leader's Program

Our Emerging Leaders Program accelerates the leadership impact of high-potential staff and frontline leaders. Through a competitive selection process, participants grow their skills and networks via presentations, immersive activities and a group project. In the past year, 24 staff graduated, and the program was reviewed and has been replaced by the Leading with Impact program.

Leading with Impact Program

Our new Leading with Impact Program is designed to equip leaders in the latest evidence-based leadership theory and practice, while being tailored to the vision and purpose for the City of Whittlesea. A sought-after program subject to an application and selection process, participants are challenged to grow their leadership skills and network through thought-provoking presentations, immersive activities, and a group project. Fourteen operational leaders graduated from the first round of the program in June 2025, with the second round to take place in the second half of 2025.

Women's Leadership Network

The Women's Leadership Network is a supportive group and learning space to explore and address challenges, opportunities and needs common to women in leadership positions at City of Whittlesea. In 2024-2025 two events were held to develop and connect this group's members – #IAmRemarkable workshops were held for International Women's Day, and the *Amplify* workshop was attended by more than 40 employees.

Enterprise Agreement

The City of Whittlesea Enterprise Agreement No.10 (2023) was approved by the Fair Work Commission and came into effect on 13 December 2023. The Agreement provides yearly salary increase, as well as a range of other benefits including flexible working, unlimited family violence leave and generous parental leave entitlements.

Organisational changes

During 2024-2025 the City of Whittlesea undertook some minor structural changes. These changes support the creation of a high-performing organisation that continues to meet the needs of the community and deliver on the *Whittlesea 2040* vision and goals.

Consistent with all organisational changes, staff were consulted with all feedback considered when making a final decision on structural changes.

Organisational challenges

Despite the recent development of an Employee Value Proposition (EVP), Council continues to face challenges in attracting and retaining talent. The EVP has had a positive impact, particularly in drawing and maintaining high-performing candidates, but talent competition still remains high.

Equal Employment Opportunity

Council is committed to providing a workplace free from all forms of discrimination, harassment and bullying, and continues to promote equality of opportunity for all employees through merit-based recruitment and selection, employment conditions, benefits, training and promotion.

All new employees receive a suite of compliance training and information on discrimination, harassment and bullying as part of the induction process while all current staff receive ongoing training on these topics. All relevant policies are accessible via Council's intranet.

The organisation also provides a range of options for staff requiring support for personal or workplace issues. The Peer Support Program has 20 volunteer employees who provide informal and confidential support to employees experiencing difficulties at work or at home who may need assistance navigating additional and more formal pathways for support.

A confidential Employee Assistance Program is also available to all staff and their immediate families to discuss and provide support with a range of workplace and personal issues.

Our employment programs

Inclusive Employment Program

Inclusive Employment Program (IEP) was introduced in 2023 with the aim of providing participants with genuine work experience to assist in overcoming the employment challenges faced by many of our diverse population.

Each IEP role offers a paid, six-month placement to people who live locally and are experiencing barriers to securing meaningful and suitable employment. Eligible participants must either identify as culturally and linguistically diverse (CALD), First Nations, a person living with disability, residents experiencing hardship or older residents unable to find work. With the experience gained from an IEP placement, participants will be better equipped to go on and find suitable employment.

Ten local residents successfully completed the IEP with Council this financial year.

The program will move to become an ongoing opportunity within the City of Whittlesea, with two 12-month opportunities available per financial year.

Work Ready Program

Work Ready is a work experience program for adult migrants and refugees, aimed at creating meaningful work experience to overcome the employment challenges and lack of Australian work experience faced by many migrants and refugees.

It is a 12-week work experience program, completed over two days per week, six hours per day, and enables participants to gain local experience, knowledge of Australian workplace culture and the necessary skills to get them ready for work.

The program is primarily directed to supporting newly arrived and disadvantaged migrants and refugees who live within the municipal boundaries.

In 2024-2025, the City of Whittlesea had three work ready placements.

Find out more about working for the City of Whittlesea at **whittlesea.vic.gov.au/careersatcouncil**

Continuing to build a *Great Workplace for All*

Our Great Workplace for All (GWA) Plan is our overarching people plan and supports our High Performing Organisation strategy. It illustrates our determination to create a workplace where our people are valued, grow, lead in their own spaces and are committed to serving our community both now and in the future. Our aspiration is to give all our people an 'irresistible employee experience' whilst they contribute to the wellbeing and service of our community.

We conducted a review of our GWA for the next two years and confirmed our key workforce priorities and initiatives across five focal areas, as follows:



1. **Culture**
2. **Leadership**
3. **Employee Experience**
4. **Enabling Organisation**
5. **Wellbeing**

Key GWA actions that have been delivered in 2024-2025 include:

- focusing on the psychological safety of all our people
- commencing the implementation of our leading-edge Human Capital Management System, Workday
- the implementation of our integrated talent management and succession planning approach
- the development and implementation of our Leading with Impact program
- Great Workplace for All staff awards event held in December 2024, to recognise achievements and inspire performance
- Annual Leadership Summit held in March 2025, to continue developing our leadership capabilities and align leadership thinking
- the design and implementation of a structured program of development interventions to encourage a culture of high performance, feedback and service excellence.

Future focus

Key *Great Workplace for All* actions to be delivered in 2025-26 include:

- continuing implementation of our Human Capital Management System, Workday
- strengthening our Talent Management and Succession planning
- updating, and aligning, our Workforce and Gender Equality Action Plans
- delivering an integrated program of revitalised leadership development actions to ensure our leaders have access to leading thinking and practical knowledge.



At Council's End of Year Celebration, Utility Works & Infrastructure Protection Officer Geoff was commemorated for 40 years of dedicated service to the City of Whittlesea



Lisa, General Counsel, with her puppy Frankie – part of the City of Whittlesea's 'Bring Your Dog to Work' program supporting staff wellbeing

Safety, health and wellbeing

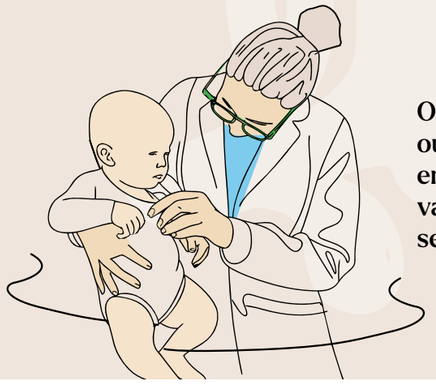
The City of Whittlesea is committed to providing a safe working environment for employees, contractors, volunteers and visitors. This is done through a focus on a strong reporting culture, the continual improvement of our safety processes, by fostering a high degree of risk vigilance and by learning from our incidents and near misses.

Wellbeing@Work program

Our Wellbeing@Work program aims to provide staff with access to a range of health and wellbeing programs and activities, focused on improving physical health and mental wellbeing.

Some of the key programs and activities provided in 2024-2025 include:

- the SiSU Health Station was placed at three locations, offering free, independent, medical-grade health checks for staff in just four minutes
- Women's Health Week focussed on nutritional medicine and hormones during menopause
- RUOK Day activities were delivered across the organisation, including awareness initiatives and messages from the Executive Leadership Team
- we partnered with our Employer Assistance Program provider to deliver two staff wellbeing sessions: *Stress and Burnout* and *The Science of Sleep*
- two hundred staff participated in the *15-Minute Challenge*, a six-week program designed to promote physical activity for all fitness levels while having a focus on encouraging participation from staff who are typically less active
- hosted Men's Health Week events at two locations which attracted more than 150 staff. Guest speaker Ben Alexander, a former Australian Wallaby rugby player and mental health advocate, shared insights on wellbeing, burnout and sustaining energy
- lunchtime exercise classes were offered in-person at various sites and online, including Pilates, Yoga, Boxing/Circuit training and walking groups. On-site bicycles and gym equipment were maintained and made available for staff
- an on-site physiotherapist was available to support staff with both work-related and non-work-related injuries
- a comprehensive review of the Wellbeing@Work program occurred which included a satisfaction survey, numerous workshops, participation data analysis, desktop research and benchmarking against other local government initiatives. The review generated some recommendations that have resulted in a number of strategic and operational improvements
- annual refresher training was delivered to Peer Support Officers (PSO).



Our Great Workplace for All Plan sets out our commitment to creating an 'irresistible employee experience' where our people feel valued, supported to grow, and inspired to serve the community.

Work health and safety incidents

The City of Whittlesea records all health and safety incidents, injuries near misses and hazards.

Reporting levels remain strong, with 516 incidents and 149 hazards recorded in 2024-2025.

The increase in hazard (35%) and near-miss (18%) reporting reflects the positive impact of our upgraded incident management system, targeted training and internal communications that have strengthened awareness and encouraged proactive reporting.

The introduction of the OHS Governance Framework, the Hazard Identification and Risk Management procedure, and the enhanced Incident Management and Corrective Action process has further strengthened our approach, ensuring clear accountabilities, effective risk control and continuous improvement.

This strong reporting culture is critical to reducing serious incidents and lost time injuries.

As a result, Lost Time Injuries (LTIs) have decreased from 26 in 2023-24 to 24 in 2024-2025, with the Lost Time Injury Frequency Rate (LTIFR) reducing from 13.8 to 13.4.

This demonstrates ongoing improvements from enhanced hazard identification, safe work procedure reviews, early intervention strategies and improved incident investigations, all of which have been supported by strong engagement from our Health and Safety Representatives (HSRs).

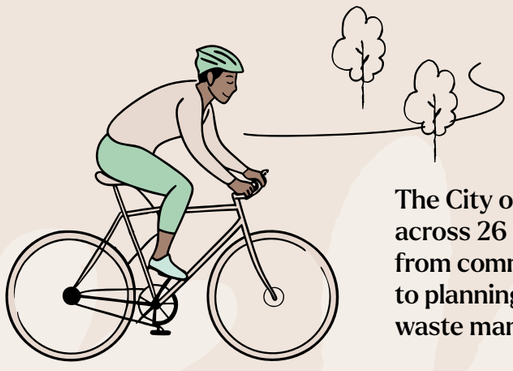
Our focus remains on continuing to reduce LTIs through proactive risk management, strengthened governance, and early intervention.

	2023-2024	Corrected 2023-2024	2024-2025	Change
Incident	574	542*	516	-26
Injury	204	196*	169	+3
Near Miss	39	39	57	+18
Hazard	112	114*	149	+35
LTI	26	26	24	-2
LTIFR	13.8	13.8	13.4	-0.4

* Five incidents reported after the end of 2023-24 financial year

* Eight injuries reported after the end of 2023-24 financial year

* In 2024-2025, Council completed a review of its safety data to ensure incidents are accurately recorded and classified under the new reporting system. This process has improved the accuracy and reliability of safety performance data, providing assurance that workplace incidents are being transparently reported, monitored and addressed in line with recognised standards.



The City of Whittlesea delivers over 140 services across 26 service groups, supporting everything from community programs and open space to planning, business development, and waste management.

Safety Management System and process enhancements

During 2024-2025 there was a focus on revising some elements of the City of Whittlesea's safety management system in line with ISO45001 by applying a methodology of simplicity, useability and quality. This has led to a significant number of enhancements to the following processes:

- **OHS Governance Framework**
  The framework sets out how the City of Whittlesea's Occupational Health and Safety Management System (OHSMS) supports effective safety governance. It defines key governance activities, responsibilities, and oversight mechanisms to ensure due diligence and informed decision-making by Council, staff and stakeholders
- **Hazard Identification and Risk Management**
  This procedure details how workplace hazards and risks are identified, assessed and controlled, with a focus on eliminating risks where possible or minimising them to the lowest practicable level
- **Incident Management and Continuous Improvement**
  This process ensures timely reporting, documentation, and response to incidents, injuries and dangerous events, while promoting learning and corrective actions to drive ongoing occupational health and safety improvements.

Risk

The proactive management of the City of Whittlesea's operational risks guides where our supervision, resources and assurance activities are directed.

In 2024-2025 the focus has been on three of our most significant risks which includes driving and the prevention of vehicle accidents; psychosocial hazards that can result in mental health injuries and reduced productivity; and musculoskeletal disorders which includes strains and sprains that can occur while performing manual activities.

In support of these programs there are number of discrete and targeted focus areas, the work of which will carry into 2025-26 and includes:

- **Psychosocial Risk Management Framework**
  Aligning with the upcoming OHS (Psychological Health) Regulations which come into effect 1 December 2025, the program includes developing a psychosocial risk register, implementing risk control plans for key psychosocial hazards, and delivering targeted training programs to build capability among staff and leaders.

  These initiatives strengthen Council's approach to psychological health and safety by ensuring compliance, reducing risks, and by fostering a supportive and resilient workplace culture
- **Occupational Violence and Aggression (OVA) Framework**
  The City of Whittlesea is developing an Occupational Violence and Aggression (OVA) Prevention Framework to address increasing workplace violence risks. Aligned with Victorian Department of Health guidance, the framework takes a whole-of-council approach and focuses on six key domains: Governance, Prevention, Training, Response, Reporting and Investigation.

Other improvement initiatives and future focus

Other improvement initiatives that were implemented during 2024-2025 included:

- **the launch of a revised Contractor Management System**
  The program focussed on aligning the City of Whittlesea's new Safety Information Platform (BeSafe) with our existing paper-based processes to ensure that contractor safety was held to the same standard as employee safety. The system provides a structured and consistent approach to managing contractor compliance, safety documentation, inductions and risk management processes
- **Safety and Wellbeing Management Review and Assurance Program**
  The City of Whittlesea is implementing a structured Safety and Wellbeing Assurance Framework and Management Review process to strengthen oversight and continuous improvement. Planned actions include establishing a risk-based assurance program to assess the effectiveness of the Occupational Health and Safety Management System (OHSMS), defining clear responsibilities for assurance activities, and conducting regular departmental and organisational reviews to monitor performance, identify trends, and enhance health and safety outcomes.
- a number of health and safety training outcomes were also delivered during 2024-2025 including:
  - Safety Due Diligence Training for the Executive and Senior Leadership Teams
  - Incident Investigation Training (including Incident Cause Analysis Method Training)
  - forklift refresher training for Maintenance Depot staff
  - trailer towing training for Maintenance Depot staff
  - Defensive Driver training for Maintenance Depot staff.



Our events provide our community with opportunities to get involved and have fun

OUR PERFORMANCE

The following pages provide a detailed report of operations against the key projects and activities undertaken throughout 2024-2025, listed under our five key goals.

Community satisfaction survey

The annual Local Government Community Satisfaction Survey provides insights into community views on areas of council service delivery. The core performance measures include:

- overall performance
- value for money
- consultation and engagement
- community decisions
- sealed local roads
- waste management
- customer service
- overall Council direction.

Vesna and Hristina explore the shelves at Mill Park Library. Our local libraries scored 84 in the 2025 Community Satisfaction Survey – the highest performing of all Council services

2025 Community Satisfaction Survey results

During March and April 2025, a total of 800 residents from across the municipality provided their feedback via an online survey. Each rating given is a score out of 100.

49
for Overall performance
(State-wide average 53)
2024 rating – 52

37
for Overall Council direction
(State-wide average 46)
2024 rating – 44

43
for Community decisions
(State-wide average 49)
2024 rating – 50

65
for Customer service
(State-wide average 66)
2024 rating – 66

76
for Arts centres*
(State-wide average 73)
2024 rating – 66

84
for Libraries*
(State-wide average 73)
2024 rating – 66

54
for Appearance of public areas
(State-wide average 68)
2024 rating – 51

41
for Slashing and weed control
(State-wide average 47)
2024 rating – 40

51
for Sealed local roads
(State-wide average 45)
2024 rating – 51

65
for Waste management
(State-wide average 65)
2024 rating – 70

45
for Value for money
(State-wide average 47)
2024 rating – 47

47
for Consultation and engagement
(State-wide average 50)
2024 rating – 51

38
for Tourism development*
(State-wide average 60)
2024 rating – 49

44
for Planning and building permits
(State-wide average 43)
2024 rating – 54

52
for Enforcement and local laws
(State-wide average 59)
2024 rating – 59

72
for Community and cultural activities / events*
(State-wide average 65)
2024 rating – 63

54
for Informing the community
(State-wide average 56)
2024 rating – 53

42
for Lobbying
(State-wide average 49)
2024 rating – 50

57
for Emergency and disaster management
(State-wide average 65)
2024 rating – 63

37
for Population growth
(State-wide average 48)
2024 rating – 45

51
for Footpaths maintenance & repair
(previously local streets & footpaths)
(State-wide average 52)
2024 rating – 52

47
for Business and community development*
(State-wide average 56)
2024 rating – 57

Source: 2024 Local Government Community Survey (Whittlesea City Council) – JWS Research

* Note: index score derived only from respondents who used in past 12 months

NEW TO 2025

2025 Community Satisfaction Survey results

45 General town planning

58 Drains maintenance and repair

50 Street lighting

52 Street sweeping

68 Sports ovals and other outdoor sporting facilities

72 Recreation centres and/or aquatic centres (incl. swimming pools)

64 Bike and shared paths

66 Playgrounds (provision and maintenance)

48 Traffic management**

51 Parking management

60 Animal management

51 Litter bins in parks and shopping areas

79 Services for young children (MCH, immunisation, family day care)

54 Services for youth (School holiday programs, Council recreation events)

58 Services for seniors (home support, home delivered meals)

43 Services for people experiencing disadvantage

56 Maintenance and cleaning of strip shopping centres

36 Management of illegally dumped rubbish

50 Provision and maintenance of street trees

58 Environmental events, programs and activities

44 Planning and building permits**

76 Provision of performing arts centres, programs and activities**

72 Community and cultural activities, festivals and events**

47 Business and community development**

79 Bookable hard rubbish collection

84 Local library services**

66 Council's website

51 Public toilets

38 Tourism**

** Note: not new to 2025 but shows % of use over past 12 months.



Peter Hopper lake revitalisation project

Our performance

For the year ended 30 June 2025

Report of Operations

For the year ended 30 June 2025

Description of operations

The City of Whittlesea is responsible for more than 140 services across 26 service groups, from family and children's services, traffic regulation, open space, youth programs, waste management and community building; to matters concerning business development, planning for appropriate development and ensuring accountability for Council's budget. This broad range of community services and infrastructure for residents support the wellbeing and prosperity of our community.

Council's vision, goals and strategies to further improve services and facilities are described in our Council Plan 2021-2025 and the associated Budget 2024-2025 and are reported on in this document. Refer to the section on Our Performance for more information about Council services.

The delivery of services, facilities, support and advocacy to achieve goals is measured by a set of service performance indicators and measures. Council also has responsibility for administering a wide range of State and Federal legislation.

Our performance

Integrated strategic planning and reporting framework

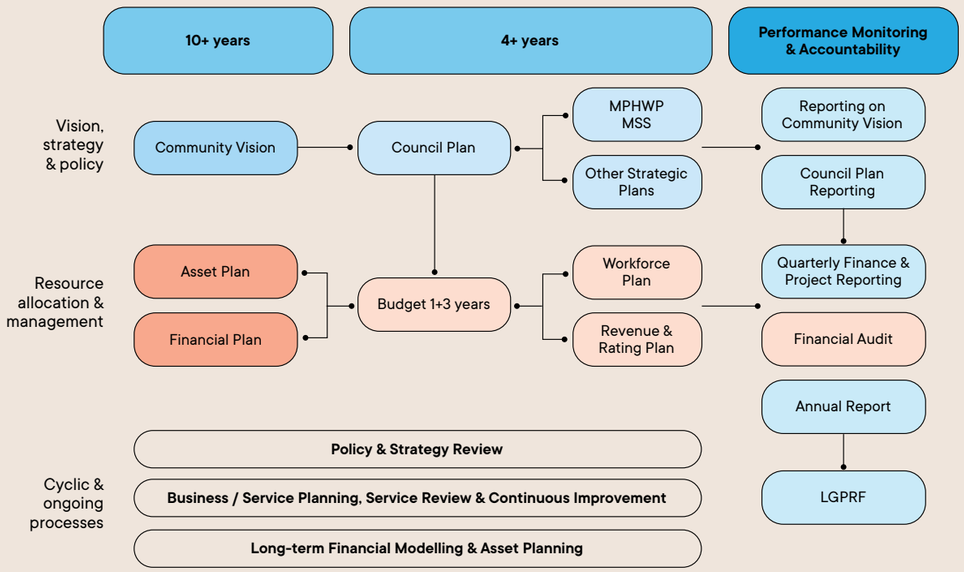
Part 4 of the *Local Government Act 2020* requires councils to prepare the following:

- **a Community Vision**
  (for at least the next 10 financial years)
- **a Council Plan**
  (for at least the next four financial years)
- **a Financial Plan**
  (for at least the next 10 financial years)
- **an Asset Plan**
  (for at least the next 10 financial years)
- **a Revenue and Rating Plan**
  (for at least the next four financial years)
- **an Annual Budget**
  (for the next four financial years)
- **a Quarterly Budget Report**
- **an Annual Report**
  (for each financial year)
- **Financial Policies**.

The Act also requires councils to prepare:

- **a Workforce Plan**
  (including projected staffing requirements for at least four years)
- **a Gender Equality Action Plan**
  (four years).

The following diagram shows the relationships between the key planning and reporting documents that make up the integrated strategic planning and reporting framework for local government. It also shows that there are opportunities for community and stakeholder input and feedback.





Community Plan (Council Plan)

The Community Plan 2021-2025 includes strategic objectives, strategies for achieving these for the four-year period, strategic indicators for monitoring achievement of the strategic objectives and a strategic resource plan.

The following are the five strategic objectives as detailed in the Community Plan.



Connected community

Our city opens its arms to every resident and is a place where all walks of life are celebrated and supported.



Liveable neighbourhoods

Our city is well-planned and beautiful, and our neighbourhoods and town centres are convenient and vibrant places to live, work and play.



Strong local economy

Our city is the smart choice for innovation, business growth and industry investment.



Sustainable environment

Our city's superb landscapes and natural environment are an enduring source of pride.



High performing organisation

Council delivers a range of internal functions and activities enabling the delivery of efficient and effective services and initiatives. Council's goal is to be a high-performing organisation which delivers best value to the community.

PERFORMANCE

Council's performance for the 2024-2025 financial year has been reported against each goal to demonstrate how Council is performing in achieving the Community Plan 2021-2025.

Performance has been measured as follows:

- results achieved in relation to the strategic indicators in the Community Plan
- progress in relation to the major initiatives identified in the Budget
- services funded in the Budget and the persons or sections of the community who are provided those services
- results against the prescribed service performance indicators and measures.

GOAL 1

Connected community

Building capacity of our future female leaders

Confidence. Connection. Leadership. These are just some of the outcomes of the Young Women's Leadership Program, run by the City of Whittlesea.

This free, 10-week program is open to young women aged 14 to 20. It helps participants build confidence, develop leadership skills, and connect with others in a safe and supportive space. The program includes workshops, group discussions and guest speakers from the local community.

Topics include women in leadership, gender equality, mental health, healthy relationships and self-confidence. You will learn useful skills, share ideas and hear from inspiring women who are making a difference.

Since 2019, 62 young women have participated, with many taking on leadership roles in City of Whittlesea programs like the Youth Council or community events.

In 2025, former participant Kaynat became City of Whittlesea Youth Mayor – a great example of what's possible.

"As Youth Mayor, I carry those lessons with me and I believe this is an experience every young woman should have," she said.

"The Young Women's Leadership Program gave me a safe space to reflect, share and learn. It opened up conversations we don't often get to have and gave me the confidence to use my voice and grow into a better version of myself."



Kaynat (left), a graduate of the City of Whittlesea's Young Women's Leadership Program, became Youth Mayor in 2025 – a powerful example of what's possible

Goal 1: Connected community

GOAL 1 Highlights

28,678
hours of service and support through the Maternal & Child Health service

3,624
children attended sessional kindergarten programs delivered at Council facilities

124
performances at PRACC (Plenty Ranges Arts & Convention Centre)

9,230
vaccinations administered

34
sessions and events delivered as part of the Raising Children and Young People program

94,000+
visitors attended performances, events, conferences and creative workshops at PRACC

1397
Let Everyone Actively Participate (LEAP) members

19,001
meals delivered

1,048,291
visits to leisure centres and aquatic facilities

51%
of animals at wat djerring Animal Facility rehomed

3,115
Community Home Support clients accessed services

$4B
in assets managed

2,103
inspections under the Food Act

GOAL 1 Key achievements

- Completed the building works of the **Aboriginal Gathering Place** in bunjil nganga Parkland (Quarry Hills).
- Commenced construction on the **second stage of the regional sports precinct in Mernda**.
- Completed the **redevelopment of the Epping Community Services Hub**.
- Progressed construction of the new **Murnong Community Centre in Donnybrook**.
- Adopted the ***Asset Plan 2025-35***.
- Provided more than **$2.5 million in community grants**.

GOAL 1

Connected community

Whittlesea 2040 *A place for all*

Strategic indicators

The following statement reviews the performance of Council against the Community Plan including results achieved in relation to the strategic indicators included in the Community Plan.

Strategic Indicator	Measure	2025 Result	2024
Social cohesion	Residents average rating of social connection in the community	57%[1]	48%[2]
Physical activity	Percentage of residents who do moderate to vigorous exercise for at least 2.5 hours a week	60%[3]	60%[4]
Mental health	Percentage of residents who report that they experience high or very high levels of psychological distress	22%[5]	31%[6]
Safety in public areas	Percentage of residents who feel safe in their local neighbourhood – Daytime	85%[7]	67%[9]
	Percentage of residents who feel safe in their local neighbourhood – Nighttime	37%[8]	
Civic participation	Percentage of residents who participated in community engagement activities	36%[10]	38%[11]

1 Community Insights Survey Wave 1.3 2024-2025
2 Community Insights Survey Wave 2 2024
3 Community Insights Survey Wave 1.3 2024-2025
4 Community Insights Survey Wave 2 2024
5 Victorian Population Health Survey 2023
6 Victorian Population Health Survey 2020
7 Community Insights Survey Wave 2.1 2024-2025
8 Community Insights Survey Wave 2.1 2024-2025
9 Community Insights Survey Wave 2 2024
10 Community Insights Survey Wave 2.2 2024-2025
11 Community Insights Survey Wave 2 2024



GOAL 1

Connected community



Major initiatives

The following statement reviews the progress of Council in relation to major initiatives identified in the 2024-2025 budget for the year.

Actions	Progress
Key Initiative #01	**Improve safety and perceptions of community safety in public spaces including for people with disabilities and their carers, women, girls and gender diverse people**
Continue to collaborate with partners to advocate and prevent gambling harm	Council continues to attend the Victorian Local Governance Association meeting on gambling harm and actively explores collaborative opportunities with other local councils, the Municipal Association of Victoria, the Alliance for Gambling Reform, and academic institutions. This association ensures the inclusion of gambling harm prevention in municipal public health and wellbeing plans. One recent outcome included the Department of Health's *'Love the game'* initiative. Sport and gambling don't have to go together, and players and fans can be encouraged to love the game, not the odds. This initiative has been promoted across sporting clubs in the City of Whittlesea. Benefits for the clubs included: • enhanced reputation by taking a stand against sports betting sponsorship • demonstrated leadership in tackling an issue of community concern • signalling that their culture is one that prioritises the wellbeing of our young people • being part of a community of elite and local sporting clubs. Council is currently collating the data on program reach, with early indicators demonstrating participation in the program has increased significantly for the City of Whittlesea.
Work with our partners to raise community awareness and focus on prevention for people who are homeless and sleeping rough in the municipality	Council worked with peak bodies and partners, including Homelessness Australia, Council to Homeless Persons, and the Victorian Council of Social Service to learn more about how to prevent homelessness and establish a plan to address the growing issue of homelessness and rough sleeping in the municipality. Council has developed a pilot program to begin in August 2025 that will help identify where people are sleeping rough, understand local trends, and map out support services, while collecting real-life data to guide future actions.
Improve access to Prevention of Violence Against Women programs, services, and resources, including among culturally and linguistically diverse community groups	Council is committed to preventing gender-based violence and promoting gender equality by supporting Women's Health in the North's Building Respectful Communities Strategy 2022–2026. In partnership with our external stakeholders, Council developed and facilitated Family Violence Recovery Groups for Arabic and South Asian women. These groups were designed to provide a culturally safe and supportive environment for women who have experienced family violence, offering them the opportunity to connect, share their experiences, and access vital support networks. Key outcomes included increased confidence among participants in navigating support systems, understanding financial independence, and improving emotional wellbeing. The program also fostered peer support and strengthened community connections, helping to reduce isolation often faced by women from CALD backgrounds experiencing family violence.
Continue to engage men in the prevention of gender-based violence through a community of practice	In partnership with DPV Health, Council is working towards creating gender equity allies in the City of Whittlesea by developing a community of practice focused on engaging men and boys from diverse backgrounds to promote gender equity and help prevent violence against women in our community. Due to commence in late 2025, the participants will engage in capacity building training that will equip them with skills in gender equity, healthy relationships and bystander action.
Key Initiative #03	**Increase responsible pet ownership and reduce the adverse impact of domestic animals on wildlife**
Continue to run animal adoption campaigns to find new homes for stray animals in our municipality	Council continues to run animal adoption campaigns, and this year developed a dedicated adoption pack for new pet owners at the wat djerring Animal Facility in Epping. At the Whittlesea Community Festival's pet expo, Council promoted the facility and distributed items such as doggy waste bags and water bowls, which will now be included in the adoption packs. Council is also exploring online adoption platforms to streamline the process for both customers and staff. The half-price adoption promotion, running from 1 April to 30 June 2025, has resulted in record numbers of adoptions from wat djerring – 969 animals were rehomed during the promotion, resulting in the highest monthly total since transitioning to in-house operations in October 2022.
Key Initiative #04	**Support our community to be safer, better prepared and more resilient to emergency events and disasters through increased access to information and education**
Increase community emergency resilience and preparedness, including for at-risk people and communities	Council increased community emergency resilience through the successful delivery of community resilience projects for this year including developing and implementing the Adaptation Game, engaging with at risk communities, engaging with community at events and through the community sub-committee to the Municipal Emergency Management Planning Committee. Council also regularly featured communications on emergency preparedness in resident newsletters and across social media channels, including the promotion of in-language videos to support our CALD community.

KEY: Completed Ongoing

Actions	Progress
Key Initiative #05	**Continue to work with partners to lead recovery from the COVID-19 pandemic including vaccinations and COVID-19 safe health messaging as well as early years, school, cultural and linguistically diverse communities, refugee, asylum seekers and workplace immunisation programs**
Key Initiative #06	**Deliver a Connected Communities Strategy that will enhance social inclusion, civic participation, health, wellbeing and safety and reflect and celebrate the diversity of religions, cultures, heritages, abilities, ages, gender and sexual orientation which make City of Whittlesea *a place for all***
Commence implementation of the Connected Community Strategy Action Plan 2024-2026	Council commenced implementation of the Connected Communities Action Plan, delivering key initiatives to foster inclusion and wellbeing. Highlights include the launch of a Mobile Supermarket Bus trial in Thomastown with Foodbank Victoria and the successful 2024 Seniors Festival with more than 440 attendees. Council also supported more than 800 local creatives through professional development opportunities and endorsed a Fair Access Policy to improve access to sports facilities for women and girls. Council also connected and enhanced relationships with Traditional Custodians – Wurundjeri and Taungurung, and local First Peoples community, through commemorating significant cultural dates of First Peoples and piloting community programs to inform and support the Aboriginal Gathering Place, currently in the final stages of construction.
Key Initiative #07	**Strengthen community connections through a vibrant arts and events scene celebrating our diverse culture and heritage, activated open spaces and facilities and local markets**
Key Initiative #08	**Establish a Gathering Place to increase connections to culture, heritage, land and healing for Aboriginal people**
Complete construction of an Aboriginal Gathering Place to foster connections to culture, heritage, land, and healing	Council has completed the building works of the Aboriginal Gathering Place building in the bunjil nganga Parkland (Quarry Hills), Mernda and is expecting the energy authority to connect power to the site in August 2025. Asphalting of the access road and landscaping works surrounding the building will be completed late 2025.
Key Initiative #09	**Implement a new community grants program to support our community and businesses, encourage festivals and events as well as helping our community and vulnerable residents recover from the pandemic**
Key Initiative #10	**Deliver an inclusive leadership program to support community members to develop their leadership skills and potential**
Key Initiative #11	**Advocate for more mental health services and prevention programs for our community including young people**
Key Initiative #12	**Work with our community and partner organisations to support older residents to access quality local services**
Key Initiative #13	**Commence construction of a leisure and wellbeing facility in Mernda**
Commence construction of the Regional Sports Precinct in Mernda including indoor courts, outdoor netball courts and associated facilities	Council awarded the contract for the second stage of works, comprising the construction of four indoor and eight outdoor sports courts along with supporting infrastructure, at its meeting on 18 March 2025. Construction officially commenced in June 2025.

Actions	Progress
Key Initiative #14	**Build additional outdoor netball courts in a number of neighbourhoods including Epping, Doreen, Mill Park, Whittlesea, South Morang and Mernda**
Key Initiative #15	**Improve access to physical activity and social connection by providing accessible, multi-use sports infrastructure which meets the diverse needs of our community**
Key Initiative #16	**Enhance our network of vibrant and welcoming community centres at the heart of our neighbourhoods – including building new centres at Mernda, Wollert, and Donnybrook**
Progress construction of the Community Activity Centre in Patterson Drive, Donnybrook	Construction of the new Murnong Community Centre in Donnybrook is well underway. The steel frame, roof, solar panels and internal cabling are complete and work on the car park is progressing. The centre is expected to be finished by late 2025 and open in early 2026, following receipt of the Certificate of Occupancy and kindergarten licence.
Install WiFi at Miller Community Centre, Epping Community Centre, Janefield Community Centre, Olivine Pavilion, and Wollert Community Centre	Council has installed free WiFi at Miller Community Centre, Epping Community Centre, Janefield Community Centre, Olivine Pavilion and Wollert Community Centre. Council will continue to expand access to public WiFi across additional community facilities.
Key Initiative #17	**Strengthen engagement with community through supporting or developing advisory groups and networks across our diverse community including young people, business, sustainability, people with a disability and Aboriginal people**
Deliver community forums, newsletters and engagement opportunities which support people with disability and carers	Council continued to deliver Whittlesea's Disability Network (WDN), including meetings each quarter. Community members have directly influenced programs and initiatives that Council is implementing; a work readiness program for youth with autism, a partnership with the NDIA addressing barriers to engagement to the scheme with our CALD community and exploration of an accessible precinct for families with complex needs. Throughout the year, 145 people attended these sessions. Council have published four newsletters during the year, providing information about services and support for people with disability.
Strengthen community engagement and bolster emergency preparedness through the use of a multi-purpose vehicle making it easier for our community to stay informed and have their say on matters that are important to them	Council now has a suitable multi-purpose vehicle to deliver innovative and accessible community engagement allowing people to easily have their say on projects and programs that impact them, bolster emergency preparedness and support Council's vibrant community events program. The vibrant colourful vehicle will travel around the municipality as part of our engagement and events programs and will be on hand for emergencies as the need arises.
Raise awareness of community needs around key health outcomes through events and activities during anti-poverty week, men's and women's health week and other days of significance	Council coordinated the delivery of a range of health promotion activities across the municipality during Men's Health Week and worked in collaboration with the Epping Services Hub and Cultural Diversity Team to deliver events for International Women's Day and Cultural Diversity Week. City of Whittlesea also launched the Anti-Racism Booklet in collaboration with Hume City Council, Merri-bek City Council and City of Darebin, a booklet designed to educate the community on racism and provide resources for anti-racism reporting and support services.
Key Initiative #18	**Transition the Youth Advisory Committee to a Whittlesea Youth Council**
Key Initiative #19	**Deliver a new Whittlesea Reconciliation Action Plan**

KEY: Completed Ongoing

GOAL 1

Connected community

Services

The following statement provides information in relation to the services funded in the 2024-2025 budget and the persons or sections of the community who are provided the service.

Service	Description	Net Cost Actual Budget Variance $000
Aboriginal reconciliation	We work with our Aboriginal residents to achieve meaningful Reconciliation and work with community to facilitate services and infrastructure which is inclusive, welcoming and pays respect to cultural identity. We seek to support the Aboriginal and Torres Strait Islander community through building strong organisational, stakeholder and community relationships. We facilitate the Whittlesea Reconciliation Group to foster reconciliation, run programs and events that raise awareness and promote discussion.	766 552 214
Arts, heritage and festivals	Through arts and culture, we bring people together and provide great experiences, regardless of background, income, age or ability. Our strategic approach: • enables a creative sector that is vibrant and viable • delivers events that showcase and celebrate our strengths and cultural diversity • preserves and promotes our history, our living traditions and the co-creation of cultures • ensures that Aboriginal, historic cultural and natural heritage places, assets and features are retained, conserved and integrated into the urban design and neighbourhood character of our municipality.	1,553 1,850 (297)
Community facilities	We plan, construct, manage and maintain Council-owned and operated facilities to support valued community services, events, leisure activities and community-run activities and groups. Specific Council services supported include maternal and child health, early childhood and social support activities. External services supported include other allied health and community services.	3,627 4,561 (934)
Leisure and recreation	We strategically plan and manage leisure and recreation facilities within the City of Whittlesea. We support individuals and groups to participate in sport and recreation activities and organisations using Council spaces. We liaise with sports clubs to support their development, community participation and effective use of sports grounds, pavilions and other facilities.	1,128 651 477
Ageing well	We support older residents to age well by providing services, programs and activities such as delivered meals, domestic assistance, personal care, seniors' clubs support, positive ageing programs and social connection. We help older residents to access user-directed aged care services and facilitate partnerships for services and infrastructure.	3,046 1,722 1,324
Animal management	We ensure people and their pets can live together harmoniously and safely in our community. We reunite lost pets with their owners, facilitate pet adoptions, operate the Epping Animal Welfare Facility, investigate animal incidents and complaints, establish and monitor measures put in place to mitigate the risks posed by dangerous and restricted breed dogs, attend to wandering livestock, and audit animal-related businesses to ensure welfare standards are upheld. We keep a register of cats and dogs that live in the City of Whittlesea and promote responsible pet ownership through a series of communication campaigns and events each year.	600 225 375
Family and children's services	We aim to improve health, social and educational outcomes for children and families within the City of Whittlesea. We provide high quality, evidence-based services, programs and activities to strengthen family wellbeing, capacity and connection. Key services include maternal and child health and early years management and support.	5,791 7,369 (1,578)
Public health and safety	We protect and enhance community health, safety and wellbeing by: • educating the community about their responsibilities to contribute to public health and safety • enforcing state and local laws • delivering immunisation programs • working with emergency service agencies to plan and respond to emergencies • deliver evidence-based projects and programs to address major health and wellbeing issues faced by the community.	(1,309) 1,779 (3,088)
Youth services	Our Youth Services provide a range of programs, activities and events for young people aged 10-25 years and their families. Council also facilitates networks and advocates for inclusive social and physical infrastructure that support all young people, and work closely with a range of external organisations.	1,332 1,752 (420)
Community strengthening	We build inclusive, empowered and connected communities through the planning and delivery of evidence-based place-based programs and services in partnership with relevant stakeholders.	3,219 4,625 (1,406)
Customer service, communications and civic participation	We put customers and the community at the heart of how we deliver valued Council services and civic events, and how we communicate, engage and consult with our community. We continue to invest in facilities, processes, people and systems to improve our services, and advocate to all levels of government to support our community now and into the future.	12,036 9,331 2,705

GOAL 1

Connected community

Service performance indicators

The following statement provides the results of the prescribed service performance indicators and measures including explanation of material variations.

Service/ ***Indicator***/*measure*	Results 2022	2023	2024	2025	Comments
Maternal and Child Health (MCH)					
Service standard *Infant enrolments in the MCH service* [Number of infants enrolled in the MCH service (from birth notifications received) / Number of birth notifications received] x100	101.03%	101.10%	101.12%	101.18%	This indicator is slightly higher than the last few years results and is expected to remain stable. This figure consistently shows at over 100% reflecting the high engagement of families with children born in the municipality and those that move into the municipality (where their birth notice is not captured in our data).
Service cost *Cost of the MCH service* [Cost of the MCH service / Hours worked by MCH nurses]	$64.50	$62.37	$73.24	$69.81	Council has worked hard to address previous workforce shortages and is now close to achieving a complete full-time equivalent workforce. With increased staffing levels, our team has been able to deliver more service hours throughout the year. As a result, while overall service costs have risen, the unit cost per service has decreased due to the higher volume of service delivery.
Participation *Participation in the MCH service* [Number of children who attend the MCH service at least once (in the year) / Number of children enrolled in the MCH service] x100	70.99%	72.08%	73.60%	77.72%	Council has continued to work diligently year on year to support families to remain engaged in the Maternal and Child Health Service. Strengthened service practices, including more intentional follow-up with families who miss appointments, have also contributed to improved participation rates. This measure reflects attendance across all Key Age and Stage (KAS) appointment ages. This result shows a significant improvement from the same period last year. This uplift is largely due to successful recruitment within the Universal Maternal and Child Health Team, which has increased the service's capacity to meet Key Age and Stage (KAS) targets. The result is also higher than the interface average.
Participation *Participation in the MCH service by Aboriginal children* [Number of aboriginal children who attend the MCH service at least once (in the year) / Number of Aboriginal children enrolled in the MCH service] x100	71.78%	77.03%	80.71%	91.80%	Council continues to support First Peoples families by providing a range of options to access the Maternal and Child Health Service. Through the Deadly Boorais, Deadly Families program, families have been able to engage with a more flexible and culturally safe model of care, tailored to their needs. This measure reflects participation in the Maternal and Child Health Service by Aboriginal and/or Torres Strait Islander children across all Key Age and Stage (KAS) appointments. Key contributors to this improvement include increased staffing, the recruitment of Aboriginal team members, strengthened cultural connections, and ongoing investment in relationship-building with service partners and First Peoples communities. These efforts have led to stronger engagement with the Aboriginal community, fostering greater trust and increased participation in the service.
Satisfaction *Participation in 4-week Key Age and Stage visit* [Number of 4-week key age and stage visits / Number of birth notifications received] x100	97.79%	98.74%	101.12%	99.75%	This measure captures attendance at the 4-week Key Age and Stage (KAS) appointment and reflects strong engagement with families in the early stages of an infant's life. The Q4 result is similar to the 2023-24 Q4 result and is 3% higher than the interface average. Factors that have contributed to this strong result are active follow-up and a flexible approach to service delivery. The result highlights positive community connection and trust in the service during the critical first year. Council has embedded strong practices, including varied communication methods and referral options to support Maternal and Child Health nurses in delivering high-quality care. These efforts have contributed to this measure consistently outperforming the interface average.

Service/ ***Indicator***/*measure*	Results 2022	2023	2024	2025	Comments
Food Safety					
Timeliness *Time taken to action food complaints* [Number of days between receipt and first response action for all food complaints / Number of food complaints]	1.00	1.00	1.00	1.00	In 2024, Council responded to all food complaints with an average response time of one business day.
Service standard *Food safety assessments* [Number of registered class 1 food premises and class 2 food premises that receive an annual food safety assessment in accordance with the *Food Act 1984* / Number of registered class 1 food premises and class 2 food premises that require an annual food safety assessment in accordance with the *Food Act 1984*] x100	74.69%	98.65%	99.89%	100.00%	In 2024, Council assessed 100% of all Class 1 and 2 food premises. We note there was six additional food safety assessments during the reporting period as a result of investigations.
Service cost *Cost of food safety service* [Direct cost of the food safety service / Number of food premises registered or notified in accordance with the *Food Act 1984*]	$354.19	$361.15	$385.09	$370.91	As a regulator, Council is responsible for the monitoring of more than 1,600 food premises. This includes undertaking routine and targeted food sampling and responding to food related complaints throughout the municipality. Council employs a team of qualified Environmental Health Officers, who dedicate approximately 55% of their time regulating food premises.
Health and safety *Critical and major non-compliance outcome notifications* [Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises followed up / Number of critical non-compliance outcome notifications and major non-compliance notifications about food premises] x100	80.20%	97.28%	100.00%	100.00%	In 2024, Council conducted follow up inspections which were identified as having either a critical or major non-compliance. Council achieved a 100% result.

Service/ ***Indicator***/*measure*	Results 2022	2023	2024	2025	Comments
Food Safety (cont.)					
Service standard *Food safety samples* [Number of food samples obtained / Required number of food samples] x100	New indicator	New indicator	100.00%	100.83%	In 2024, the State Government set a food sampling target of 242 for the City of Whittlesea. This target has been achieved by reaching 244 samples, exceeding the required target by two samples. A 100% result has been achieved.
Aquatic Facilities					
Service standard *Health inspections of aquatic facilities* [Number of authorised officer inspections of Council aquatic facilities / Number of Council aquatic facilities]	1.00	2.67	2.67	1.00	During the reporting period, Council conducted comprehensive inspections of its three aquatic facilities, with each site receiving a detailed assessment in line with the Public Health and Wellbeing Act 2008 and the Water Quality Guidelines for Public Aquatic Facilities. In addition to these scheduled inspections, Council's proactive monitoring program led to eight further compliance visits and the collection of 33 water samples across the facilities. All inspections and water quality analyses confirmed full compliance with regulatory standards. Facility operators were also found to be conducting water quality testing every four hours as required. Privately owned pools and spas accessible to the public were also inspected and tested to ensure community health and safety standards were upheld. Please note the change in this year's number is due to previous year's interpretation of the measure, being individual pools vs facilities. The 2024-2025 number accords with measure calculation, and other Interface Councils are being contacted to ensure consistency.
Service cost *Cost of aquatic facilities* [Direct cost of aquatic facilities less income received / Number of visits to aquatic facilities]	-$1.68	-$0.99	-$0.48	-$0.27	This is the first year of a new maintenance contract. There has been a slight decrease in cost to Council compared to last year's performance due to increase in maintenance cost.

Service/ ***Indicator***/*measure*	Results 2022	2023	2024	2025	Comments
Aquatic Facilities (cont.)					
Utilisation *Utilisation of aquatic facilities* [Number of visits to aquatic facilities / population]	2.82	3.85	4.22	4.14	The aquatic and leisure centres have experienced strong attendance figures this year. This year Mill Park Leisure, Thomastown Recreation & Aquatic Centre and Whittlesea Swim Centre have collectively had over 14,400 additional attendances. This number when divided by the population increase has resulted in a very slight drop from previous year. This positive performance reflects the community's continued support for this service.
Animal Management					
Timeliness *Time taken to action animal management requests* [Number of days between receipt and first response action for all animal management requests / Number of animal management requests]	1.00	1.00	1.32	1.25	Council officers continued to provide timely responses to animal-related requests throughout the year, with improvements in response times compared to the previous year. Council responded to animal-related requests on the same working day, the remaining requests were received after hours and were attended to on the next working day.
Service standard *Animals reclaimed* [Number of animals reclaimed / Number of animals collected] x 100	29.01%	38.02%	33.97%	28.25%	Of the animals collected in 2024-2025 (not including feral cats), 28% were reclaimed by their owners. This result is influenced by a significant increase in the number of animals impounded during the reporting period. While this presents a challenge for reclaim rates, the service has improved its overall capacity through stronger rehoming outcomes and other positive service developments. Cat overpopulation, particularly the impoundment of unowned cats, continues to place downward pressure on this indicator; a trend observed across the sector as Councils work proactively to address the issue. Council remains committed to promoting responsible pet ownership through ongoing education initiatives.

Service/ ***Indicator***/*measure*	Results 2022	2023	2024	2025	Comments
Animal Management (cont.)					
Service standard *Animals rehomed* [Number of animals rehomed / Number of animals collected] x 100	29.01%	38.02%	33.97%	28.25%	Of the animals that were unclaimed (not including feral cats) by their owners, 51% were rehomed to new owners directly through the wat djerring Animal Facility. This result shows a favourable increase of 18.14% on the previous reporting period. This result was driven by the dedicated adoption campaigns, which boosted the visibility of adoptable animals through rescue partners and on-site efforts at wat djerring leading to record adoption numbers.
Service cost *Cost of animal management service per population* [Direct cost of the animal management service / Population]	$9.76	$15.13	$11.46	$11.47	The current cost of the Animal Management service per capita is $11.47. The service includes returning lost animals home, investigating nuisance complaints and dog attacks, a subsidised cat desexing program and the City of Whittlesea proportion of operating the wat djerring Animal Facility. This result aligned with our projections for Q4 and minor cost increase of 0.06% as compared to the previous reporting period.
Health and safety *Animal management prosecutions* [Number of successful animal management prosecutions / Number of animal management prosecutions] x 100	100.00%	100.00%	100.00%	100.00%	During the 2024-2025 financial year, Council prosecuted nine animal management matters, all of which were successful.



Council's half-price adoption campaign helped rehome 969 animals – the highest monthly total since bringing the wat djerring Animal Facility in-house in 2022.

GOAL 2

Liveable neighbourhoods

Building a regional sports precinct

The regional sports precinct in Mernda is poised to provide a welcome home-ground advantage to future generations of players.

Conveniently located off Plenty Road, the precinct will be a central hub for people from across the region to play the sports they love close to home.

Demand for quality sporting facilities, most notably for netball but also other court-based sports, has been rapidly increasing as the City's population has grown. The precinct will not only provide existing participants with facilities closer to home, but also encourage new participants, especially for women and girls, to take up a sport.

Whittlesea local and rising Melbourne Vixens star Tara Watson knows how difficult it can be to have to travel long distances simply to train and play.

"Having this just down the road for all the kids in the future will be amazing and I think it's a great, positive step for the future of netball," she said. "I think the precinct will definitely help inspire young girls, and young boys as well, to play netball."

The precinct's second stage is underway and will deliver an indoor stadium with multipurpose sports courts and outdoor netball courts with lighting. There will also be a range of supporting infrastructure for players and staff, including changerooms, reception, outdoor pavilion, car park and landscaping.



Tara (left) and sister Shanae look forward to the new Mernda regional sports precinct, which will feature an indoor stadium, outdoor netball courts with lighting, and supporting facilities to give future generations a true home-ground advantage

Goal 2: Liveable neighbourhoods

GOAL 2 Highlights

44
roads resurfaced, totalling more than nine kilometres of road pavement

22
local roads reconstructed and renewed

5
kilometres of roads upgraded

7.4
kilometres of kerb upgraded

GOAL 2 Key achievements

- Completed the **construction of the signalised intersection at Plenty Road and Everton Drive in Mernda**.
- Completed construction of the wetlands, boardwalk, shelter and public toilet at the **Granite Hills Major Community Park**.
- Commenced **construction of the West Wollert Community Centre**.
- Completed construction of **new walking and cycling trails at bunjil nganga Parkland (Quarry Hills)**.
- Developed the **Mill Park Place Framework**.
- Adopted the ***Integrated Transport Plan 2024-2034***.

GOAL 2

Liveable neighbourhoods

Whittlesea 2040 *A place for all*

Strategic indicators

The following statement reviews the performance of Council against the Council Plan including results achieved in relation to the strategic indicators included in the Council Plan.

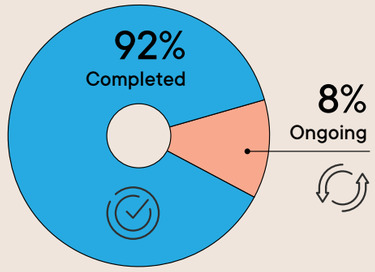
Strategic Indicator	Measure	2025 Result	2024
Commuter travel time	Percentage of workers who spent 60 minutes or more getting to work each day	30%[12]	20%[13]
Walking and cycling	Percentage of community that walk or cycle to work	1%[14]	N/A
Access to open space	Percentage of households located within 400m of neighbourhood open space (less than 1 ha)	44%[15]	25%[16]
Access to services and facilities	Percentage of residents satisfied with ease of travel to services	63%[17]	64%[18]
Housing affordability	Percentage of housing affordable to very low and low-income households (divided into purchase and rent)	**Purchase:** 9%[19] **Rent:** 49%[20]	**Purchase:** 7.4%[21] **Rent:** 64.5%[22]

12 Community Insights Survey Wave 2.1 2024-2025
13 Community Insights Survey Wave 1 2024
14 Community Insights Survey Wave 2.1 2024-2025
15 Australian Urban Observatory – Liveability index
16 Australian Urban Observatory Mapping
17 Community Insights Survey Wave 2.1 2024-2025
18 Community Insights Survey Wave 1 2024
19 .id Housing affordability index 2025
20 .id Housing affordability index 2025
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GOAL 2

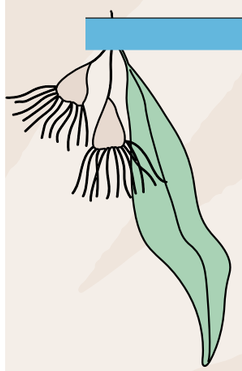
Liveable neighbourhoods



Major initiatives

The following statement reviews the progress of council in relation to major initiatives identified in the 2024-2025 budget for the year.

Actions	Progress
Key Initiative #20	**Increase the quality, access, safety and amount of public open space in the municipality, including additional dog parks and a local park improvement program**
Develop the Mill Park Place Framework to enhance our investment planning and prioritise city shaping opportunities	Council developed the Mill Park Place Framework, which was endorsed by Council at the 22 July 2025 Council Meeting.
Continue to upgrade Whittlesea Public Gardens	Following completion of the design of the Whittlesea Public Gardens car park in Lalor, construction will commence in July 2025 with completion expected in late 2025.
Progress construction to improve access to the Whittlesea Township Park to better connect our community	Council has completed construction of the Laurel Street access path and the new pedestrian bridge over the Plenty River.
Key Initiative #21	**Develop and implement a plan to improve public toilets making them accessible, useable and safe**
Continue to upgrade public toilets in line with the Public Toilet Amenity Plan	Council included a new public toilet as part of the Murnong Community Centre in Donnybrook currently under construction. Works are progressing well and the Murnong Community Centre is scheduled for completion in late 2025. In addition, Council is investigating the provision of a public toilet at Gumnut Park in Donnybrook in the 2025-26 financial year.
Key Initiative #22	**Implement the Quarry Hills Regional Park master plan to increase accessibility, useability and activation**
Progress construction of Granite Hills Major Community Park	Council has completed the early works package at Granite Hills Major Community Park in bunjil nganga Parkland (Quarry Hills), Mernda including construction of the wetlands, boardwalk, shelter and public toilet. The playground and landscaping works are nearing completion and the project is expected to be finished and open to the public in late 2025.



Actions	Progress
Key Initiative #23	**Increase safety and accessibility of transport with a focus on major corridor improvements, public transport usage and safe connected cycling and walking networks**
Encourage and promote active travel through the production of maps and improved signage	Council actively promoted active travel by supporting the Biketober event, community programs around cycling, developing local area maps that will be available on our website and ensuring wayfinding is incorporated in all projects that include shared or separated bike paths in our capital works program. A total of three bike maintenance courses have been held, with two bike skills sessions delivered and more sessions planned. In addition, to support National Ride2School Day, Council ran a bike safety session at a local school to help children gain confidence and ride safely.
Conduct cycling audits to enhance planning for evolving cyclist needs	Council has completed the audit of Edgars Creek and Darebin Creek trails. Council has commenced work on the Mill Park Safe Streets project which includes assessment of cycle routes around the schools in Mill Park, to compliment the development of the Mill Park Place Framework.
Deliver the local road resurfacing works	Council successfully resurfaced a total of 44 roads, equating to more than nine kilometres of road pavement which used more than 3,570 tonnes of recycled material. Streets resurfaced include: Bradley Drive, Mill Park; Victoria Drive, Thomastown; The Lakes Boulevard, South Morang; Graduate Road, Bundoora; German Lane, Lalor; The Pint Pot, Whittlesea; Scholar Drive, Bundoora; Brookland Grove, Thomastown; Flaxen Hills Road, Doreen; Redleap Avenue, Mill Park and Queenscliff Road, Thomastown.
Deliver the local road reconstruction works	Council successfully reconstructed and renewed a total of 22 roads, which equated to more than five kilometres of roads and approximately 7.4 kilometres of kerb. These roads were renewed using more than 5,900 tonnes of recycled material, which was diverted from landfill. Key renewed roads include: Oakbank Boulevard, Whittlesea; Pinewood Drive, Thomastown; Kefford Avenue, Lalor; Bedale Court, Mill Park; Meridian Drive, South Morang; Chigwell Place, Epping; Cranley Place, Thomastown and Breadalbane Avenue, Mernda.
Finalise construction of a signalised intersection at Plenty Rd and Everton Drive, Mernda	Council finalised the construction of the signalised intersection at Plenty Road and Everton Drive, Mernda. The official opening of the intersection is subject to the electrical connection works by the energy authority and activation of the traffic signals by the Department of Transport and Planning.

KEY: Completed Ongoing

Actions	Progress
Key Initiative #24	**Advocate for new or upgraded roads including Epping Road, Bridge Inn Road, E6, Yan Yean Road, Findon Road and Donnybrook Road**
Key Initiative #25	**Improve disability access to public transport including installation of bus shelters across the municipality**
Continue to improve access, shelter, and seating for people with a disability at bus stops	Council has upgraded the south bound bus stop east of Whittlesea Yea Road/Coombs Road intersection in Humevale making it compliant with accessibility standards.
Key Initiative #26	**Advocate for better public transport, including better rail, tram and bus infrastructure and services and lead the public transport strategy under the Northern Councils Alliance**
Key Initiative #27	**Design and upgrade local streetscapes and shopping precincts to make it easier to move about, celebrate local culture, heritage and character, and connect people to the natural environment**
Commence construction of the streetscape around the Boulevard shops in Thomastown	The design phase of The Boulevard streetscape upgrade project in Thomastown was completed, following a delay while awaiting the outcome of grant submission announcements from the Federal Government. Council's application for a Federal Government Grant has been successful. Once approval is received from Melbourne Water, tenders will be called for the construction of the streetscape upgrade works. A contract is planned to be awarded in late 2025 with works commencing in early 2026.
Key Initiative #28	**Deliver more affordable and accessible homes in the municipality**
Partner with community housing organisations to plan and progress delivery of affordable houses in Ashline Street, Wollert	Council is partnering with Beyond Housing to deliver 27 new social and affordable housing dwellings on the Ashline street site. The planning permit has been approved and amended plans are awaiting final approval. Construction is anticipated to commence in October 2025, with completion expected by late 2026.
Key Initiative #29	**Increase the number of waste and recycling bins in public spaces and parks**
Key Initiative #30	**Implement the Safe Routes to Schools program to improve the safety of school children**

KEY: Completed Ongoing

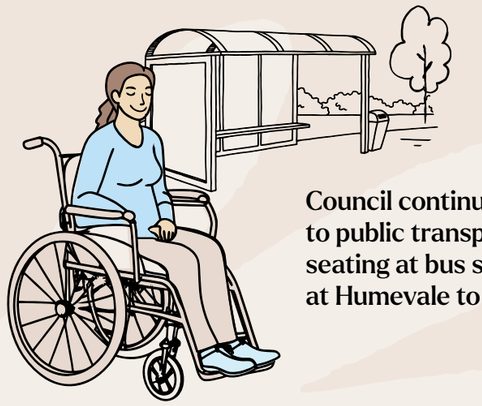
GOAL 2

Liveable neighbourhoods

Services

The following statement provides information in relation to the services funded in the 2024-2025 budget and the persons or sections of the community who are provided the service.

Service	Description	Net Cost Actual Budget Variance $000
Roads, public transport and footpaths	We plan, provide and maintain accessible, functional, safe and well-connected local transport infrastructure within the municipality. We advocate with State agencies for better transport outcomes for upgrading existing and providing new transport infrastructure, and better public transport services.	11,074 11,632 (558)
Traffic management	We seek to ensure a safe and efficient road network for motorists, pedestrians and cyclists. Programs include staffing school crossings at flagged and un-flagged crossings, and running community education programs about safe traffic behaviour around schools.	1,598 1,798 (200)
Parks and open space	We provide, manage and maintain Council's parks and open space assets such as parks, playgrounds, street trees, sports fields and lawns. We also plan strategically for future parks and open space projects.	24,607 21,475 3,132
Planning and building	We administer and enforce building and planning legislation, and how land is being used and developed from a strategic and statutory perspective. This includes policy and master plan preparation and implementation, and approval of infrastructure and public spaces associated with urban development.	6,235 10,262 (4,027)



Council continues to improve disability access to public transport with better shelter and seating at bus stops, including recent upgrades at Humevale to make the stop fully accessible.

GOAL 2

Liveable neighbourhoods

Service performance indicators

The following statement provides the results of the prescribed service performance indicators and measures including explanation of material variations.

Service/ ***Indicator***/*measure*	Results 2022	2023	2024	2025	Comments
Roads					
Satisfaction of use *Sealed local road requests* [Number of sealed local road requests / Kilometres of sealed local roads] x100	18.94	44.65	52.79	38.27	There has been a decrease in requests, largely due to more accurate data collection and the implementation of a new system that allows for more detailed tracking. We are continuing to improve both data collection processes and the optimisation of the system.
Condition *Sealed local roads maintained to condition standard* [Number of kilometres of sealed local roads below the renewal intervention level set by Council / Kilometres of sealed local roads] x100	91.64%	92.99%	97.24%	92.05%	This year, there has been a minor decline in the total length of sealed local roads maintained at the required condition standards. Road surfaces naturally deteriorate over time due to weather exposure and traffic loads. Council delivers a rolling program of renewal projects to maintain asset condition. To improve effectiveness and adopt a more proactive approach, Council has transitioned from an annual renewal program to a four-year renewal program, informed by the results of the periodic condition audit (conducted every four years).
Service cost *Cost of sealed local road resealing* [Direct cost of sealed local road resealing / Square metres of sealed local roads resealed]	$50.20	$40.17	$46.73	$31.41	A sustained focus on improving operational efficiency through refined resurfacing delivery practices, optimised project planning and procurement and effective use of internal engineering expertise has led to a notable reduction in unit costs compared to the 2023-24 financial year, without compromising quality or the level of service provided to the community.

Service/ ***Indicator***/*measure*	Results 2022	2023	2024	2025	Comments
Roads (cont.)					
Service cost *Cost of sealed local road reconstruction* [Direct cost of sealed local road reconstruction / Square metres of sealed local roads reconstructed]	$113.48	$124.08	$131.83	$90.28	The unit rate for Council road reconstruction works has decreased significantly this year compared to the 2023-24 financial year. This reduction reflects the successful implementation of more cost-effective construction methods and improvements in project delivery strategies. A continued focus on efficient design, strategic bundling of works to achieve economies of scale, and optimised procurement scheduling have all contributed to this outcome. These efficiencies were achieved without compromising the quality of work or the level of service provided to the community.
Satisfaction *Satisfaction with sealed local roads* [Community satisfaction rating out of 100 with how Council has performed on the condition of sealed local roads]	59.00	53.00	51.00	51.00	Council continues to work through our road construction and maintenance programming to provide a satisfactory road user experience. Several arterial road projects – while beneficial in the long term – have impacted on the local road user experience this year, particularly in Council's northern areas. Council acknowledges that community sentiment about road condition is likely negatively impacted by the state of arterial roads, and to this end Council continues to work closely with State Government to ensure our road network accommodates the rapid growth of our municipality.

Service/ ***Indicator***/*measure*	2022	2023	2024	2025	Comments
Statutory Planning					
Timeliness *Time taken to decide planning applications* [The median number of days between receipt of a planning application and a decision on the application]	73.00	56.00	57.00	66.00	Council's median processing days to determine an application is 66 days for this financial year. This is well below the Interface Council's average result which was 104 days.
Service standard *Planning applications decided within required timeframes* [(Number of regular planning application decisions made within 60 days) + (Number of VicSmart planning application decisions made within 10 days) / Number of planning application decisions made] x100	63.52%	76.32%	67.84%	68.39%	Council delivered 68% of our decisions within the required time frame for the financial year, an increase from 2023-24. Council continues to issue permits effectively and efficiently, benchmarking well against other interface Councils.
Service cost *Cost of statutory planning service* [Direct cost of statutory planning service / Number of planning applications received]	$3,158.80	$3,497.22	$4,131.27	$4,603.86	The operational cost of the planning service has increased slightly compared to 2023-24, while the number of applications has reduced. It is noted that the number of applications contributing to the data does not include post permit applications, ministerial approval referrals and officer time spent on Department of Transport and Planning (DTP) Development Facilitation Programs, which have increased significantly this year and require significant Council resources to provide Council's assessment to DTP.
Statutory Planning (cont.)					
Decision-making *Council planning decisions upheld at VCAT* [Number of VCAT decisions that did not set aside Council's decision in relation to a planning application / Number of VCAT decisions in relation to planning applications] x100	23.08%	57.89%	66.67%	100.00%	Council aims to achieve mutually beneficial outcomes with all parties to avoid tribunal hearings in the first instance. All decisions were either upheld by the Tribunal or resolved via negotiation with the applicant prior to hearing. We have a great deal of success with this approach, which indicates that the cases that do go to Tribunal are genuine cases that need independent adjudication. This result is variable each year and depends on the number and types of applications considered by VCAT. The result represents an improvement this year and Council continues to strive for effective decision-making in all planning matters.



Council successfully reconstructed and renewed a total of 22 roads, which equated to more than five kilometres of roads and approximately 7.4 kilometres of kerb.

GOAL 3

Strong local economy

Building a connected and thriving business community

Boasting 550 members, the City of Whittlesea Business Network provides local business an opportunity to connect, collaborate and build relationships with other business in the City of Whittlesea.

Free to join, the local businesses of all sizes can enjoy a range of benefits, including:

- networking events
- learning opportunities
- online business listing
- eligibility to enter City of Whittlesea Business Awards.

After attending a Business Network event, local business owner, Dua Fakhereddin from Beauty by Dua in Thomastown said, "I enjoyed my time at the event held by Whittlesea Council and had the opportunity to meet fellow business owners and make new connections. Such events are valuable for business owners."

Local business owner Dua, from Beauty by Dua in Thomastown, valued the chance to connect with fellow business owners at Council's July Business Networking Event

Goal 3: Strong local economy

GOAL 3 Highlights

550
members in the Business Network

300
business concierge enquiries

More than
$310,000
provided in Business Grants

26
finalists in the third annual Business Awards

22%
of residents have a library membership

GOAL 3 Key achievements

- Delivered **$340,000 worth of Business Grants**.
- Hosted the **third annual City of Whittlesea Business Awards**.
- Launched the **Explore Whittlesea website**.
- Increased the **Business Network membership** to more than 550 members.
- Partnered with Melbourne North Food Group to deliver the **Food Waste Summit**.
- Continued to support the **Business Advisory Panel**.

GOAL 3

Strong local economy

Whittlesea 2040 *A place for all*

Strategic indicators

The following statement reviews the performance of Council against the Community Plan including results achieved in relation to the strategic indicators included in the Community Plan.

Strategic Indicator	Measure	2025 Result	2024
Local jobs	Number of local jobs as a percentage of residents in the workforce	66% [23]	N/A
Access to education	Percentage of residents satisfied with ease of travel to place of study	76%[24]	48%[25]
Gross regional product	Value of City of Whittlesea's local economy ($ per capita)	$48,234[26]	$46,321[27]



[23] NIEIR.id 2023-24
[24] Community Insights Survey Wave 2.1 2024-2025
[25] Community Insights Survey Wave 1 2024
[26] Economy.id 2023-24
[27] Economy.id 2022-23



John (left) and Yamada (right) joined Royal Flair Caravans in Epping through the State Government–funded Growth Sector Jobs project, pictured with General Manager Peter (middle)

GOAL 3

Strong local economy



Major initiatives

The following statement reviews the progress of Council in relation to major initiatives identified in the 2024-2025 budget for the year.

Actions	Progress
Key Initiative #31	**Strengthen the visitor and agri-tourism economies by implementing a new Destination Tourism Plan**
Key Initiative #32	**As part of COVID recovery, deliver a 'support local' campaign and incentive program to support the community and local businesses**
Key Initiative #33	**Work with partners to increase opportunities for local work, training, apprenticeships and programs with a focus on young people and groups who experience significant barriers to employment**
Continue partnership with Hume Whittlesea Local Learning Employment Network to promote local pathways to jobs and careers for young people	Council continued its strong partnership with the Hume Whittlesea Local Learning and Employment Network (HWLLEN), supporting and promoting key initiatives throughout the year. In October 2024, Council supported the Real Industry Job Interviews, followed by collaboration with HWLLEN to engage new partners for the 2025 Career Networking Expo. In March 2025, Council co-hosted the Expo at PRACC, including a City of Whittlesea stall to promote local jobs and careers, with more than 950 students in attendance. In May 2025, Council attended HWLLEN's Annual General Meeting and the Whittlesea Youth Commitment 25-Year Celebration.
Identify and work with key stakeholders to address skill shortages through targeted inclusive programs/events	Council continues to collaborate with the Australian Government Jobs and Skills Taskforce to understand skills shortages and opportunities for local employment. Through this collaboration, themes include recognition of overseas qualifications, lack of support for mature aged migrants, employers requiring soft skills over technical and opportunity for volunteering to help unlock network and job opportunities were identified. A joint northern career expo was delivered within the municipality of Darebin with 550 people attending and 30 exhibitors on the day showcasing local jobs.
Continue the inclusive employment program to ensure marginalised community members can gain meaningful employment experience with Council	The Inclusive Employment Program continues to deliver positive employment opportunities for local residents facing barriers to finding suitable and meaningful employment. Ten participants successfully completed the program this financial year.

KEY: Completed Ongoing

Actions	Progress
Continue to deliver a Work Ready volunteer program for qualified and newly arrived migrants	Council continues to deliver a Work Ready volunteer program for newly arrived qualified migrants.
Investigate the need for supporting businesses to undertake inclusive recruitment and employment	Council continues to support inclusive recruitment and employment practices through input into the development of the Municipal Public Health and Wellbeing Plan and the Disability Action Plan to promote greater inclusivity. Through the jobs taskforce key service improvements identified include further language support and confidence building, with a focus on practical employment skills.
Encourage collaboration between educational institutions, local business, external stakeholders and industry to understand the training needs of the future workforce	Council held a successful workshop with eight local businesses and the Victorian Skills Authority (VSA), providing a valuable platform for discussion and information sharing. The VSA will now consider the insights gathered to determine the next steps in addressing current and emerging skills needs.
Key Initiative #34	**Implement the Investment Attraction Plan to attract investment, strengthen the local economy and increase the number and diversity of local jobs**
Connect and support local businesses and entrepreneurs to showcase their circular economy products and services	Council partnered with Melbourne North Food Group to deliver the Food Waste Summit in May 2025, bringing together businesses and organisations to share insights and practical examples on incorporating more circular practices into their operations. As part of the Retail and Hospitality event held in June, Council facilitated the participation of Reground, who presented innovative approaches for adopting circular business models, highlighting successful industry examples.
Key Initiative #35	**Work with the Victorian Government and key stakeholders to progress planning for key employment precincts such as Epping Central, the Beveridge Intermodal Freight Terminal, the Melbourne Food Innovation and Export Hub and the Vearings Road employment precinct**
Work with the Victorian Government, National Intermodal and Mitchell Shire Council to progress master planning for the Beveridge Intermodal Precinct	The new planning controls for Stage 1A of the Beveridge Intermodal Precinct was approved by the Minister for Planning in August 2025 as part of Planning Scheme Amendment GC249. Council endorsed its submission to Planning Scheme Amendment process at its meeting on 18 February 2025 and much of its feedback was incorporated into the final planning controls including improvements to road network and management of environmental issues during and post construction. Council continues to engage with the Department of Transport and Planning and the National Intermodal Corporation regarding the planning for Stage 1b of the Beveridge Intermodal Precinct and broader Northern Freight Precinct Structure Plan area.

Actions	Progress
Partner with the Victorian Government, Hume City Council, Mitchell Shire Council and the landowner to progress master-planning and implementation of the Cloverton Metropolitan Activity Centre	After formalising the Cloverton Metropolitan Activity Centre (MAC) Partnership Agreement Memorandum of Understanding (MOU), in late 2024 , Council have continued to work with project partners including Hume City Council, Mitchell Shire Council, Stockland and the Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation. The partnership has made an application for funding through the Federal Governments Urban Precincts and Partnerships Program to progress the master planning for the activity centre. Recent work has also focused on identifying areas of First Peoples significance in partnership with Wurundjeri Woi-wurrung and then exploring opportunities on how these can be incorporated into the precinct's planning and development.
Advocate for the Melbourne Food Innovation and Export Hub (MFIX)	Council continues to advocate for the establishment of a Melbourne Food Innovation and Export (MFIX) Hub to support the development of an agri-food and innovation precinct, connecting industry, research, logistics and local jobs.
Key Initiative #36	**Implement the Victorian Government-funded 3-year-old kindergarten service together with the early childhood sector and deliver infrastructure projects at key sites across the city**
Key Initiative #37	**Work with the Yarra Plenty Regional Library corporation to continue improving our library services around accessibility, innovation and community learning**
Commence construction of Murnong Community Centre and library and deliver additional mobile bus library stop locations to support our growing community	Construction of the new Murnong Community Centre in Donnybrook is well underway. The Centre is expected to be finished by late 2025 and open in early 2026. Council is delivering additional mobile bus library stops at The Y Leisure City in Epping (replacing Epping Memorial Hall) and Murnong Community Centre (replacing Kirrip Community Centre). Both stops have been well-received, with the Murnong stop quickly becoming the busiest on the route.
Key Initiative #38	**Advocate for improved mobile phone coverage in rural areas**
Key Initiative #39	**Encourage employment pathways and sustainable land management practices at the Whittlesea Community Farm and Food Collective**
Key Initiatives #40	**Support local agribusinesses to be sustainable, grow and be prepared for climate change**
Support the agri-food sector to be future ready through improved connectivity between industry, local education, and research and development	In February 2025, Council successfully held a Food and Beverage event focused on key topics such as automation, artificial intelligence and the role of technology in improving traceability and efficiency across the supply chain. The event provided valuable insights and opportunities for local businesses to engage, learn and prepare for the future of food production and distribution.

KEY: Completed Ongoing

GOAL 3

Strong local economy

Services

The following statements provide information in relation to the services funded in the 2024-2025 budget and the persons or sections of the community who are provided the service.

Service	Description	Net Cost Actual Budget Variance $000
Investment attraction	We encourage new and support reinvestment within the City of Whittlesea through networking, relationship management with stakeholders and promotion of the opportunities and initiatives available.	16 357 (341)
Libraries	We offer library services through Yarra Plenty Regional Library in partnership with Banyule and Nillumbik Councils. We seek to build a skilled community that has a sense of wellbeing, inclusion and belonging through free access to relevant collections, public programs and welcoming, accessible spaces for learning.	6,411 6,438 (27)
Local business support	We support our businesses by guiding and making it easy for them to engage with Council, promoting funding and employment opportunities, facilitating networking with complementary businesses, promoting business initiatives to increase customer base, coordinating special rate schemes, supporting trader associations, and case managing issues and planning applications.	1,907 1,897 10



The Inclusive Employment Program supported 10 local residents facing barriers to secure meaningful work this year.

GOAL 3

Strong local economy

Service performance indicators

The following statement provides the results of the prescribed service performance indicators and measures including explanation of material variations.

Service/ ***Indicator***/*measure*	Results 2022	2023	2024	2025	Comments
Libraries					
Resource currency *Recently purchased library collection* [Number of library collection items purchased in the last five years/Number of library collection items] x100	87.49%	86.99%	78.63%	83.37%	The percentage of the library collection that has been purchased in the last five years has increased by 6% to 83% of the collection this year. City of Whittlesea is providing 16% more books that are less than five years old than the average of like Councils.
Service cost *Cost of library service per population* [Direct cost of the library service/Population]	$19.08	$19.67	$21.31	$22.53	The cost of the library service has increased to $22.53 per person. This is due to increasing costs to run a library service and additional Library branches introduced in recent years. City of Whittlesea is still cheaper by $2.47 per population than the average of like Councils.
Utilisation *Library loans per population* [Number of collection item loans/Population]	New indicator	New indicator	3.19	3.97	The items per population has grown this year from 3.19 items to 3.97 items due to additional library hubs in our growth suburbs and a new digital platform. City of Whittlesea is behind the average of like Councils by 1.19 items per population which will be a focus for next financial year with more promotion of our new digital platform and an additional library branch in Donnybrook from February 2026.
Participation *Library membership* [The number of registered library members/ Population] x 100	New indicator	New indicator	18.83%	22.01%	Library membership has grown to 22.01% due to the recent introduction of online membership requirement to access Wi-Fi (consistent with other libraries) and new branches. This figure is expected to continue growing.
Participation *Library visits per population* [Number of library visits/ Population]	New indicator	New indicator	2.22	2.48	Library visits have grown to 2.48 visits per head of population. This is 0.22 behind the average of like Councils which should be partially addressed with a new library branch in Donnybrook from February 2026 to service our growing population in the west of the municipality.

GOAL 4

Sustainable environment



Building community knowledge to support a cleaner, greener environment

The City of Whittlesea established a dedicated waste taskforce in response to the ongoing problem of managing illegally dumped rubbish.

The taskforce brings together key teams across Council to focus on three main goals:

- educating the community on the best options to dispose of waste,
- holding offenders publicly accountable
- reducing the cost of clean-ups.

Kerbside compliance officers have been hitting the streets to help locals ensure their waste ends up in the right place. Local resident David welcomed the opportunity to chat with one of our officers in Whittlesea.

"It was great to get some positive feedback and it's awesome to know so many of our neighbours are doing the right thing too."

Since February 2025, the taskforce has:

- reduced dumped rubbish collection times for completed investigations to just two days
- inspected more than 6,750 properties through targeted, unannounced compliance checks
- issued 129 notices to offenders to clean up their waste
- issued $68,183 in extra fines for non-compliance with clean up notices.
- launched an ongoing education campaign
- updating the website to improve accessibility to waste information and services
- promoted the range of free and discounted waste services to the community.

Local resident David welcomed the chance to learn more about responsible waste disposal, helping to build a cleaner, greener community

Goal 4: Sustainable environment

GOAL 4 Highlights

8,200+
trees planted

2,237
open spaces managed

735
hectares of public conservation land managed for local flora and fauna

35
environmental events

20
schools and kinder partnerships established to implement the Seedlings for Schools program

2,041
hectares of private land conservation supported through grants and rebates

42%
of kerbside waste collection diverted from landfill

14,821
tonnes of recycling collected

17,581
tonnes of food and garden waste (FOGO) collected

46,902
tonnes of garbage collected

1,998
tonnes of glass collected

2,797
tonnes of hard waste collected

15,975
waste and recycling vouchers redeemed

116,546
kilograms of e-waste collected

GOAL 4 Key achievements

- Successfully rolled out the **replacement of rubbish bin lids** to red lids, in line with the Victorian Government's new standard bin lid colours.
- Implemented an **illegal dumping Waste Taskforce**.
- Progressed the upgrade of **Peter Hopper Lake** in Mill Park.
- Transitioned to **digital waste and recycling vouchers** and expanded the service to include all residents.
- Commencing the **bunjil nganga Releaf revegetation project**.
- Delivered **LED lighting upgrades**.

GOAL 4
Sustainable environment

Whittlesea 2040 *A place for all*

Strategic indicators

The following statement reviews the performance of Council against the Community Plan including results achieved in relation to the strategic indicators included in the Community Plan.

Strategic Indicator	Measure	2025 Result	2024
Biodiversity protection	Hectares of land where Council has undertaken management actions	740 Hectares[28]	N/A
Tree canopy	Percentage of tree shade (canopy cover) across the City of Whittlesea in urban and rural areas	**Urban canopy cover:** 7.1%[29] **Rural canopy cover:** 37.7%[30]	**Urban canopy cover:** 7.1%[31] **Rural canopy cover:** 37.7%[32]
Carbon emissions	Total carbon emissions produced across the City of Whittlesea and total emissions per capita	**Total carbon emissions:** 1,806,000 tonnes of CO_2[33] **Carbon emissions per capita:** 7.4 tonnes of CO_2[34]	**Total carbon emissions:** 1,806,000 tonnes of CO_2[35] **Carbon emissions per capita:** 7.4 tonnes of CO_2[36]
Waste diversion	Percentage of kerbside collection waste diverted from landfill	45%[37]	45%[38]

[28] City of Whittlesea land management records
[29] Nearmap AI 2023-24
[30] Nearmap AI 2023-24
[31] Nearmap AI 2022-23
[32] Nearmap AI 2022-23
[33] Snapshotclimate.com.au as at 2023-24
[34] Snapshotclimate.com.au as at 2023-24
[35] Snapshotclimate.com.au
[36] Snapshotclimate.com.au
[37] LGPRF Indicators 2024-2025 Q4
[38] LGPRF Indicators 2022-2023



GOAL 4

Sustainable environment

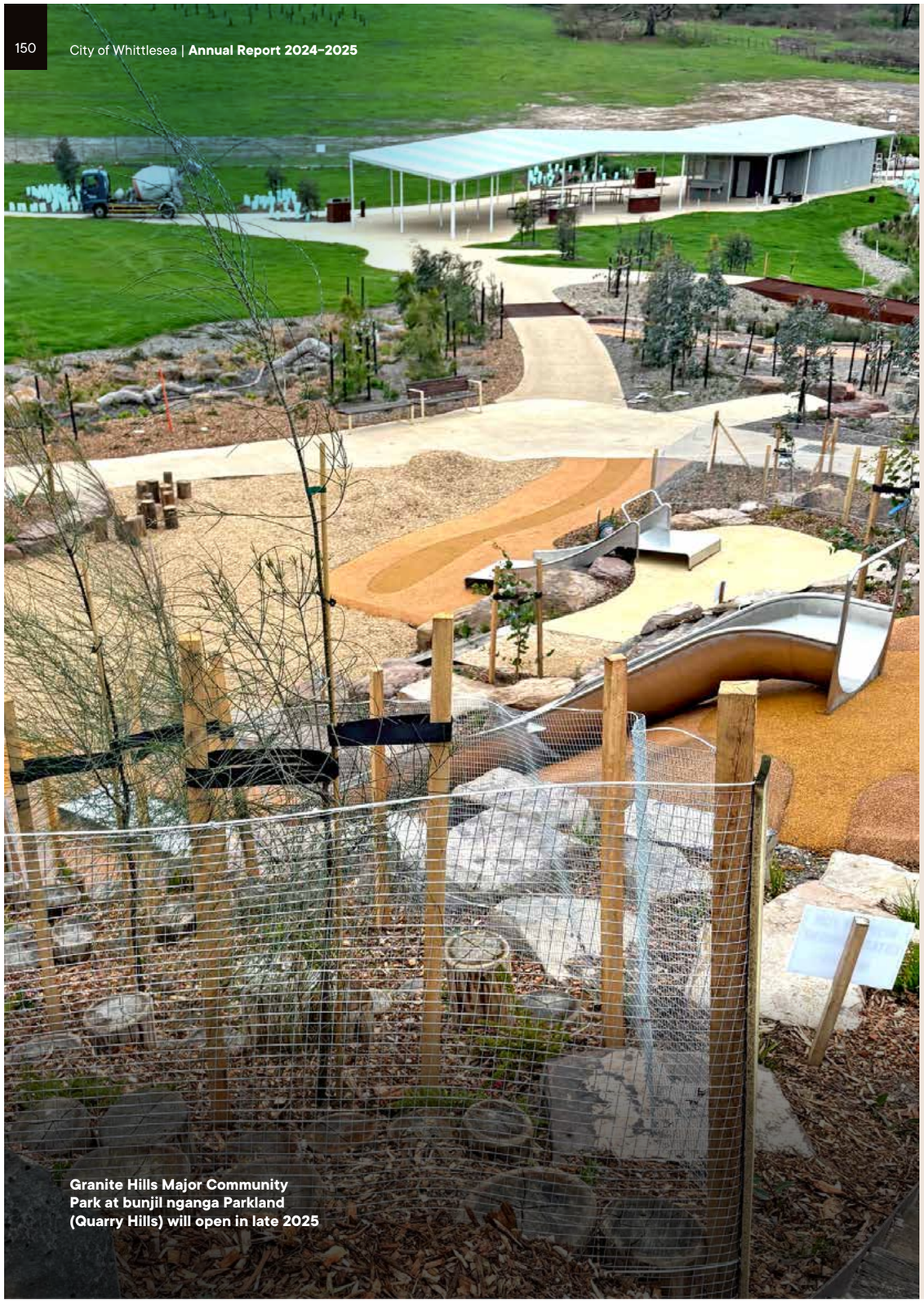


Major initiatives

The following statement reviews the progress of Council in relation to major initiatives identified in the 2024-2025 budget for the year.

Actions	Progress
Key Initiative #41	**Deliver key actions from our Rethinking Waste Plan, including introducing residential glass recycling, extending food and garden waste services, protecting the environment from litter and increasing sustainable procurement**
Continue to implement actions from the Rethinking Waste Plan	Council continues to implement the Rethinking Waste Plan. The changeover to red bin lids for residential kerbside rubbish bins has been completed in accordance with the Victorian Government's kerbside reform program. Monitoring is occurring with kerbside waste bins to support the community to understand how to recycle correctly. The Container Deposit Scheme (CDS) is now operational with Council observing significant reductions in this litter source and the community benefiting financially from returning containers.
Continue to enhance the hard waste collection service	Council has implemented a new dashboard to proactively monitor utilisation of the hard waste booking system. New trucks have been received to improve the operation of the service. A broad community education campaign is underway to inform community members on how to use this service.
Develop and implement a waste diversion plan	Council developed a Waste Diversion Plan. Community engagement on recycling correctly within the kerb side system is underway. Council has observed improvements in the contamination rate for the recycling bin and continues to have low contamination within the glass and FOGO bin. Council has also been promoting its recycling vouchers to divert material away from landfill.
Key Initiative #42	**Improve the quality and activation of our water networks, source more water from alternative water supplies and use less water through water efficiency upgrades**
Key Initiative #43	**Finalise and implement the new Green Wedge Management Plan and 10-year action plan in consultation with the community**
Key Initiative #44	**Deliver on our Greening Whittlesea Strategy including increasing tree canopy along main road residential streets and in conservation reserves, parks and major facilities**
Continue to deliver the annual tree planting programs	Council has completed the fourth year of the Conservation Reserves Tree Planting Program with more than 7000 indigenous trees planted in bunjil nganga Parkland (Quarry Hills) over winter and early spring 2024 and autumn 2025.
Key Initiative #45	**Finalise and implement the Climate Change Plan, with a focus of reducing potable water use, reducing carbon emissions and transitioning to more sustainable resources**
Better protect flora and fauna through the Grassy Woodland Threatened Species Restoration Program at Growling Frog Golf Course	Council has completed the fencing project to protect the Grassy Eucalypt Woodland patches within the Growling Frog Golf Course Conservation Area. The works were undertaken to enhance the protection of sensitive habitat areas and support the long-term conservation of local biodiversity.
Continue to implement a Planning Scheme Amendment to better protect biodiversity, waterways and landscapes using appropriate zones and overlays	Council is continuing to progress the Planning Scheme Amendment to protect biodiversity, waterways and landscapes. The technical assessment has been completed of the landscape and biodiversity values of the municipality. A report is being prepared for a future Council Meeting in late 2025.
Invite Traditional Owners to self-determine involvement and opportunities for collaboration and partnership within our sustainable environment actions	Council continues to collaborate with Traditional Owners for strategic projects in open space. The ongoing development of the Public Open Space Plan has been tabled in discussions with Traditional Owners and holistic cultural values studies are to commence for waterway planning. The bunjil nganga project working group will be re-established to enable continued collaboration for the regional parkland.
Develop and implement a Seedlings for Schools and Kinders program	Council has partnered with 20 schools and kinders to implement the Seedlings for Schools 'Buzz Stop' program. The program sees students assess an area of their schoolyard and create a pollinator garden which they can continue to monitor for an increase in pollinator insects. Plantings will be taking place in Spring 2025 with a second assessment to be undertaken a year after plants are planted.
Utilise technology to prevent illegal native vegetation removal	Council has partnered with the Department of Energy, Environment and Climate Action (DEECA) and technical consultants to pilot new remote sensing technology to detect illegal vegetation removal. The aim is to develop a software platform that can be used by all Victorian Councils. Council is also progressing using AI to pick up changes in vegetation using high resolution NearMap images, complimenting the work of DEECA.
Key Initiative #46	**Use less energy by investing in energy efficiency programs including energy efficient street lighting**
Continue to improve the energy efficiency of Council buildings and facilities including solar and lighting upgrades	Council has installed a new solar power system and upgraded the truck wash bay hot water system to electric at the Epping Works Depot. Hot water systems at Mernda Villages and Mill Park Lakes Community Activity Centres have been assessed with upgrade works scheduled to commence in late 2025. Council continues to explore new opportunities for solar power, switching from gas to electric systems and community battery projects.
Key Initiative #47	**Introduce new local recycling drop off points including a resource recovery shop**
Key Initiative #48	**To protect and enhance Whittlesea's environmental and sustainable future, we will undertake advocacy on behalf of our community, on climate change, water security and quality, vulnerable flora and fauna and waste reduction and reuse**
Key Initiative #49	**Undertake analysis of extreme heat on the health and wellbeing of our community to inform future planning to protect residents and precincts most vulnerable to heatwaves**

KEY: Completed Ongoing



Granite Hills Major Community Park at bunjil nganga Parkland (Quarry Hills) will open in late 2025

GOAL 4

Sustainable environment

Services

The following statement provides information in relation to the services funded in the 2024-2025 Budget and the persons or sections of the community who are provided the service.

Service	Description	Net Cost Actual Budget Variance $000
Biodiversity, land management, sustainable planning and design	Through our role as a statutory authority, we play a crucial role in delivering an environmentally sustainable city. We facilitate sustainable land management and biodiversity conservation on public and private land across urban and rural areas. We educate and empower the community to undertake biodiversity conservation activities and sustainable land management.	5,155 4,651 504
Climate change	We provide services to support the community's adaptation and mitigate climate change risks. We work to reduce the urban heat island effect and support urban greening, deliver walking and cycling paths supporting active travel for the community. We show leadership by avoiding, minimising and offsetting greenhouse gas emissions from our operations. We improve infrastructure, and help the community prepare for the unavoidable impacts of our changing climate, including increases in extreme weather events. We educate and empower the community to reduce greenhouse gas emissions.	58 68 (10)
Resource recovery and waste	We provide sustainable solutions for the collection, disposal and recovery of waste materials generated within the community and through our own operations. We develop strategic policy, education programs and operational maintenance activities to avoid, minimise and recover waste and keep our city clean, healthy and safe. We undertake compliance and enforcement for illegal waste dumping in our municipality. We support and empower the community transition to a circular economy.	29,532 30,610 (1,078)
Water management	We work alongside State Government agencies and utility providers to develop and deliver integrated water management services for our community, protecting and restoring our natural waterways. Council manages its water assets to ensure that they are planned, delivered, and maintained effectively. We are committed to ensuring water is used efficiently throughout our city. We support the community to understand and appreciate the water cycle and use water wisely.	1,646 1,259 387

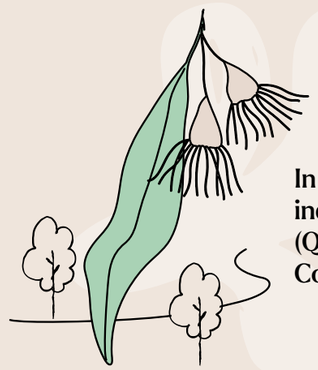
GOAL 4

Sustainable environment

Service performance indicators

The following statement provides the results of the prescribed service performance indicators and measures including explanation of material variations.

Service/ ***Indicator***/*measure*	Results 2022	2023	2024	2025	Comments
Waste Collection					
Service standard *Kerbside collection bins missed* [Number of kerbside garbage and recycling collection bins missed / Number of scheduled kerbside garbage and recycling collection bin lifts] x10,000	5.57	3.83	3.57	3.21	The number of missed bins has decreased over the 2024-2025 financial year. Council contractors continue to refine collection runs to reduce the number of missed collections and increase efficiency.
Service cost *Cost of kerbside garbage bin collection service* [Direct cost of the kerbside garbage bin collection service / Number of kerbside garbage collection bins]	$79.69	$90.76	$112.01	$114.98	The cost of the waste collection has increased slightly due to an increase in the landfill levy, rising costs of commodities and the consumer price index.
Service cost *Cost of kerbside recyclables collection service* [Direct cost of the kerbside recyclables bin collection service / Number of kerbside recyclables collection bins]	$56.96	$48.58	$66.09	$71.93	The cost of the recycling bin and glass bin collection and processing has increased from last year. This is attributed to the increasing costs of commodities and inflation. As City of Whittlesea has transitioned to a glass bin and some other Councils in the interface have not, this is reflected of the higher cost in the City of Whittlesea compared to the average of the interface. Total tonnage collected have remained relatively stable despite an increase in properties serviced to last year. This is likely due to residents returning materials to the Container Deposit Scheme.
Waste Collection					
Waste diversion *Kerbside collection waste diverted from landfill* [Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins] x100	46.06%	44.98%	44.46%	42.31%	The total number of properties serviced in the City of Whittlesea have increased by over 3,500 from the previous year. As a result, we have seen the total volume of waste to landfill increase. The recycling and glass bin volumes have remained relatively stable, as the Container Deposit Scheme is well used within the community. The volume of Food Organics and Garden Organics (FOGO) material has decreased likely due to the mild summer growing conditions for lawns and gardens which resulted in less material being generated. As we have seen an overall decrease in the FOGO volume and the continued reduction of material from the Recycling and Glass bins due to the Container Deposit Scheme, the overall percentage of diversion has decreased.



In 2024–2025, Council planted over 7,000 indigenous trees at bunjil nganga Parkland (Quarry Hills) as part of the fourth year of the Conservation Reserves Tree Planting Program.

GOAL 5

High performing organisation

Building a better website for our residents and customers

The City of Whittlesea's new website went live in July 2024, making it easier for residents and customers to find the information they are looking for with a cleaner design and improved search functionality.

A new online customer portal was also launched in late 2024, meaning that more transactions are able to be completed online. From requesting a bin, to booking a hard waste collection, reporting an issue or paying a bill, it's now quick and easy via the new customer portal.

Residents and customers can easily create an account online account to sign-in and view all of their requests in the one place.

Council's websites received 3.36 million page views, boosted by the launch of three new accessible sites for the City of Whittlesea, local tourism, and the Plenty Ranges Arts and Convention Centre

Goal 5: High performing organisation

GOAL 5 Highlights

82%
customer satisfaction

216,729
calls to Customer Service

47,629
total audience across Council's social media pages

3.36M
page views on Council's website

17,267
Snap, Send, Solve reports received

2,000
new citizens welcomed at our citizenship ceremonies

40
projects consulted on

1055
full-time equivalent staff

GOAL 5 Key achievements

- Improved customer service performance through launching the **customer portal**, to enable self-service for requests.
- Developed the draft ***Community Plan 2025-29*** and draft ***Community Action Plan 2025-26***.
- Delivered a comprehensive **Councillor induction program**.
- Launched a **new multi-purpose vehicle** to deliver innovative and accessible community engagement.
- Adopted the ***Financial Plan 2025-26 to 2034-35***, the ***Budget 2025-26***, ***Revenue and Rating Plan 2025-26 to 2028-29*** and Council's ***Pricing Policy***.
- Launched **three improved and accessible websites**, including the main City of Whittlesea site.

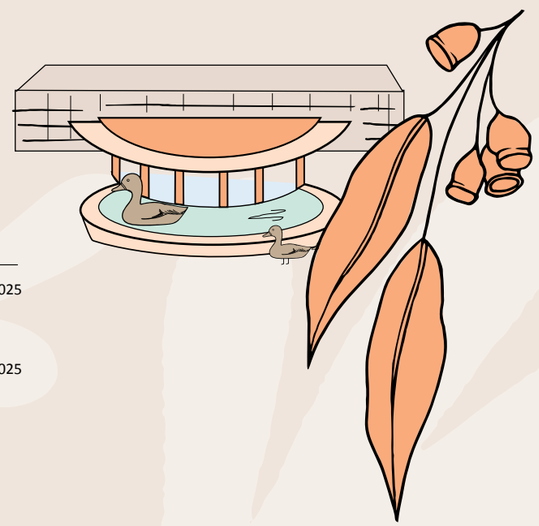
GOAL 5
High performing organisation

Whittlesea 2040 *A place for all*

Strategic indicators

The following statement reviews the performance of Council against the Community Plan including results achieved in relation to the strategic indicators included in the Community Plan.

Strategic Indicator	Measure	2025 Result	2024
Community satisfaction with Council decision-making	Community satisfaction with Council decision-making	46%[39]	53%[40]
Customer satisfaction	Percentage of customer interactions that customers rated positively	82%[41]	78%[42]
Community engagement	Satisfaction with community consultation and engagement	47%[43]	51%[44]
Financial sustainability	Rates as a percentage of adjusted underlying revenue	66%[45]	51%[46]



39 Local Government Victoria Customer Satisfaction Survey 2024-2025
40 Local Government Victoria Customer Satisfaction Survey 2024
41 Pulse Survey 2024-2025
42 CSAT 2023-24
43 Local Government Victoria Customer Satisfaction Survey 2024-2025
44 Local Government Victoria Customer Satisfaction Survey 2024
45 LGPRF indicators 2024-2025 Q4
46 Local Government Victoria Customer Satisfaction Survey 2024

GOAL 5

High performing organisation



Major initiatives

The following statement reviews the progress of Council in relation to major initiatives identified in the 2024-2025 budget for the year.

Actions	Progress
Key Initiative #50	**Improve customer service through investing in technology, systems and Council staff and make it easier for our community to interact with Council**
Continue implementing our place-based model to be responsive to the needs of our local communities	Council has established Community Development Officers working in geographical place regions across our entire municipality promoting local services and responding to local needs of the community.
Improve customer service performance for our community targeting satisfaction scores of 75% or above for council services	Customer Service have reviewed and invested in all customer channels to provide high quality services to all our customers across the municipality. This review has supported an enhanced and consistent approach for Council's Customer Service team when liaising with the community. Satisfaction continues to be above 80%.
Key Initiative #51	**Continue to implement our Advocacy Plan for infrastructure and services to support the diverse needs of our community**
Submit Federal and State Budget submissions advocating for infrastructure funding, increased services, and reform on behalf of our community	Council finalised and submitted its 2025–26 State and Federal Budget submissions advocating for key local priorities. These efforts are part of Council's ongoing commitment to securing funding and support for our community's needs.
Key Initiative #52	**Continue to be an employer of choice through developing and implementing a new Workforce Plan to attract and retain high quality and skilled staff to support our community**
Continue to Implement the Gender Equality Action Plan to ensure a safe and equal workplace and progress towards becoming an Employer of Choice	Council continues to progress our key actions and initiatives contained within our Gender Equality Action Plan. Some of the actions include monitoring gender pay equity, update procedures to have a human centred approach and implementing the inclusive recruitment plan.
Key Initiative #53	**Establish a place-based approach to Council planning, service and infrastructure delivery that is responsive to the distinct needs and aspirations of local communities**
Align to ISO45001 Safety Accreditation to ensure safety within our community is enhanced for our infrastructure and service delivery	Council continues to make strong progress towards achieving alignment with ISO45001 and has developed and is implementing an action plan to ensure alignment is achieved by 2026.
Key Initiative #54	**Continue to implement the *Local Government Act 2020* and publicly report on an action plan to embed good governance at the Council**
Commence developing the Community Plan 2025-2029 and review the community vision *Whittlesea 2040*	The draft Community Plan 2025-29 and the Community Action Plan 2025-26 have been developed and community consultation and engagement has commenced. The adoption of both the Community Plan and the Community Action Plan is scheduled for consideration at the 21 October 2025 Council Meeting.
Identify and complete gender impact assessments on key initiatives that have a 'direct and significant impact on community' under the *Gender Equality Act 2020*	Council identified and completed several Gender Impact Assessments this year, with the most significant one being for the Community Plan 2025–2029. Council is also establishing a new internal framework, supported by training, communication and guidance, to ensure Gender Impact Assessments are consistently completed for all key initiatives.
Deliver a comprehensive Councillor induction program to ensure a smooth transition back to an elected Council	A comprehensive Councillor induction program was delivered within the required four-month period and in accordance with the *Local Government Act 2020* and *Local Government (Governance and Integrity) Regulations 2020*.
Key Initiative #55	**Develop a long-term community infrastructure plan responding to community service and infrastructure needs for sport, leisure, recreation, arts, heritage and culture, youth, older adults, families and children and libraries**
Key Initiative #56	**Continue to strengthen local community engagement in line with Council's Community Engagement Policy to inform Council programs and decision-making**
Key Initiative #57	**Maintain strong communications with our community to promote access to services including multilingual, accessible for all and mobile friendly communications and website**
Key Initiative #58	**Implement, communicate and promote our Financial Hardship Policy 2021 to support our financially vulnerable residents**
Key Initiative #59	**Introduce regular reporting on Council's performance including the Community Action Plan and customer service performance**
Develop a data and insights hub to measure Council's impact and increase transparency through public reporting	Council's Data and Insights Hub is now operational, providing a dedicated platform to track and share progress towards our shared community outcomes. While its value in driving positive impact is already evident, this is an ongoing initiative and Council remain committed to continuous development and collaboration.
Key Initiative #60	**Seek further opportunities to collaborate with surrounding municipalities and other partners including shared services and collaborative procurement**
Key Initiatives #61	**Undertake service planning to drive innovation, improvement, equity, efficiency and service excellence with a focus on customer experience**

KEY: Completed Ongoing



Supporting our community starts with supporting and developing our staff – Mark and Melody, Manual Litter Collection Officers

GOAL 5

High performing organisation

Services

The following statement provides information in relation to the services funded in the 2024-2025 budget and the persons or sections of the community who are provided the service.

Service	Description	Net Cost Actual Budget Variance $000
Our systems and knowledge	We ensure our users can rely on an effective working environment in terms of technology, applications, information management, research, insights and analytics. We provide the key platforms enabling service and infrastructure delivery across the organisation.	15,851 15,519 332
Our finance and assets	We ensure Council is managed in a financially sustainable way where resources are allocated effectively to support the delivery of the desired community outcomes. This includes rate setting and revenue generation, prudent financial planning and management, procurement of goods and services, and effective asset management.	32,904 45,536 (12,632)
Our people	We ensure the City of Whittlesea has adequate labour capacity (numbers) and capability (skills and knowledge) to provide services to our community now, and into the future in an efficient, effective, and sustainable manner.	7,178 6,834 344
Our governance	We ensure Council has adequate structures and processes in place to manage the business of local government in an effective and compliant manner. This includes key strategic planning, communications, decision-making and monitoring/reporting activities to achieve Council's purpose of achieving the best outcomes for the local community.	10,552 9,811 741



In 2024–2025, 37 projects were consulted on, with close to 6,000 contributions from the community and a new vehicle to help take engagement on the road.

GOAL 5

High performing organisation

Service performance indicators

The following statement provides the results of the prescribed service performance indicators and measures including explanation of material variations.

Service/ *Indicator*/*measure*	Results 2022	2023	2024	2025	Comments
Governance					
Transparency *Council decisions made at meetings closed to the public* [Number of council resolutions made at meetings of council, or at meetings of a delegated committee consisting only of councillors, closed to the public / Number of council resolutions made at meetings of council or at meetings of a delegated committee consisting only of councillors] x 100	4.08%	4.55%	9.09%	5.26%	Over the 12 months period, there were nine scheduled Council meetings and five unscheduled Council meetings held at which time 90 resolutions were made by Council in meetings open to the public. During the 14 Council Meetings, five decisions were made at meetings closed to the public.
Attendance *Councillor attendance at Council Meetings* [The sum of the number of councillors who attended each council meeting / (Number of council meetings) x (Number of councillors elected at the last council general election)] x 100	94.87%	91.67%	97.62%	92.06%	Only one absence occurred during the reporting period.
Service cost *Cost of elected representation* [Direct cost of the governance service / Number of councillors elected at the last Council general election]	$224,192.22	$225,472.00	$247,585.33	$67,084.59	Cost of elected representatives includes individual Councillor allowances, mandatory training and additional intrastate and interstate conferences/training attended for professional development.
Governance (cont.)					
Consultation and engagement *Satisfaction with community consultation and engagement* [Community satisfaction rating out of 100 with how Council has performed on community consultation and engagement]	55.00	52.00	51.00	47.00	Council is committed to providing our community with opportunities to share ideas, opinions and feedback about activities, projects and issues that are important to them. In 2024-2025 Council consulted on 37 projects, receiving close to 6,000 contributions. Council sought feedback via the Engage Whittlesea platform and at 107 community-based pop-ups, 11 stalls at citizenship ceremonies, nine community focus groups, and three reference groups. No community consultation was conducted between 17 September and 26 October 2024, due to the Election Period. While community satisfaction is down across the sector for consultation and engagement, Council is committed to providing our community with more ways to engage with us, including through the use of an innovative new multi-purpose vehicle to strengthen community engagement and make it easier for our community to stay informed and have their say.
Satisfaction *Satisfaction with Council decisions* [Community satisfaction rating out of 100 with how Council has performed in making decisions in the interest of the community]	57.00	53.00	50.00	43.00	The 2024-2025 results may reflect the period of transition from Administrators to Councillors.

Governance and management information

Audit & Risk Committee

Role of the Audit & Risk Committee

The Audit and Risk Committee (the Committee) is an independent committee of Council, and its purpose is to support and advise Council in fulfilling its responsibilities related to:

- financial reporting
- risk management
- maintenance of sound systems of internal control
- assurance activities including internal and external audit, and
- Council's performance regarding legislative and regulatory compliance.

It acts in this capacity by monitoring, reviewing, and advising on issues within its scope of responsibility.

The Committee reports to Council on the outcomes of its work program and provides advice and recommendations on matters relevant to its Charter. The Committee may also endorse key reports for the consideration of Council.

Independence

An independent Audit and Risk Committee is a fundamental component of a strong corporate governance culture. Council's Committee is independent of management and is not involved in any operational decisions. Committee members do not have any executive powers, management functions or delegated financial responsibilities.

Reporting Period of this Report

This report covers the Committee activities for the period of 1 September 2024 to 9 September 2025.

In that period the Committee has met 5 times – 10 September 2024, 3 December 2024, 25 February 2025, 13 May 2025 and 9 September 2025.

Purpose of this Report

This report is prepared in accordance with Council's reporting requirements under section 54(5) of the *Local Government Act 2020* (LGA), which requires the Committee to report to Council twice annually on its activities, findings, and recommendations.

Importantly, this report provides Council with a summary of matters that the Committee has addressed in the period to discharge its responsibilities under its Charter. This report has been reviewed by all Committee members.

Committee Charter

The Committee's Charter is set by Council and was last reviewed and approved by Council at its 17 December 2024 meeting.

Committee Membership

The Committee has four independent members and two Councillor members.

The independent members collectively have skill sets and experience as mandated in s 53 of the LGA, including skills in financial management and reporting, risk management, audit and assurance programs, compliance management and internal control frameworks.

The Chair of the Committee is an independent member. The mix of independent and Councillor members enables open discussion based on best practice and gives Councillor's insights into Council's governance practices.

Independent member, Jen Johanson resigned from her role effective immediately following the Committee meeting held on 10 September 2024.

Meeting Attendance

Meetings	10 September 2024	3 December 2024	25 February 2025	13 May 2025	9 September 2025
Independent Members					
Geoff Harry (Chair)	Attended	Attended	Attended	Attended	Attended
Jen Johanson	Attended	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Bruce Potgieter	Attended	Attended	Attended	Attended	Attended
Marco Bini	Attended	Attended	Attended	Attended	Not Applicable
Lisa Tripodi	Not Applicable	Not Applicable	Attended	Attended	Attended
Administrator Members					
Lydia Wilson	Attended	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Christian Zahra	Attended	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Councillor Members					
Cr Aidan McLindon	Not Applicable	Attended	Apology	Not Applicable	Not Applicable
Cr Martin Taylor	Not Applicable	Attended	Attended	Attended	Attended
Cr David Lenberg	Not Applicable	Not Applicable	Not Applicable	Attended	Attended

To fill the resulting vacancy, and following a competitive Expression of Interest process, Council resolved at its 17 December 2024 meeting:

- to appoint Lisa Tripodi as an independent member of the Audit and Risk Committee for a three-year term, concluding 16 December 2027. Lisa's first meeting was the 25 February 2025
- not to extend the appointment of Marco Bini beyond 30 June 2025 with his last meeting being 13 May 2025
- to appoint Suzie Thoraval as an independent member of the Audit and Risk Committee for a three-year term, commencing 1 July 2025 and concluding 30 June 2028. Suzie's first meeting was the 9 September 2025.

Committee Support

The Committee enjoys a strong professional working relationship with Council Officers, which helps the Committee deliver insights, advice, and support to Council. Members attendance has been strong for the reporting period, and the Committee and Council Officers are always alert to opportunities for improvements.

Senior Management Team

The Committee has been strongly supported by Council's CEO and senior management team who have attended all meetings during the year.

External Service Providers

Both the internal audit team (Aster Advisory) and the agent of the Victorian Auditor General's Office (VAGO) have attended as required.

Committee Annual Work Plan

The agendas for the meetings are driven by the Annual Work Plan (AWP). The AWP and agendas contain the activities undertaken by the Committee to ensure it meets its Charter responsibilities.

The AWP is reviewed at every meeting to ensure that the Committee continues to discharge its responsibilities to Council on a timely basis.

The work of the Committee is summarised below in each of the key areas.

Financial and Performance Reporting

The Committee monitored the quality, content, and commentary of the financial and performance reports provided to Council, which were tracked against the approved budget and Council Plan. The Committee also received quarterly updates on the Local Government Performance Reporting Framework and Council's performance against its LGPRF targets. The Committee was satisfied with the quality of the financial and performance reporting.

Risk Management

The Committee monitored risk management activity at all meetings, which included consideration of the following matters:

- outcomes of assessments of strategic and operational risks
- management of significant insurance activities
- outcomes of disaster recovery test plans
- emergency management and business continuity activities
- effectiveness of fraud and corruption systems
- outcomes of the review of the Risk Management Framework
- briefings from Council Officers on emerging risks for Council including:
  - Clinical Governance
  - Tree Management – Service Delivery and Data
  - Theft of Copper Cables
  - Body Worn Cameras
  - Debt Management
  - Artificial Intelligence.

The Committee is satisfied with the maturity of the risk management framework, program and controls, and the Business Continuity Plan.

Strategic Internal Audit Plan

The Committee monitored the Strategic Internal Audit Plan (SIAP) which was developed by our internal auditors in consultation with the Committee, the Executive Leadership Team, and the Risk and Assurance team.

The Committee approved the 2025-26 Strategic Internal Audit Plan at its 13 May 2025 meeting.

Internal Audit

2024-2025 Internal Audit Reviews	Date presented
Records Management	3 December 2024
Core Financial Controls	25 February 2025
Development Contributions	13 May 2025
Events and Festivals	9 September 2025
Asset Management - Roads	9 September 2025
Cybersecurity	9 September 2025

The internal audit function is contracted to Aster Advisory (formerly Pitcher Partners) under an agreement that commenced in July 2023 for an initial term of three years.

The Committee monitored the progress of the delivery of the SIAP for 2024-2025 and was satisfied that delivery is on track.

The Committee also regularly monitors management's performance in closing out recommendations for improvement and is particularly alert to high rated actions that are not closed by the target dates.

The Committee is satisfied that there is appropriate management focus on the actions, bearing in mind that some recommendations require system changes or enhancements with long lead times.

Compliance and Integrity

The Committee monitored Council's compliance and provided advice on:

- systems and processes for monitoring legislative compliance
- gifts, Benefits and Hospitality Register to assess fraud risk and conflict of interest compliance
- key Personal Expenses (including Councillors, CEO, and the CEO's Executive Assistant) to assess fraud and integrity
- Internal Assurance Program
- procurement performance
- regulatory Integrity Report Review program, which screens for investigations and reports by State Integrity Agencies with officers providing briefings, recommendations, and best practice insights to be implemented where a gap exists.

Systems of Internal Control

The Committee considered several reports on the review of policies, systems, and controls during the reporting period. The key matters monitored and subject to review included the following:

- alignment of policies and procedures with Overarching Governance Principles
- the review of key internal policies
- instrument of Delegations
- internal Assurance Program
- targeted areas:
  - CX/DX Program
  - developer contributions
  - significant contracts and projects.

External Audit

The Victorian Auditor General's Office (VAGO) appointed HLB Mann Judd as its agent to undertake the external audit of Council's annual financial report and annual performance statement for the year ending 30 June 2025. The Committee was briefed on the draft external audit strategy for the 2024-2025 audit at the meeting on 25 February 2025, which focused on key external audit risks likely to be considered in delivery of the audit.

The Committee reviewed HLB Mann Judd's closing report on the Annual Financial Report, and the Annual Performance Statement for 2024-2025 at its meeting on 9 September 2025, noting that there were no significant issues raised, and some improvement opportunities relating to developer non-cash contribution and asset valuation. The Committee continues to monitor management's implementation of the improvement initiatives.

Reporting to Council

To advance the transparency of Committee decision-making, advice and deliberations:

- all Committee meetings' unconfirmed minutes are reported to the next ordinary Council meeting for in-principle approval
- the Committee's Biannual Report was tabled at the 22 April 2025 Council briefing, which contained information on the Committee's activities from September 2024 to February 2025
- the Annual Financial Report, which was audited by the appointed external auditors was tabled at Council's 23 September 2025 meeting.

Committee Performance Assessment

The Committee endorsed the questionnaire for use in the next performance self-assessment survey at their 13 May 2025 meeting and confirmed the method for undertaking and reporting on the survey results.

The Committee agreed that the survey will be conducted between the September 2025 and December 2025 meetings, with the results to be presented at the Committee's 9 December 2025 meeting.

The survey of the Committee's next performance assessment will be tabled at the next Bi-Annual Activity Report to be presented to Council.

Conclusion

The Committee is satisfied that it has fully discharged its responsibilities for the reporting period as set out in its Charter. The Committee has noted indications of improving risk management performance and a strengthening of the internal control environment over the reporting period.

On behalf of all Committee members, I wish to acknowledge the support of Council's senior officers in the preparation of agendas, minutes, reports, and presentations, all of which ensure that the Committee remains well-briefed and effective.

Bruce Potgieter
Independent Member,
on behalf of the Audit and Risk Committee

Date: 9 September 2025



Deputy Mayor Cr Zinni and Mayor Cr Taylor at a Council Meeting – elected in October 2024, the current Council meets regularly, with meetings open to the public

Governance and management checklist

For the year ended 30 June 2025

The following are the results in the prescribed form of Council's assessment against the prescribed governance and management checklist.

	Governance and management items	Assessment	
1	**Community engagement policy** Policy outlining Council's commitment to engaging with the community on matters of public interest	Adopted 19/09/2024	✓
2	**Community engagement guidelines** Guidelines to assist staff to determine when and how to engage with the community	Adopted 19/12/2024	✓
3	**Financial Plan** Plan under section 91 of the Act outlining the financial and non-financial resources required for at least the next 10 financial years	17/6/2025	✓
4	**Asset Plan** Plan that sets out the asset maintenance and renewal needs for key infrastructure asset classes for at least the next 10 years	17/6/2025	✓
5	**Revenue and Rating Plan** Plan setting out the rating structure of Council to levy rates and charges	17/6/2025	✓
6	**Annual Budget** Plan setting out the services to be provided and initiatives to be undertaken over the next 12 months and the funding and other resources required	17/6/2025	✓
7	**Risk policy** Policy outlining Council's commitment and approach to minimising the risks to Council's operations	13/2/2024	✓
8	**Fraud policy** Policy outlining Council's commitment and approach to minimising the risks to Council's operations	1/11/2023	✓
9	**Municipal emergency management planning** Council's participation in meetings of the Municipal Emergency Management Planning Committee (MEMPC)	Dates of MEMPC meetings attended: 1/08/2024 7/11/2024 27/02/2025 01/05/2025	✓

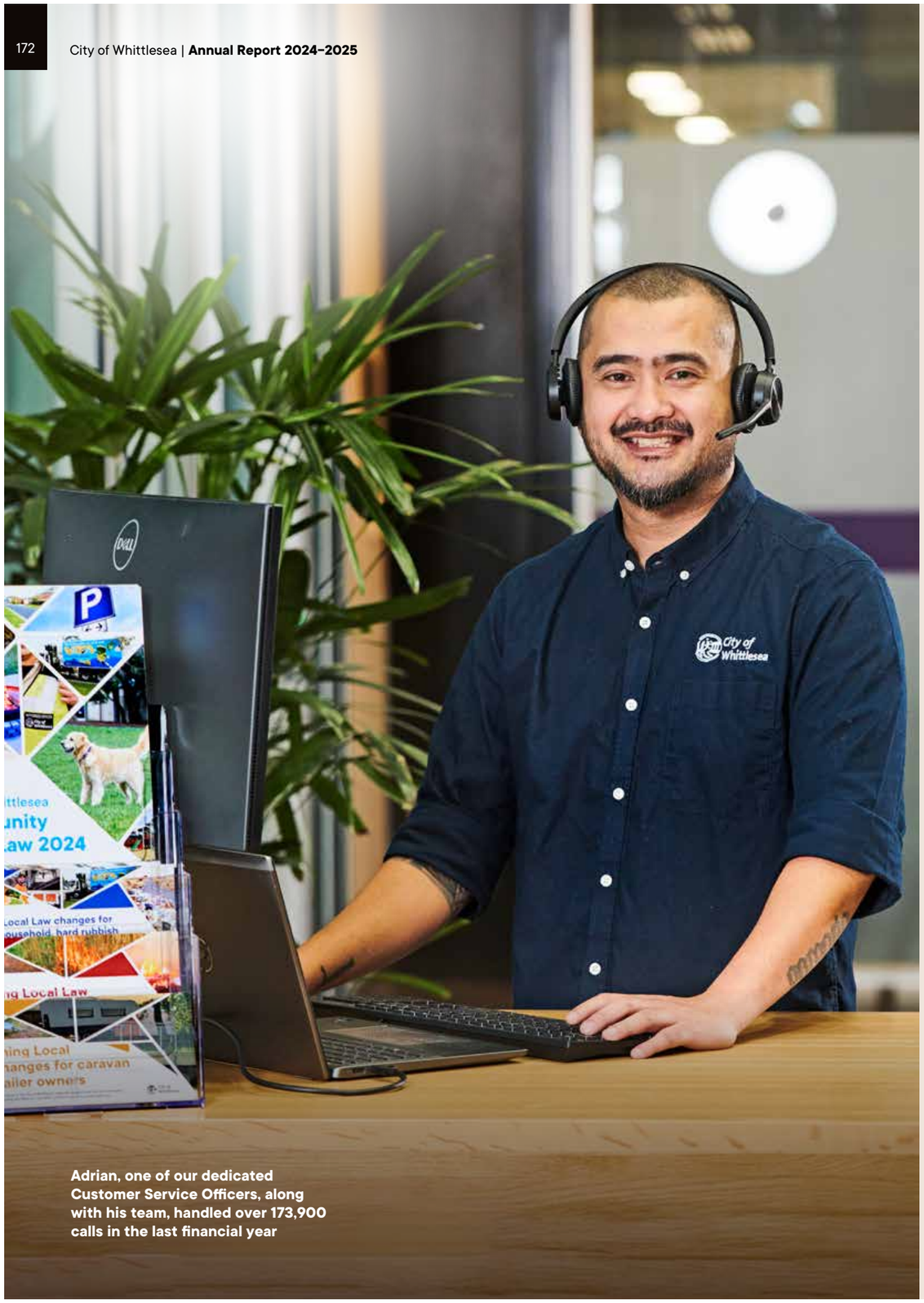
Governance and management items		Assessment
10	**Procurement Policy** Policy outlining the principles, processes and procedures that will apply to all purchases of goods and services by the Council	4/5/2021
11	**Business Continuity Plan** Plan setting out the actions that will be undertaken to ensure that key services continue to operate in the event of a disaster	3/5/2023
12	**Disaster Recovery Plan** Plan setting out the actions that will be undertaken to recover and restore business capability in the event of a disaster	2/6/2023
13	**Complaint Policy** Policy under section 107 of the Act outlining Council's commitment and approach to managing complaints	2/12/2023
14	**Workforce Plan** Plan outlining Council's commitment and approach to planning the current and future workforce requirements of the organisation	16/12/2021
15	**Payment of rates and charges hardship policy** Policy outlining Council's commitment and approach to assisting ratepayers experiencing financial hardship or difficulty paying their rates	21/5/2025
16	**Risk Management Framework** Framework outlining Council's approach to managing risks to the Councils operations	13/3/2024
17	**Audit and Risk Committee** Advisory committee of Council under section 53 and 54 of the Act	During the year, Committee meetings were held on: 27/08/2024 10/09/2024 3/12/2024 25/02/2025
18	**Internal audit** Independent accounting professionals engaged by the Council to provide analyses and recommendations aimed at improving Council's governance, risk and management controls	1/7/2024
19	**Performance Reporting Framework** A set of indicators measuring financial and non-financial performance, including the performance indicators referred to in section 98 of the Act	17/9/2024
20	**Council Plan Reporting** Report reviewing the performance of the Council against the Council Plan, including the results in relation to the strategic indicators, for the first six months of the financial year	17/9/2024

Governance and management items		Assessment
21	**Quarterly budget reports** Quarterly reports to Council under section 97 of the Act, comparing actual and budgeted results and an explanation of any material variations	Annual Report: 17/09/2024 Q2: 18/02/2025 Q3: 20/05/2025
22	**Risk Reporting** Six-monthly reports of strategic risks to Council's operations, their likelihood and consequences of occurring and risk minimisation strategies	13/11/2024
23	**Performance Reporting** Six-monthly reports of indicators measuring financial and non-financial performance, including the performance indicators referred to in section 98 of the Act 2020	Annual Report: 17/09/2024 Q2: 18/02/2025 Q3: 20/05/2025
24	**Annual Report** Annual report under sections 98 and 99 of the Act containing a report of operations and audited financial and performance statements	17/9/2024
25	**Councillor Code of Conduct** Code setting out the standards of conduct to be followed by Councillors and other matters. From 26 October 2024, all Councillors are required to observe the Model Code of Conduct. The Model Code of Conduct replaces the previous statutory requirement for each Council to develop its own Councillor Code of Conduct.	26/10/2024
26	**Delegations** Documents setting out the powers, duties and functions of Council and the Chief Executive Officer that have been delegated to members of staff, in accordance with sections 11 and 47 of the Act	Date of review: 03/04/2025 20/05/2025
27	**Meeting Procedures** Governance Rules under section 60 of the Act governing the conduct of meetings of Council and delegated committees	19/6/2024

I certify that this information presents fairly the status of Council's governance and management arrangements.

Martin Taylor
Mayor, City of Whittlesea
Dated: 23 September 2025

Craig Lloyd
Chief Executive Officer, City of Whittlesea
Dated: 23 September 2025



Adrian, one of our dedicated Customer Service Officers, along with his team, handled over 173,900 calls in the last financial year

Statutory information

Documents available for public inspection

Council is required to make certain types of documents available to the public. These include, but are not limited to:

- plans, strategies and reports adopted Council
- Council policies (other than those relating to internal operational matters)
- standards and guidelines
- Council Meeting agendas and minutes (excluding meetings closed to members of the public).

The table below contains the documents that are available to the public and details the type of access that applies to each document type in accordance with sections 57 and 58 of the *Local Government Act 2020* and Council's Public Transparency Policy.

Documents available for inspection can be viewed on Council's website or by appointment at Council's Civic Centre, located at 25 Ferres Boulevard, South Morang.

Reasonable accommodations will be made where travel to the Civic Centre is not practicable.

For further information on how to access documents that are available to the public please visit Council's website at **whittlesea.vic.gov.au/publicdocuments**

Legislative Provision*	Document	How to access the document
Section 41	Councillor Expense & Support Policy	Available on Council's website
Section 140	Councillor Internal Resolution Procedure	Available on Council's website
Section 60	Governance Rules	Available on Council's website
Section 75	City of Whittlesea Community Local Law 2024 Common Seal and Conduct at Meetings Local Law (No. 1 of 2020)	Current local laws are published on Council's website or for inspection at Council offices. A hard copy is available for purchase at a cost of $10.
Section 90	Community Plan Action Plan 2024-2025	Available on Council's website
Section 91(4)	Financial Plan 2025-26 to 2034-35	Available on Council's website
Section 92(4)	Asset Plan	Available on Council's website
Section 93	Revenue and Rating Plan 2025-26 to 2028-29	Available on Council's website
Section 94	Budget 2025-2026	Available on Council's website
Section 98	Annual Report	Available on Council's website
Section 108	Procurement Policy	Available on Council's website
Section 135	Summary of personal interests returns	Summary of interest returns are available on Council's website
Section 139	Model Councillor Code of Conduct	Available on Council's website
Section 251	Inspection of certified Voters' Roll	Available via the VEC and are available for inspection by members of the public.
Section 307(2)	Election Campaign Donations	Available on Council's website

**Local Government Act 2020*

Food Act Ministerial Directions

In accordance with section 7E of the *Food Act 1984*, Council is required to publish a summary of any Ministerial Directions received during the financial year in its annual report.

No ministerial directions were received by Council during the 2024-2025 financial year.

Carers Recognition Act

Council is required to report annually on its compliance with the *Victorian Carers Recognition Act 2012*.

In the 2024-2025 financial year, the City of Whittlesea continued to support carers who care for someone over the age of 65 year through the following programs:

- provided in-home services including delivery of meals, personal care, domestic assistance, social support, individual and respite services
- delivered a weekly dementia friendly support program, with up to 20 participants suffering dementia, providing much-needed respite to carers
- hosted the 2024 Ageing Well Expo, providing information on the Carers Gateway, and other supports (including those listed above) to community.

Disability Action Plan

In accordance with Section 38 of the *Victorian Disability Act 2006*, Council adopted the City of Whittlesea Disability Action Plan (DAP) which is integrated into the Community Plan 2021-25.

The DAP is prepared for the purposes of:

(a) preventing, removing and reducing barriers to persons with a disability accessing goods, services and facilities

(b) preventing, removing and reducing barriers to persons with a disability obtaining and maintaining employment

(c) promoting inclusion and participation in the community of persons with a disability

(d) achieving tangible changes in attitudes and practices which discriminate against persons with a disability.

For the year 2024-2025 financial year, the following Community Plan DAP actions were progressed under the following *Whittlesea 2040* Goals.

GOAL 1

Connected Community

Commence implementation of the Connected Community Strategy Action Plan 2024-2026

Council began implementing the Connected Community Action Plan 2024-2026, delivering initiatives to improve access and inclusion, particularly for people with disability, across services, facilities, and programs. Actions will be delivered under three key directions:

A socially cohesive community

- strengthening the focus on equity, inclusion, cultural safety and accessibility in how community spaces are designed and integrated into neighbourhoods
- celebrating diversity and inclusion in our community by recognising dates of significance including International Day of People with Disability.

A healthy and safe community

- working in partnership with external businesses and services to provide inclusive spaces and places for our community
- advocating for access to community services and social and physical infrastructure that addresses disadvantage in the City of Whittlesea.

A participating community

- Developing an inclusive access communications protocol to support social connections as part of the High Performing Organisation Strategy (HPO).

A key priority of the Connected Community Strategy is equitable access and equal opportunities for all individuals, regardless of their circumstances or abilities.

Council will continue to support the planning and development of inclusive and safe spaces, services, activities and events, including through key DAP initiatives informed by Whittlesea Disability Network consultations and designed to be delivered through the Community Plan:

- **an accessible precinct project** will explore opportunities to deliver high levels of accessible design and amenity in local community settings
- a partnership with Northern School for Autism (NSA) will deliver **skills development and work experience programs** for NSA secondary students seeking employment opportunities
- a partnership with the National Disability Insurance Agency and Merriang Special Development School will **engage culturally and linguistically diverse (CALD) families** seeking support through the NDIS.

Underpinning all Connected Community Strategy initiatives is the commitment to support and sustain freedom from discrimination and to ensure Council's work contributes to our community's understanding of what discrimination is, the impact that discriminatory behaviour can have on the health of those affected and to focus on opportunities to better address discrimination, so that all residents can feel safe and supported.

Work with our partners to raise community awareness and focus on prevention for people who are homeless and sleeping rough in the municipality

Council recognises people with disability can face significant barriers to accessing affordable housing that is appropriate to their support needs.

In 2024-2025 Council prioritised engagement and planning activities to inform and strengthen responses to reduce homelessness across the community and in priority populations, including:

- engaging **key stakeholders Homelessness Australia, Council to Homeless Persons** and the **Victorian Council of Social Service** to learn about evidence-based responses to homelessness
- engaging Insights Demographics to provide a **forecast of demand for affordable housing** across the municipality
- designing a pilot program to track local trends and data that will inform future responses to reduce homelessness.

Raise awareness of community needs around key health outcomes through events and activities during anti-poverty week, men's and women's health week and other days of significance

Council recognises people with disability can face additional barriers to maintaining good physical and mental health and prioritises advocacy and community engagement that both highlights risks and promotes opportunities to strengthen their health and wellbeing.

In 2024-2025 Council **participated in key regional health forums, committees and days of significance** including:

- Northern Health Board Community Advisory Committee
- Neami National Social Connection Network
- Northern Health Community Cultural Responsiveness Subcommittee
- DPV Health Community Engagement Committee
- RU OK Day Session held at the Ganbu Gulinj Community Centre
- International Day of Persons with Disability.

GOAL 2

Liveable Neighbourhoods

Council continued to prioritise the delivery of accessible venues, facilities and amenities across the community as a central component of well-designed neighbourhoods.

In 2024-2025 major upgrades to the Meadowglen Athletics Centre delivered multiple accessible improvements, including:

- compliant wheelchair access from DDA car spaces to stadium grounds
- first-aid room doorway widened, step ramp added to meet compliance
- step ramps installed at athlete changeroom entries (step removed)
- red brick columns rendered and painted to achieve colour contrast requirements
- DDA-compliant wheelchair seating bays added
- spoon drain at stadium entrance modified to meet gradient for accessibility
- custom stainless steel heel guard covers installed on four irregular stormwater pits.

Continue to improve access, shelter, and seating for people with a disability at bus stops

Council delivered **bus shelter installations and upgrades** at the following sites, ensuring **DDA compliance** and the provision of seating:

- the south bound bus stop east of Whittlesea Yea Road/Coombs Road intersection, Humevale
- Prince of Wales Avenue/Pindari Avenue, Mill Park
- Epping Plaza/High Street, Epping
- Greenhills Road/Plenty Road, Bundoora.

Encourage and promote active travel through the production of maps and improved signage

A route was identified and signed on the **Darebin Creek Trail** to allow alternative access arrangements during times of flooding at the section where the path crosses below the M80.

Conduct cycling audits to enhance planning for evolving cyclist needs

Bicycle path safety audits were conducted with consideration to pedestrian safety as per *Disability Discrimination Act* requirements and audit reports have been finalised for the following key corridors:

- Edgars Creek Shared User Path Trail – From Mahoneys Road to Aubert Way (approx. 12 km)
- Darebin Creek Shared User Path Trail – From Clough Parade to Harvest Home Road (approx. 14 km)
- South Morang Bike Path and Shared Path Network (approx. 9 km).

Continue to upgrade public toilets in line with the Public Toilet Amenity Plan

The **Meadowglen Athletics Centre** delivered a number of **public toilet and changing room upgrades to improve accessibility**:

- public toilet gates widened for compliant access
- ambulant toilet signage added near changerooms
- baby change table adjusted to meet clearance requirements
- hand dryers in DDA toilets repositioned to meet compliance
- DDA toilet pans confirmed compliant to AS 1428.1:2009.

Council also included a new Changing Places facility as part of the Murnong Community Centre in Donnybrook currently under construction and investigated the provision of accessible public toilets and Changing Places facilities at Gumnut Park in Donnybrook and Whittlesea Township.

Develop the Mill Park Place Framework to enhance our investment planning and prioritise city shaping opportunities

In 2024-2025, Council conducted community consultation to inform the **Mill Park Place Framework** which was launched in July 2025. The Framework has a strong focus on identifying community needs and responses to **improve accessibility**, including:

- improving accessibility in Mill Park's community centres
- increasing accessibility to shops within an 800m radius
- identifying accessible paths and easy access to open spaces and parks
- improving wayfinding to key destinations
- capturing concerns about accessibility to tram bus and train station access in South Morang
- advocacy for accessible bus stops via pedestrian crossings and providing safe, comfortable areas for passengers
- improved public transport access to Mill Park Leisure, Mill Park Drive and Mill Park Library
- a need to improve access routes to the Stables Shopping Centre
- the need for safe, accessible pathways around schools.

Partner with community housing organisations to plan and progress delivery of affordable houses in Ashline Street, Wollert

Council recognises that people with disability experience housing related stress and insecurity at high rates.

In 2024-2025, the City of Whittlesea leased the land at 1F Ashline Street, Wollert to Beyond Housing to **construct 27 affordable homes**.

Council made it a project requirement that people with a disability be one of the priority tenant cohorts for the housing.

Construction is expected to commence in October 2025 and be completed by late 2026.

GOAL 3

Strong Local Economy

Continue partnership with Hume Whittlesea Local Learning Employment Network to promote local pathways to jobs and careers for young people

Council continued its strong partnership with the **Hume Whittlesea Local Learning and Employment Network** (HWLLEN), which has a demonstrated capacity for strengthening training and employment pathways for people with disability.

In 2024-2025, Council continued to work with HWLLEN to build local employment opportunities for people with disability, including focussed exploration of initiatives supporting neurodiverse residents. HWLLEN was instrumental in informing the design of a key Disability Action Plan project for 2025-26 to deliver appropriate work experience programs for students with autism.

Identify and work with key stakeholders to address skill shortages through targeted inclusive programs/events

In 2024-2025 Council reduced barriers to persons with a disability accessing services and facilities for our business event programs. This included support for businesses to complete expressions of interest forms for the Next Level Growth Program and selecting venues that are accessible. Additionally, the annual awards program criteria was updated to **recognise the initiatives businesses are undertaking to be more inclusive**.

Continue the inclusive employment program to ensure marginalised community members can gain meaningful employment experience with Council

The **Inclusive Employment Program** (IEP) continues to deliver positive employment opportunities for people facing barriers to finding suitable and meaningful employment, including people with disability.

In 2024-2025, all applicants for the IEP were residents who faced barriers to employment including people living with disability or ex-service personnel and veterans, people from Culturally or Linguistically Diverse (CALD) backgrounds and Aboriginal and Torres Strait Islander Peoples. The program will be an ongoing opportunity within the City of Whittlesea, with two 12-month opportunities available per financial year.

Continue to deliver a Work Ready volunteer program for qualified and newly arrived migrants

City of Whittlesea continues to prioritise volunteer initiatives that support skills development and community participation by people with disability.

In 2024-2025 key initiatives included:

- continuing to deliver the **Work Ready volunteer program** for newly arrived qualified migrants
- creating volunteer opportunities through the **Home and Community Care – Program for Young People**, promoting inclusive service delivery and community engagement
- delivery of the **Social Connections program** where participants with a range of support needs and social networking challenges are matched with a volunteer for social outings.

Investigate the need for supporting businesses to undertake inclusive recruitment and employment

In 2024-2025, City of Whittlesea participated in the Department of Employment and Workplace Relations Local Jobs and Skills Taskforce and supported local disability employment services to engage with actions and initiatives.

Encourage collaboration between educational institutions, local business, external stakeholders, and industry to understand the training needs of the future workforce

In 2024-2025, Council worked with community-based stakeholders to inform responses to barriers faced by people with disability seeking employment training and job opportunities.

Key outcomes were:

- the Whittlesea Disability Network facilitated sessions to identify local employment barriers faced by young people with disability. The sessions identified the need for more appropriate work experience programs for students with autism, leading to the design of **a pilot project** in partnership with Northern School for Autism
- Council held a successful workshop with eight local businesses and the Victorian Skills Authority (VSA), providing a valuable platform for discussion and information sharing. The VSA will now consider the insights gathered to determine the next steps in addressing current and emerging skills needs.

GOAL 5

High Performing Organisation

Continue implementing our place-based model to be responsive to the needs of our local communities

Council's Community Development Officers are placed in regions across the municipality to respond to local needs and promote local services and opportunities supporting people with disability to participate in their communities.

In 2024-2025, Community Development Officers worked with local disability services to connect them to partnerships and health and wellbeing opportunities including:

- connection to Community Centres and programs such as Boomerang Bags and Lids4Kids
- connections to childcare centres and kindergartens for combined story times.

Greenbrook Community House delivered a program of creative programs that encourage personal development, self-esteem and artistic expression. Eight per cent of Greenbrook participants are people with a disability or requiring additional support.

Programs included:

- art and craft classes for children and adults
- all-abilities music and dance workshops
- all-abilities garden volunteers
- singing group
- yoga and wellbeing sessions
- Greenbrook book exchange.

Community Development Officers supported local communities to celebrate International Day of People with Disability 2024.

The *'We Are the Champions'* celebration for the Thomastown community was delivered in partnership with **Thomastown Recreation and Aquatic Centre** (TRAC) and **Thomastown Neighbourhood house**.

The event included:

- 17 community stalls providing information about disability services and supports for families and carers
- The Revolution Choir
- Let's Move and Bust a Move dance workshops run by a person living with a disability
- Cultural fashion parade for people with disabilities celebrating their cultures
- visually impaired Arabic percussionist.

Whittlesea International Day of People with Disability celebration at the **Whittlesea Community Centre** raised awareness and celebrated the contributions of people with a disability.

Key outcomes included:

- Whittlesea Lions Club sponsoring people with a disability to attend Lions Licola Camp
- Whittlesea Rotary spoke about volunteering opportunities for people with a disability
- Whittlesea Rotary Club invited the Special Developmental School to participate in their annual awards and scholarship program (which until now includes only mainstream schools)
- a local physiotherapist offered work to the tutor with lived experience that runs Bust-a-Move dance class
- Whittlesea Library connected DPV Health Day participants to their programs
- ABC Disability group connected with Police and CFA to create a new volunteer program together.

Develop a data and insights hub to measure Council's impact and increase transparency through public reporting

Council's Data and Insights Hub is now operational, providing a dedicated platform to track and share progress towards community outcomes, including for residents with disability.

Data is captured against outcome indicators for the five goals of the *Whittlesea 2040* vision:

- improved social cohesion
- improved feeling of safety in public areas
- increased life satisfaction
- decreased experience of discrimination
- decreased loneliness
- improved feeling of being valued by society
- improved sense of connection to place.

Captured data is available to be split by demographics, allowing for comparative analysis of indicators for residents with disability and the wider City of Whittlesea population.

Through the Census conducted every five years Council also monitors outcome indicators for increased labour force participation for groups experiencing disadvantage including people with a disability.

Domestic Animal Management Plan

Council's Animal Management service provides a range of programs to ensure that people and their pets can live together harmoniously and safely in our community.

The service includes:

- operating the wat djerring Animal Facility, which reunites lost pets with their owners and pet adoptions
- undertaking proactive animal registration checks and the annual registration renewal cycle, ensuring the registration database is accurate and lost/stray animals have the best chances of being reunited with their owners
- animal-related investigations, including nuisance complaints and dog attacks
- putting measures in place to mitigate the risks posed by dangerous and menacing dogs, including annual inspections
- attending to wandering livestock
- an after-hours emergency service for dog attacks, wandering livestock and injured animals
- auditing animal-related businesses to ensure welfare standards are upheld.

Our activities are guided by the Council's Domestic Animal Management Plan 2021-2025.

The Plan was developed based on more than 3,000 pieces of community feedback gathered through a range of surveys and pop-up stalls in 2021 and finessed during further community consultation in September 2022.

The Plan has a strong focus on improving responsible pet ownership, balancing community and environmental needs and partnering with other neighbouring councils to develop a consistent approach to managing animals across the region.

Some of the key initiatives achieved from the Plan in 2024-2025 include:

- delivered a series of targeted animal adoption campaigns, including the Mission Adoptable Blitz in February 2025 and a half-price promotion from 1 April to 30 June 2025. This initiative led to a record 969 animals being rehomed through wat djerring, the highest monthly total since transitioning to in-house operations in October 2022.

  The campaign significantly reduced the average length of stay for animals in care, enabling faster rehoming and improving animal welfare. It also increased our capacity to meet growing community demand, supporting more timely and compassionate outcomes for both animals and residents
- undertook a 12-month review to assess the impact of the Council's mandatory cat desexing and a 24-hour cat confinement orders implemented on 1 August 2023, with the orders contributing to a 70% reduction in cat related nuisance complaints
- provided a subsidised cat desexing program to help address the overpopulation of cats in conjunction with external agencies
- introduced subsidised desexing at the wat djerring Animal Facility
- established a pilot desexing program to target semi-owned and unowned cat populations, where community members who care for stray cats are eligible for free desexing, microchipping and registration
- held our third City of Whittlesea Pet Expo as part of the Whittlesea Community Festival. The Pet Expo featured:
  - animal management and wat djerring Animal Facility stalls
  - dog obedience demonstrations and agility courses
  - stalls by rescue groups, Lort Smith Animal Hospital, Second Chance Animal Rescue and starting Over Dog Rescue
- continued relationships with rescue partners to ensure that stray animals have every chance of being reunited with their owners and providing refuge for animals in need of emergency accommodation
- ongoing cross-referencing of microchip registries to ensure Council's registration database is up-to-date, and to ensure breeders within the area are complying with registration requirements
- patrolled parks and streets to ensure compliance with off-leash laws and to ensure pets are registered
- Animal Management Officers completed required training, including managing aggressive animals and handling difficult customers
- the cities of Whittlesea, Merri-bek and Darebin held a joint training day to network and discuss current animal management issues, share resources, further develop skills and capabilities
- the City of Whittlesea actively participated in the advancement of the sector through membership with the following state and national working groups:
  - The National Local Government Cat Management Forum – Australian Institute of Animal Management
  - The State of Victoria Pet Rehoming Working Group – Department of Energy, Environment and Climate Action (Animal Welfare Victoria)
  - The State of Victoria Cat Management Strategy, participation in the working group for the draft strategy – Department of Energy, Environment and Climate Action.

Freedom of Information

The *Freedom of Information Act 1982 (Vic)* (FOI Act) embodies the following principles:

- members of the public have a legally enforceable right of access to certain government information
- government departments and agencies are required to publish information detailing the documents and the types of documents they hold
- people may ask for inaccurate, incomplete, out-of-date or misleading information contained in their personal records to be changed
- people may appeal against a decision by a government body to deny access to information or to not amend personal records.

In accordance with the FOI Act, anyone wanting to make a Freedom of Information request must do so in writing, must provide sufficient information to enable the requested documents to be identified, and must be accompanied by payment of an application fee (which can be waived by Council on hardship grounds).

Further information on how to make an FOI request is available on Council's website.

Freedom of Information applications by year

The following table summarises the Freedom of Information applications received by Council over the past four years:

Freedom of Information	2021-22	2022-23	2023-24	2024-25
Total number of requests	29	61	52	53
Access granted in full	3	9	9	11
Access granted in part	13	14	28	19
Other: such as withdrawn or lapsed	4	38	14	23
Access denied in full	2	Nil	1	Nil
Number of internal reviews sought	Nil	Nil	Nil	Nil
Number of external reviews sought	Nil	Nil	Nil	1
Number of appeals lodged with the Victorian Civil and Administrative Appeals Tribunal	Nil	Nil	Nil	Nil
Total fees and charges collected	**$1,056.15**	**$2,520.68**	**$2,821.65**	**$2,284.20**

Public Interest Disclosure Procedures Act

Council is committed to the aims and objectives of the *Public Interest Disclosure Act 2012* to ensure openness and accountability in government by encouraging people to disclose improper conduct within the public sector and provide protection for people who make disclosures.

Section 69 of the *Public Interest Disclosure Act 2012* requires Council to include in its annual report information about how to access the procedures established by the Council. Council is also required to provide certain information about the number and types of protected disclosures complaints investigated during the financial year.

To make a disclosure, call Council's Protected Disclosure Coordinator on 9217 2401 or email **pid@whittlesea.vic.gov.au**.

During 2024-2025, there was three complaints referred to the Independent Broad-based Anti-Corruption Commission (IBAC) and deemed to be Public Interest Disclosures:

- two complaints were referred by IBAC to the Local Government Inspectorate for investigation, and remain open; and
- one complaint was completed.

Council's procedures for making or handling a disclosure are available on Council's website **whittlesea.vic.gov.au/pid**

Contracts

In 2024-2025, Council did not enter into any contracts valued at $300,000 or more for goods, works or services, without first engaging in a competitive process.

Road Management Act Ministerial Direction

In accordance with Section 22 of the *Road Management Act 2004*, Council must publish a copy or summary of any ministerial direction in its annual report.

On 25 June 2024, a new Road Management (General) and (Works and Infrastructure) Amendment Regulations 2024, S.R. No. 61/2024 was introduced, replacing the Road Management (Works and Infrastructure) Regulations 2015. The Road Management (Works and Infrastructure) Regulations 2015 has a sunset date of 14 June 2026.

Other Non-Statutory Inclusions

Information Privacy

Council continues to be committed to the responsible collection and handling of personal information in accordance with the *Privacy and Data Protection Act 2014* and the *Health Records Act 2001*.

Council's Privacy and Data Protection Policy clearly expresses Council's approach to the management and protection of personal and health information.

Council takes all reasonable precautions to ensure that the personal information collected, used and disclosed is accurate, complete and up-to-date and that personal information is protected from misuse or loss and from unauthorised access, modification or disclosure.

Council's policy and other documents relating to information privacy are available on Council's website.

Charter of Human Rights

The *Charter of Human Rights and Responsibilities Act 2006* sets out the protected rights of all people in Victoria as well as the corresponding obligations on the Victorian Government.

The Charter requires Council to take human rights into account when making decisions, providing advice and delivering services.

Council staff undergo Human Rights training every four years.

Infrastructure and developer contributions

Under sections 46GZI and 46QD of the *Planning and Environment Act 1987* (the Act), Council, as the development or infrastructure contributions collecting agency (or development agency) must report to the Minister for Planning on the receipt and expenditure of infrastructure levies under the Infrastructure Contributions Plan (ICP) and Development Contributions Plan (DCP) systems.

Ministerial reporting requirements for Development Contributions Plans

Requirements apply to the preparation of a report by a collecting agency or development agency under section 46GZI of the *Planning and Environment Act 1987*.

Table 1 – Total DCP levies received in 2024-24 financial year

DCP name and year approved	Levies received in 2024-25 financial year ($)
DCPO1 – Epping North Strategic Plan DCP (2002)	$0.00
DCPO2 – Harvest Home Local Structure Plan DCP (2002)	$160,248.84
DCPO3 – Drainage Levy (2006)	$70,156.83
DCPO4 – Cooper Street Employment Area DCP (2007)	$0.00
DCPO5 – 9 – Mernda Strategy Plan DCP (2004)	$195,147.00
DCPO10 – Epping North East Local Structure Plan DCP (2008)	$94,851.06
DCPO11 – Lockerbie DCP (2012)	$798,327.53
DCPO12 – Lockerbie North DCP (2012)	$0.00
DCPO14 – Epping Central DCP (2015)	$1,532,217.63
DCPO13 – Quarry Hills DCP (2016)	$1,929,426.23
DCPO15 – English Street DCP (2016)	$1,209,365.37
DCPO16 – Wollert DCP (2017)	$13,461,197.85
Total	**$19,450,938.34**

Table 2 – DCP land, works, services or facilities accepted as works-in-kind in 2024-24 financial year

DCP name and year approved	Project ID	Project description	Item purpose	Project value ($)
Works				**$9,307,946.04**
DCPO16 – Wollert DCP (2017)	RD-02c	Koukoura Drive – Between northern edge of gas easement to connection with historic road reserve near northern boundary of 220 Boundary Road. Design and construction of first carriageway (interim), excluding intersections (Partial delivery)	Road Project	$1,794,094.96
DCPO16 – Wollert DCP (2017)	BR-01	Findon Creek – West branch – Boundary Road Construction of a culvert crossing over waterway (interim treatment)	Bridge/Culvert Projects	$958,559.35
DCPO16 – Wollert DCP (2017)	RD-06c	Boundary Road – Between Koukoura Drive and Epping Road Design and replacement of existing carriageway with boulevard connector/connector road (ultimate), excluding intersections (Partial delivery)	Road Project	$1,572,271.12
DCPO16 – Wollert DCP (2017)	IN-26c	Boundary Road/ Andrew Road Design and construction of boulevard connector to connector – industrial/ residential interface connector 4-way signalised intersection (Partial delivery)	Intersection Projects	$2,010,192.01
DCPO16 – Wollert DCP (2017)	IN-24c	Boundary Road/ Bodycoats Road (north) Design and construction of boulevard connector to connector signalised T-intersection (interim treatment)	Intersection Projects	$2,972,828.60
Land				**$4,499,064.82**
DCPO16 – Wollert DCP (2017)	CI-03	West Wollert Level 2 Multi-purpose community centre Purchase of land	Community Facility	$1,410,537.78
DCPO16 – Wollert DCP (2017)	RD-02	Land for Koukoura Drive – Between northern edge of gas easement to connection with historic road reserve near northern boundary of 220 Boundary Road. (Part of)	Road Project	$1,809,963.68
DCPO2 – Harvest Home Road DCP (2002)	RO-05	Land for Harvest home road – Epping Road to E6 extension (Part of)	Road Project	$279,768.40
Aurora ADP	PU-01	Land for Passive Open Space – (Part of)	Open Space	$998,794.97
Total				**$13,807,010.86**

Table 3 – Total DCP contributions received and expended to date (for DCPs approved after 1 June 2016)

DCP name and year approved	Total levies received ($)	Total levies expended ($)	Total works-in-kind accepted ($)	Total DCP contributions received (levies and works-in-kind) ($)
DCPO13 – Quarry Hills DCP (2016)	$3,949,250.00	$0.00	$0.00	$3,949,250
DCPO15 – English Street DCP (2016)	$1,977,230.00	$0.00	$0.00	$1,977,230
DCPO16 – Wollert DCP (2017)	$84,798,352.00	$19,795,678.00	$12,528,447.49	$97,326,799
Total	**$90,724,832.00**	**$19,795,678.00**	**$12,528,447.49**	**$103,253,279.49**

Table 4 – Land, works, services or facilities delivered in 2024-2025 financial year from DCP levies collected

Project ID and description	DCP name and year approved	DCP fund expended ($)	Works-in-kind accepted ($)	Council's contribution ($)	Other contributions ($)	Total project expenditure ($)	Percentage of item delivered
Works		**$2,389,701.17**	**$9,307,946.04**	**$0.00**	**$0.00**	**$11,697,647.21**	
RD-02c	**Koukoura Drive – Between northern edge of gas easement to connection with historic road reserve near northern boundary of 220 Boundary Road. Design and construction of first carriageway (interim), excluding intersections (Partial delivery)**						
	DCPO16 – Wollert DCP (2017)	$0.00	$1,794,094.96	$0.00	$0.00	$1,794,094.96	28%
CI-03c	**West Wollert Level 2 Multi-purpose community centre – Construction of multi-purpose community centre**						
	DCPO16 – Wollert DCP (2017)	$2,389,701.17	$0.00	$0.00	$0.00	$2,389,701.17	19%
BR-01	**Findon Creek – West branch – Boundary Road – Construction of a culvert crossing over waterway (interim treatment)**						
	DCPO16 – Wollert DCP (2017)	$0.00	$958,559.35	$0.00	$0.00	$958,559.35	100%
RD-06c	**Boundary Road – Between Koukoura Drive and Epping Road – Design and replacement of existing carriageway with boulevard connector/connector road (ultimate), excluding intersections (Partial delivery)**						
	DCPO16 – Wollert DCP (2017)	$0.00	$1,572,271.12	$0.00	$0.00	$1,572,271.12	22%
IN-26c	**Boundary Road/ Andrew Road – Design and construction of boulevard connector to connector – industrial/ residential interface connector 4-way signalised intersection (Partial delivery)**						
	DCPO16 – Wollert DCP (2017)	$0.00	$2,010,192.01	$0.00	$0.00	$2,010,192.01	31%
IN-24c	**Boundary Road/ Bodycoats Road (north) Design and construction of boulevard connector to connector signalised T-intersection (interim treatment)**						
	DCPO16 – Wollert DCP (2017)	$0.00	$2,972,828.60	$0.00	$0.00	$2,972,828.60	70%

Table 4 – Land, works, services or facilities delivered in 2023-24 financial year from DCP levies collected

Project ID and description	DCP name and year approved	DCP fund expended ($)	Works-in-kind accepted ($)	Council's contribution ($)	Other contributions ($)	Total project expenditure ($)	Percentage of item delivered
Land		**$770,000.00**	**$4,499,064.82**	**$0.00**	**$0.00**	**$5,269,064.82**	
RO-05	**Land for Harvest home road – Epping Road to E6 extension (Part of)**						
	DCPO2 – Harvest Home Road DCP (2002)	$0.00	$279,768.40	$0.00	$0.00	$279,768.40	17.50%
PU-01	**Land for Passive Open Space – (Part of)**						
	Aurora ADP	$0.00	$998,794.97	$0.00	$0.00	$998,794.97	12.70%
CI-03	**West Wollert Level 2 Multi-purpose community centre Purchase of land**						
	DCPO16 – Wollert DCP (2017)	$0.00	$1,410,537.78	$0.00	$0.00	$1,410,537.78	100%
RD-02	**Land for Koukoura Drive – Between northern edge of gas easement to connection with historic road reserve near northern boundary of 220 Boundary Road (Part of)**						
	DCPO16 – Wollert DCP (2017)	$0.00	$1,809,963.68	$0.00	$0.00	$1,809,963.68	28%
IN-9	**Land for Epping Road and Boundary Road intersection (compulsory acquisition of part of 30 Boundary Road, Wollert) – Epping Road/Boundary Road intersection (Part of)**						
RD-06	**Land for Epping Road and Boundary Road intersection (compulsory acquisition of part of 30 Boundary Road, Wollert) – Boundary Road – Between Koukoura Drive and Epping Road (Part of)**						
IN-26	**Land for Epping Road and Boundary Road intersection (compulsory acquisition of part of 30 Boundary Road, Wollert) – Boundary Road/Andrew Road intersection (Part of)**						
	DCPO16 – Wollert DCP (2017)	$770,000.00	$0.00	$0.00	$0.00	$770,000.00	6%
Total		**$3,159,701**	**$13,807,011**	**$0**	**$0**	**$16,966,712**	

Ministerial reporting requirements for Infrastructure Contribution Plans (ICP)

Requirements apply to the preparation of a report by a collecting agency or development agency under section 46QD of the *Planning and Environment Act 1987*.

Table 1 – Total ICP monetary component received in 2024-2025 financial year

Name of collecting agency	Name of ICP	Monetary component in levies received in 2024-25 financial year ($)	Value of works in kind received in satisfaction of monetary component in 2024-25 financial year ($)	Total monetary contribution received in 2024-25 financial year ($)
City of Whittlesea	Donnybrook/ Woodstock ICP	$4,216,499.93	$5,288,971.00	$9,505,470.93
City of Whittlesea	Shenstone Park ICP	$1,182,513.92	$8,030,414.00	$9,212,927.92
Total		**$5,399,013.85**	**$13,319,385.00**	**$18,718,398.85**

Table 2 – Inner public purpose land received in 2024-2025 financial year

Name of collecting agency	Name of ICP	Land (or project ID)	Land (or project) description
City of Whittlesea	Donnybrook/ Woodstock ICP	LP-09	Local park Provision of land
City of Whittlesea	Donnybrook/ Woodstock ICP	LP-14	Local park Provision of land (Part of Land)
City of Whittlesea	Donnybrook/ Woodstock ICP	LP-21	Local park Provision of land
City of Whittlesea	Donnybrook/ Woodstock ICP	CI-03	Darebin Creek Community Centre Construction of a Level 2 Community Activity Centre at LTC-4
City of Whittlesea	Donnybrook/ Woodstock ICP	SR-02	Patterson Drive Sports Reserve Construction of sports fields (AFL/cricket and netball) and construction of a multi-purpose pavilion (located near LTC-2)
City of Whittlesea	Shenstone Park ICP	IN-03	Donnybrook Road & Patterson Drive (N-S Boulevard Connector) Construction of the fourth leg of a primary arterial to connector road 4-way intersection (interim treatment). (Part of)
City of Whittlesea	Shenstone Park ICP	IN-04	Donnybrook Road & Connector Street (N-S Connector) Construction of a primary arterial to connector road T-intersection (interim treatment)

Table 3 – Total Land Equalisation Amount (LEA) received and Land Credit Amount (LCA) paid in 2024-2025 financial year

Name of collecting agency	Name of ICP	Total of any LEAs received in 2024-25 financial year ($)	Total of any LCAs paid in 2024-25 financial year ($)
City of Whittlesea	Donnybrook/Woodstock ICP	$3,789,549.92	$0.00
City of Whittlesea	Shenstone Park ICP	$104,587.50	$0.00
Total		**$3,894,137.42**	**$0.00**

Table 4 – ICP works, services or facilities accepted as works-in-kind in 2024-2025 financial year

Name of collecting agency	Name of ICP	Project ID	Project description	Item purpose	Project value ($)
City of Whittlesea	Donnybrook/ Woodstock ICP	IN-05	Donnybrook Road & Connector Street (Nth-Sth Connector) – Construction of an arterial to connector road 3-way intersection (interim treatment) – (Completion of signalisation)	Intersection projects	$262,381.00
City of Whittlesea	Donnybrook/ Woodstock ICP	SR-02	Patterson Drive Sports Reserve Construction of sports fields (AFL/cricket and netball) and construction of a multi-purpose pavilion (located near LTC-2) – (Construction of pavilion)	Community & recreation	$5,026,590.00
City of Whittlesea	Shenstone Park ICP	IN-03	Donnybrook Road & Patterson Drive (N-S Boulevard Connector) Construction of the fourth leg of a primary arterial to connector road 4-way intersection (interim treatment)	Intersection projects	$2,904,769.02
City of Whittlesea	Shenstone Park ICP	IN-04	Donnybrook Road & Connector Street (N-S Connector) Construction of a primary arterial to connector road T-intersection (interim treatment)	Intersection projects	$5,125,645.00
Total					**$13,319,385.02**

Table 5 – Total ICP monetary contributions expended by development agency in 2024-2025 financial year

Name of development agency	Name of ICP	Project ID	Project description	ICP money expended ($)	Percentage of project delivered
City of Whittlesea	Donnybrook/ Woodstock ICP	CI-02	Patterson Drive Community Centre Construction of a Level 2 Community Activity Centre at LTC-2	$3,387,624.00	70%
City of Whittlesea	Shenstone Park ICP	none	none	$0.00	0
Total				**$3,387,624.00**	

Table 6 – Use and development of inner public purpose land or outer public purpose land which has vested in, been acquired by or been transferred to, the development agency in 2024-2025 financial year

Name of development agency	Name of ICP	Project ID	Project description	Use and development of land
City of Whittlesea	Donnybrook/ Woodstock ICP	LP-09	Local park Provision of land	Local park
City of Whittlesea	Donnybrook/ Woodstock ICP	LP-14	Local park Provision of land (Part of)	Local park
City of Whittlesea	Donnybrook/ Woodstock ICP	LP-21	Local park Provision of land	Local park
City of Whittlesea	Donnybrook/ Woodstock ICP	CI-03	Darebin Creek Community Centre Construction of a Level 2 Community Activity Centre at LTC-4	Community & recreation
City of Whittlesea	Donnybrook/ Woodstock ICP	SR-02	Patterson Drive Sports Reserve Construction of sports fields (AFL/cricket and netball) and construction of a multi-purpose pavilion (located near LTC-2)	Community & recreation
City of Whittlesea	Shenstone Park ICP	IN-03	Donnybrook Road & Patterson Drive (N-S Boulevard Connector) Construction of the fourth leg of a primary arterial to connector road 4-way intersection (interim treatment) (Part of)	Intersection project
City of Whittlesea	Shenstone Park ICP	IN-04	Donnybrook Road & Connector Street (N-S Connector) Construction of a primary arterial to connector road T-intersection (interim treatment)	Intersection project

Table 7 – Use of works, services or facilities accepted as works-in-kind in 2024-2025 financial year

Name of development agency	Name of ICP	Project ID	Project description	Use of land
City of Whittlesea	Donnybrook/ Woodstock ICP	IN-05	Donnybrook Road & Connector Street (Nth-Sth Connector) – Construction of an arterial to connector road 3-way intersection (interim treatment) – (Completion of signalisation)	Intersection projects
City of Whittlesea	Donnybrook/ Woodstock ICP	SR-02	Patterson Drive Sports Reserve Construction of sports fields (AFL/cricket and netball) and construction of a multi-purpose pavilion (located near LTC-2) – (Construction of pavilion)	Community & recreation
City of Whittlesea	Shenstone Park ICP	IN-03	Donnybrook Road & Patterson Drive (N-S Boulevard Connector) Construction of the fourth leg of a primary arterial to connector road 4-way intersection (interim treatment)	Intersection project
City of Whittlesea	Shenstone Park ICP	IN-04	Donnybrook Road & Connector Street (N-S Connector) Construction of a primary arterial to connector road T-intersection (interim treatment)	Intersection projects

Table 8 – Expenditure of ICP land equalisation amounts in 2024-2025 financial year

Name of development agency	Name of ICP	Project ID	Project description	Land equalisation amounts expended ($)
City of Whittlesea	Donnybrook/ Woodstock ICP	none	none	$0.00
City of Whittlesea	Shenstone Park ICP	none	none	$0.00
Total				**$0.00**

City *of* Whittlesea
FINANCIAL REPORT 2024-2025

Building better, together



Eagle Shelter lookout at bunjil nganga Parkland (Quarry Hills). The parkland is expanding to 1,100 hectares, offering more green open space for Mernda, Wollert, Epping and South Morang while protecting native plants, animals and cultural heritage

Performance Statement

For the year ended 30 June 2025

Description of municipality

The City of Whittlesea is located in Melbourne's northern suburbs, about 20 kilometres from the city centre. It is one of Melbourne's largest municipalities, covering a land area of approximately 490 square kilometres.

The majority of the City of Whittlesea population live in urban areas. This is split across the major established suburbs of Bundoora, Epping, Lalor, Mill Park and Thomastown, the current growth area precincts of Mernda, Doreen, South Morang, Epping North and Wollert, and the rural areas of Donnybrook and Whittlesea Township and surrounds.

Significant future growth is projected for Wollert and Donnybrook. The rural areas of the municipality are characterised by farming, forested areas and historic township communities including Whittlesea Township.

The Wurundjeri Willum people and the Taungurung people were the original inhabitants of the area and are the traditional owners of this land. Compared with other municipalities, the City of Whittlesea has the fourth largest population of Aboriginal and Torres Strait Islanders (ATSI) by person count in Metropolitan Melbourne, with 2,663 ATSI residents.

Certification of the Performance Statement

In my opinion, the accompanying performance statement has been prepared in accordance with the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020*.

Aaron Gerrard
Principal Accounting Officer
Dated:

In our opinion, the accompanying performance statement of the City of Whittlesea for the year ended 30 June 2025 presents fairly the results of Council's performance in accordance with the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020*.

The performance statement contains the relevant performance indicators, measures and results in relation to service performance, financial performance and sustainable capacity.

At the date of signing, we are not aware of any circumstances that would render any particulars in the performance statement to be misleading or inaccurate.

We have been authorised by the Council and by the *Local Government (Planning and Reporting) Regulations 2020* to certify this performance statement in its final form.

Cr Martin Taylor
Mayor
Dated:

Cr David Lenberg
Councillor
Dated:

Debbie Wood
Acting Chief Executive Officer
Dated:

Independent Auditor's Report

Victorian Auditor-General's Office

To the Councillors of Whittlesea City Council

Opinion

I have audited the accompanying performance statement of Whittlesea City Council (the council) which comprises the:

- description of municipality for the year ended 30 June 2025
- service performance indicators for the year ended 30 June 2025
- financial performance indicators for the year ended 30 June 2025
- sustainable capacity indicators for the year ended 30 June 2025
- notes to the accounts
- certification of the performance statement.

In my opinion, the performance statement of Whittlesea City Council in respect of the year ended 30 June 2025 presents fairly, in all material respects, in accordance with the performance reporting requirements of Part 4 of the *Local Government Act 2020* and Local Government (Planning and Reporting) Regulations 2020.

Basis for Opinion

I have conducted my audit in accordance with the *Audit Act 1994* which incorporates the Australian Standards on Assurance Engagements. I further describe my responsibilities under that Act and those standards in the *Auditor's Responsibilities for the Audit of the performance statement* section of my report.

My independence is established by the *Constitution Act 1975*. My staff and I are independent of the council in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants* (the Code) that are relevant to my audit of the performance statement in Victoria. My staff and I have also fulfilled our other ethical responsibilities in accordance with the Code.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Councillors' responsibilities for the performance statement

The Councillors are responsible for the preparation and fair presentation of the performance statement in accordance with the performance reporting requirements of the *Local Government Act 2020* and Local Government (Planning and Reporting) Regulations 2020 and for such internal control as the Councillors determines is necessary to enable the preparation and fair presentation of a performance statement that is free from material misstatement, whether due to fraud or error.

Auditor's responsibilities for the audit of the performance statement

As required by the *Audit Act 1994*, my responsibility is to express an opinion on the performance statement based on the audit. My objectives for the audit are to obtain reasonable assurance about whether the performance statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Standards on Assurance Engagements will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the decisions of users taken on the basis of this performance statement. As part of an audit in accordance with the Australian Standards on Assurance Engagements, I exercise professional judgement and maintain professional scepticism throughout the audit. I also:

- identify and assess the risks of material misstatement of the performance statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the council's internal control
- evaluate the overall presentation, structure and content of the performance statement, including the disclosures, and whether performance statement represents the underlying events and results in a manner that achieves fair presentation.

I communicate with the Councillors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

MELBOURNE
8 October 2025

Travis Derricott
as delegate for the Auditor-General of Victoria

Level 31 / 35 Collins Street, Melbourne Vic 3000
T 03 8601 7000 enquiries@audit.vic.gov.au www.audit.vic.gov.au

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Service Performance Indicators

For the year ended 30 June 2025

Indicator/ measure [formula]	Actual 2021	Actual 2022	Actual 2023	2025 Target as per budget	Actual 2025
Aquatic facilities					
Utilisation *Utilisation of aquatic facilities* [Number of visits to aquatic facilities / Municipal population]	2.82	3.85	4.22	N/A	4.14
Comments: The aquatic and leisure centres have experienced strong attendance figures this year. This year Mill Park Leisure, Thomastown Recreation & Aquatic Centre and Whittlesea Swim Centre have collectively had over 14,400 additional attendances. This number when divided by the population increase has resulted in a very slight drop from previous year. This positive performance reflects the community's continued support for this service.					
Animal management					
Health and safety *Animal management prosecutions* [Number of successful animal management prosecutions / Number of animal management prosecutions] x 100	100%	100%	100%	N/A	100.00%
Comments: During the 2024-2025 financial year, Council prosecuted nine animal management matters, all of which were successful.					
Food safety					
Health and safety *Critical and major non-compliance outcome notifications* [Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises followed up / Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises] x100	80.20%	97.28%	100.00%	N/A	100.00%
Comments: In 2024, Council conducted follow up inspections which were identified as having either a critical or major non-compliance. Council has achieved a 100% result.					
Libraries					
Participation *Library membership* [percentage of the population that are registered library members] x100	N/A	N/A	18.83%	N/A	22.01%
Comments: Library membership has grown from 18.94% to 22.01% due to the recent introduction of online membership requirement to access Wi-Fi (consistent with other libraries) and new branches. This figure is expected to continue growing reducing the 3.52% City of Whittlesea deficit to like Councils average.					

Indicator/ measure [formula]	Actual 2021	Actual 2022	Actual 2023	2025 Target as per budget	Actual 2025
Governance					
Satisfaction *Satisfaction with community consultation and engagement (community satisfaction rating out of 100 with the consultation and engagement efforts of Council)*	55	52	51	55	47
Comments: Council is committed to providing our community with opportunities to share ideas, opinions and feedback about activities, projects and issues that are important to them. In 2024-2025 we consulted on 37 projects, receiving close to 6,000 contributions. We sought feedback via our Engage Whittlesea platform and at 107 community-based pop-ups, 11 stalls at citizenship ceremonies, nine community focus groups, and three reference groups. No community consultation was conducted between 17 September and 26 October 2024, due to the Election Period. While community satisfaction is down across the sector for consultation and engagement, we are committed to providing our community with more ways to engage with us, including through the use of an innovative new multi-purpose vehicle to strengthen community engagement and make it easier for our community to stay informed and have their say.					
Maternal and Child Health (MCH)					
Participation *Participation in the MCH service* [Number of children who attend the MCH service at least once (in the year) / Number of children enrolled in the MCH service] x100	70.99%	72.08%	73.60%	N/A	77.72%
Comments: Council has continued to work diligently year on year to support families to remain engaged in the Maternal and Child Health Service following the pandemic. Strengthened service practices, including more intentional follow-up with families who miss appointments, have also contributed to improved participation rates. This measure reflects attendance across all Key Age and Stage (KAS) appointment ages. This result shows a significant improvement from the same period last year. This uplift is largely due to successful recruitment within the Universal Maternal and Child Health Team, which has increased the service's capacity to meet Key Age and Stage (KAS) targets. The result is also higher than the interface average.					
Participation *Participation in the MCH service by Aboriginal children* [Number of Aboriginal children who attend the MCH service at least once (in the year) / Number of Aboriginal children enrolled in the MCH service] x100	71.78%	77.03%	80.71%	N/A	91.80%
Comments: Council continues to support First Peoples families by providing a range of options to access the Maternal and Child Health Service. Through the Deadly Boorais, Deadly Families program, families have been able to engage with a more flexible and culturally safe model of care, tailored to their needs. This measure reflects participation in the Maternal and Child Health Service by Aboriginal and/or Torres Strait Islander children across all Key Age and Stage (KAS) appointments. Key contributors to this improvement include increased staffing, the recruitment of Aboriginal team members, strengthened cultural connections, and ongoing investment in relationship-building with service partners and First Peoples communities. These efforts have led to stronger engagement with the Aboriginal community, fostering greater trust and increased participation in the service.					

Service Performance Indicators (cont.)

For the year ended 30 June 2025

	Actual				Actual
Indicator/ *measure* [formula]	**2021**	**2022**	**2023**	**2025 Target as per budget**	**2025**
Roads					
Condition *Sealed local roads below the intervention level* [percentage of sealed local roads that are below the renewal intervention level set by Council and not requiring renewal]	91.64%	92.99%	97.24%	93.50%	92.05%
Comments: This year, there has been a minor decline in the total length of sealed local roads maintained at the required condition standards. Road surfaces naturally deteriorate over time due to weather exposure and traffic loads. Council delivers a rolling program of renewal projects to maintain asset condition. To improve effectiveness and adopt a more proactive approach, Council has transitioned from an annual renewal program to a four-year renewal program, informed by the results of the periodic condition audit (conducted every four years).					
Statutory Planning					
Service standard *Planning applications decided within required time frames* [percentage of planning application decisions made within the relevant required time]	63.52%	76.32%	67.84%	68.00%	68.39%
Comments: Council delivered 68% of our decisions within the required time frame for the financial year, an increase from 2023-24. Council continues to issue permits effectively and efficiently, benchmarking well against other interface Councils.					
Waste Management					
Waste diversion *Kerbside collection waste diverted from landfill* [Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins] x100	46.06%	44.98%	44.46%	45.00%	42.31%
Comments: The total number of properties serviced in the City of Whittlesea have increased by over 3,500 from the previous year. As a result we have seen the total volume of waste to landfill increase. The recycling and glass bin volumes have remained relatively stable, as the Container Deposit Scheme is well used within the community. The volume of Food Organics and Garden Organics (FOGO) material has decreased likely due to the mild summer growing conditions for lawns and gardens which resulted in less material being generated. As we have seen an overall decrease in the FOGO volume and the continued reduction of material from the Recycling and Glass bins due to the Container Deposit Scheme, the overall percentage of diversion has decreased.					

* N/A – Has been assigned to all the indicators that are not required to provide a target for the 2024-25 financial year.

Financial Performance Indicators

For the year ended 30 June 2025

	Actual				Actual	Forecasts			
Dimension/ *indicator*/measure	**2022**	**2023**	**2024**	**2025 Target as per budget**	**2024**	**2026**	**2027**	**2028**	**2029**
Efficiency									
Expenditure level *Expenses per property assessment* [Total expenses / Number of property assessments]	$2,599.22	$2,788.42	$2,892.11	$3,129.00	$3,063.49	$3,315.00	$3,176.66	$3,301.69	$3,332.48
Material variations and comments: Our expenses per property assessment have increased mainly due to an increase in depreciation, employee costs and materials and services expenditure. This indicator is expected to continue rising in future years, largely due to ongoing growth in employee costs and works in kind reimbursements to developer.									
Revenue level *Average rate per property assessment* [Sum of all general rates and municipal charges / Number of property assessments]	$1,745.37	$1,758.10	$1,795.24	N/A	$1,898.73	$1,941.70	$1,985.53	$2,029.34	$2,073.15
Material variations and comments: Our average rate per property assessment has increased due to a minimal rate increase applied in line with the Victorian Government's fair go rates system.									
Liquidity									
Working capital *Current assets compared to current liabilities* [Current assets / Current liabilities] x100	301.42%	326.87%	268.65%	332.41%	282.52%	304.54%	295.25%	288.49%	292.62%
Material variations and comments: During 2024-2025 current liabilities increased primarily due to grants received in advance at 30 June 2025, which will be recognised as revenue as performance obligations are met. This indicator is forecast to increase in line with Council's budget.									
Unrestricted cash *Unrestricted cash compared to current liabilities* [Unrestricted cash / Current liabilities] x100	-152.40%	-155.52%	-184.29%	N/A	-186.92%	-190.51%	-189.78%	-190.80%	-191.44%
Material variations and comments: The definition of unrestricted cash subtracts cash and equivalents from current restrictions (primarily trust funds, statutory reserves and grants received in advance) but importantly does not include $320 million of term deposits classified as other financial assets in 2024-2025. Under this definition, we exceed our available cash on hand, however we have sufficient cash balance to meet these commitments.									

Financial Performance Indicators (cont.)

For the year ended 30 June 2025

	Actual				Actual	Forecasts			
Dimension/ *indicator/measure*	**2022**	**2023**	**2024**	**2025 Target as per budget**	**2024**	**2026**	**2027**	**2028**	**2029**
Obligations									
Loans and borrowings *Loans and borrowings compared to rates* [Interest bearing loans and borrowings / Rate revenue] x100	7.84%	6.12%	4.43%	N/A	3.43%	11.20%	23.36%	30.64%	26.50%
Material variations and comments: Council did not draw down additional borrowings in the 2024-2025 financial year. This indicator is forecast to increase in future years due to planned borrowings to fund future infrastructure investment.									
Loans and borrowings *Loans and borrowings repayments compared to rates* [Interest and principal repayments on interest bearing loans and borrowings / Rate revenue] x100	0.98%	1.34%	1.24%	N/A	0.74%	1.88%	3.65%	4.89%	4.73%
Material variations and comments: The indicator decreased from 2023-24 primarily due to repayment of loans and borrowings, whilst rate revenue increased in line with the rate cap. The indicator is forecast to increase in future years in line with our expected borrowings to fund future infrastructure investment.									
Indebtedness *Non-current liabilities compared to own source revenue* [Non-current liabilities / Own source revenue] x100	6.53%	5.48%	4.70%	N/A	3.77%	9.48%	18.32%	23.48%	20.74%
Material variations and comments: Council has not drawn down on additional loans in the 2024-2025 financial year, resulting in a decrease in non-current liabilities. The indicator is forecast to increase in future years in line with our expected borrowings to fund future infrastructure investment.									
Asset renewal and upgrade *Asset renewal and upgrade compared to depreciation* [Asset renewal and asset upgrade expense / Asset depreciation] x100	85.56%	62.53%	82.19%	66.76%	57.84%	57.94%	86.29%	80.21%	56.90%
Material variations and comments: The indicator has decreased compared to prior year reflects a combination of an increase in depreciation and reduced renewal and upgrade expenditure. The uplift in depreciation is largely attributable to the recent revaluation of Council assets, which resulted in a significant increase in asset values and increase in valuation of asset in accordance with AASB 13. Outer years forecast more moderate levels of capital works expenditure which is driven by the level of funding allocated to asset renewals and upgrades as part of the planning and budgeting process and priorities based on asset condition.									

	Actual				Actual	Forecasts			
Dimension/ *indicator/measure*	**2022**	**2023**	**2024**	**2025 Target as per budget**	**2024**	**2026**	**2027**	**2028**	**2029**
Operating position									
Adjusted underlying result *Adjusted underlying surplus (or deficit)* [Adjusted underlying surplus (deficit)/ Adjusted underlying revenue] x100	-0.22%	-0.21%	-2.58%	N/A	6.61%	-4.63%	2.39%	0.06%	0.96%
Material variations and comments: The indicator has improved compared to the previous year primarily due to the timing of Financial Assistance grant payments. In 2024-2025, Council received 50% of the 2025-26 grant allocation in advance. By contrast, no portion of the 2024-2025 allocation was received in the 2023-24 year. This timing difference has resulted in higher grant revenue being recognised in 2024-2025, positively impacting the ratio.									
Stability									
Rates concentration *Rates compared to adjusted underlying revenue* [Rate revenue / Adjusted underlying revenue] x100	71.78%	69.62%	72.11%	72.60%	66.46%	72.31%	73.43%	74.12%	74.52%
Material variations and comments: This indicator is decreased primarily due to a significant uplift in grant income compared to previous year, particularly the Victorian Grant Commission funding driven by the timing of grant payments. Council continues to ensure rating levels are based on the community's capacity to pay and within the State Government rate cap limits. This indicator is forecast to remains within the expected range.									
Rates effort *Rates compared to property values* [Rate revenue / Capital improved value of rateable properties in the municipality] x100	0.28%	0.27%	0.27%	N/A	0.27%	0.29%	0.30%	0.31%	0.32%
Material variations and comments: Council rates have moved in a consistent proportion to property values.									

* N/A – Has been assigned to all the indicators that are not required to provide a target for the 2024-2025 financial year

Sustainable Capacity Indicators

For the year ended 30 June 2025

	Actual			
Indicator/ measure [formula]	**2022**	**2023**	**2024**	**2025**
Population				
Population *Expenses per head of municipal population* [Total expenses / Municipal population]	$1,047.63	$1,155.34	$1,203.92	$1,233.99
Material variations and comments: This indicator has increased mainly due to increase in depreciation as a result the recent revaluation of Council assets, which resulted in a significant increase in asset values and increase in valuation of asset in accordance with AASB 13. The increase is also attributable to higher employee costs, driven by increased workcover premiums and unbudgeted redundancy payments.				
Population *Infrastructure per head of municipal population* [Value of infrastructure / Municipal population]	$10,847.64	$11,482.30	$12,634.94	$13,993.95
Material variations and comments: The indicator has increased as a result of significant increase in valuation of Council assets due to combination of revaluation of infrastructure assets and increase in valuation of assets as a result of implementation of AASB 13.				
Population *Population density per length of road* [Municipal population / Kilometres of local roads]	171.78	167.56	165.71	166.35
Material variations and comments: Council's length of roads has slightly decreased in comparison to population growth.				
Own-source revenue				
Own-source revenue *Own-source revenue per head of municipal population* [Own-source revenue / Municipal population]	$892.08	$980.34	$1,089.75	$1,130.32
Material variations and comments: The indicator has increased due to higher interest income received as a result of increases in the interest rate, and higher rates income in line with the rate cap and growth of the municipality.				
Recurrent grants				
Recurrent grants *Recurrent grants per head of municipal population* [Recurrent grants / Municipal population]	$137.52	$155.84	$73.20	$182.65
Material variations and comments: Council has received more recurrent grant funding compared to previous year due to the full allocation of Financial Assistance Grants being paid within the year, along with 50% of the 2025-26 funding allocation received in advance. In contrast, this grant was not paid in the prior year, resulting in lower grant income received for the previous year.				
Disadvantage				
Disadvantage *Relative Socio-Economic Disadvantage* [Index of Relative Socio-Economic Disadvantage by decile]	5.00	4.00	4.00	4.00
Material variations and comments: Our community remains relatively disadvantaged socio-economically compared to other local government areas.				
Workforce turnover				
Workforce turnover *Percentage of staff turnover* [Number of permanent staff resignations and terminations / Average number of permanent staff for the financial year] x100	17.7%	12.4%	20.5%	12.8%
Material variations and comments: Council's workforce turnover has returned to a stable level and is now aligned with industry standards, reflecting improved retention and workforce stability.				

Notes to the accounts

For the year ended 30 June 2025

1. Basis of preparation

Council is required to prepare and include a performance statement within its annual report.

The performance statement includes the results of the prescribed, service performance, financial performance and sustainable capacity indicators and measures together with a description of the municipal district, an explanation of material variations in the results and notes to the accounts. This statement has been prepared to meet the requirements of the *Local Government Act 2020* and *Local Government (Planning and Reporting) Regulations 2020*.

Where applicable the results in the performance statement have been prepared on accounting bases consistent with those reported in the Financial Statements. The other results are based on information drawn from council information systems or from third parties (e.g., Australian Bureau of Statistics or the Council's satisfaction survey provider).

The performance statement presents the actual results for the current year and the previous three years, along with the current year's target, if mandated by the *Local Government (Planning and Reporting) Regulations 2020*. Additionally, for the prescribed financial performance indicators and measures, the performance statement includes the target budget for the current year and the results forecast for the period 2025-26 to 2028-29 by the council's financial plan.

The *Local Government (Planning and Reporting) Regulations 2020* requires explanation of any material variations in the results contained in the performance statement. Council has adopted materiality thresholds relevant to each indicator and measure and explanations have not been provided for variations below the materiality thresholds unless the variance is considered to be material because of its nature.

2. Definitions

Term	Definition
adjusted underlying revenue	means total income other than: • non-recurrent grants used to fund capital expenditure; and • non-monetary asset contributions; and • contributions to fund capital expenditure from sources other than those referred to above
adjusted underlying surplus (or deficit)	means adjusted underlying revenue less total expenditure
annual report	means an annual report prepared by a council under section 98 of the Act
asset renewal expenditure	means expenditure on an existing asset or on replacing an existing asset that returns the service capability of the asset to its original capability
asset upgrade expenditure	means expenditure that – (a) enhances an existing asset to provide a higher level of service; or (b) extends the life of the asset beyond its original life
critical non-compliance outcome notification	means a notification received by council under section 19N(3) or (4) of the *Food Act 1984*, or advice given to council by an authorized officer under that Act, of a deficiency that poses an immediate serious threat to public health
current assets	has the same meaning as in the Australian Accounting Standards
current liabilities	has the same meaning as in the Australian Accounting Standards
food premises	has the same meaning as in the *Food Act 1984*
intervention level	means the level set for the condition of a road beyond which a council will not allow the road to deteriorate and will need to intervene
local road	means a sealed or unsealed road for which the council is the responsible road authority under the *Road Management Act 2004*
major non-compliance outcome notification	means a notification received by a council under section 19N(3) or (4) of the *Food Act 1984*, or advice given to council by an authorized officer under that Act, of a deficiency that does not pose an immediate serious threat to public health but may do so if no remedial action is taken

Term	Definition
MCH	means the Maternal and Child Health Service provided by a council to support the health and development of children within the municipality from birth until school age
non-current liabilities	means all liabilities other than current liabilities
own-source revenue	means adjusted underlying revenue other than revenue that is not under the control of council (including government grants)
population	means the resident population estimated by council
rate revenue	means revenue from general rates, municipal charges, service rates and service charges
relative socio-economic disadvantage	in relation to a municipal district, means the relative socio-economic disadvantage, expressed as a decile for the relevant financial year, of the area in which the municipal district is located according to the Index of Relative Socio-Economic Disadvantage of SEIFA
restricted cash	means cash, cash equivalents and financial assets, within the meaning of the Australian Accounting Standards, not available for use other than for a purpose for which it is restricted, and includes cash to be used to fund capital works expenditure from the previous financial year
SEIFA	means the Socio-Economic Indexes for Areas published from time to time by the Australian Bureau of Statistics on its Internet site
unrestricted cash	means all cash and cash equivalents other than restricted cash

Annual Financial Report

For the year ended 30 June 2025

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Certification of the Financial Statements

In my opinion, the accompanying financial statements have been prepared in accordance with the *Local Government Act 2020*, the *Local Government (Planning and Reporting) Regulations 2020*, the Australian Accounting Standards and other mandatory professional reporting requirements.

Aaron Gerrard CPA
Principal Accounting Officer
Dated: 23 September 2025
South Morang

In our opinion, the accompanying financial statements present fairly the financial transactions of the City of Whittlesea for the year ended 30 June 2025 and the financial position of Council as at that date.

At the date of signing, we are not aware of any circumstances that would render any particulars in the financial statements to be misleading or inaccurate.

We have been authorised by Council and by the *Local Government (Planning and Reporting) Regulations 2020* to certify the financial statements in their final form.

Cr Martin Taylor
Mayor
Dated: 23 September 2025
South Morang

Cr David Lenberg
Councillor
Dated: 23 September 2025
South Morang

Debbie Wood
Acting Chief Executive Officer
Dated: 23 September 2025
South Morang

Independent Auditor's Report

Victorian Auditor-General's Office

To the Councillors of Whittlesea City Council

Opinion

I have audited the financial report of Whittlesea City Council (the council) which comprises the:

- balance sheet as at 30 June 2025
- comprehensive income statement for the year then ended
- statement of changes in equity for the year then ended
- statement of cash flows for the year then ended
- statement of capital works for the year then ended
- notes to the financial statements, including material accounting policy information
- certification of the financial statements.

In my opinion the financial report presents fairly, in all material respects, the financial position of the council as at 30 June 2025 and their financial performance and cash flows for the year then ended in accordance with the financial reporting requirements of Part 4 of the *Local Government Act 2020*, the Local Government (Planning and Reporting) Regulations 2020 and applicable Australian Accounting Standards.

Basis for Opinion

I have conducted my audit in accordance with the *Audit Act 1994* which incorporates the Australian Auditing Standards. I further describe my responsibilities under that Act and those standards in the *Auditor's Responsibilities for the Audit of the Financial Report* section of my report.

My independence is established by the *Constitution Act 1975*. My staff and I are independent of the council in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants* (the Code) that are relevant to my audit of the financial report in Victoria. My staff and I have also fulfilled our other ethical responsibilities in accordance with the Code.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Councillors' responsibilities for the financial report

The Councillors of the council are responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards, the *Local Government Act 2020* and the Local Government (Planning and Reporting) Regulations 2020, and for such internal control as the Councillors determine is necessary to enable the preparation and fair presentation of a financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the Councillors are responsible for assessing the council's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless it is inappropriate to do so.

Auditor's responsibilities for the audit of the financial report

As required by the *Audit Act 1994*, my responsibility is to express an opinion on the financial report based on the audit. My objectives for the audit are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

As part of an audit in accordance with the Australian Auditing Standards, I exercise professional judgement and maintain professional scepticism throughout the audit. I also:

- identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the council's internal control
- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Councillors
- conclude on the appropriateness of the Councillors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the council's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the council to cease to continue as a going concern.
- evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

I communicate with the Councillors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

Level 31 / 35 Collins Street, Melbourne Vic 3000
T 03 8601 7000 enquiries@audit.vic.gov.au www.audit.vic.gov.au

MELBOURNE
8 October 2025

Travis Derricott
as delegate for the Auditor-General of Victoria

Comprehensive Income Statement

For the year ended 30 June 2025

	Note	2025 $'000	2024 $'000
Income / Revenue			
Rates and charges	3.1	222,637	207,643
Statutory fees and fines	3.2	22,433	25,874
User fees	3.3	12,217	10,579
Grants – operating	3.4 (a)	45,144	18,613
Grants – capital	3.4 (b)	22,691	7,364
Contributions – monetary	3.5	34,692	53,944
Contributions – non monetary	3.5	155,792	107,465
Net gain (or loss) on disposal of property, infrastructure, plant and equipment	3.6 (a)	230	945
Share of net profits (or loss) of associates and joint ventures	6.2	153	33
Other income	3.7	28,531	21,947
Total income/revenue		**544,520**	**454,407**
Expenses			
Employee costs	4.1	124,988	120,686
Materials and services	4.2	102,070	98,531
Depreciation	4.3	60,836	51,089
Amortisation – intangible assets	4.4	72	71
Depreciation – right of use assets	4.5	900	963
Allowance for impairment losses	4.6	2,477	2,709
Borrowing costs	4.7	74	118
Finance costs – leases	4.8	118	150
Net loss on write-off of property, Infrastructure, plant and equipment	3.6 (b)	1,455	4,034
Other expenses	4.9	19,461	16,644
Total expenses		**312,451**	**294,995**
Surplus for the year		**232,069**	**159,412**
Other comprehensive income			
Items that will not be reclassified to surplus or deficit in future periods			
Net asset revaluation gain	6.1, 9.1	479,242	289,335
Total other comprehensive income		**479,242**	**289,335**
Total comprehensive result		**711,311**	**448,747**

The above comprehensive income statement should be read in conjunction with the accompanying notes.

Balance Sheet

As at 30 June 2025

	Note	2025 $'000	2024 $'000
Assets			
Current assets			
Cash and cash equivalents	5.1 (a)	49,587	26,596
Other financial assets	5.1 (b)	270,000	265,000
Trade and other receivables	5.1 (c)	67,213	55,518
Inventories	5.2 (a)	48	79
Other assets	5.2 (b)	10,216	7,580
Total current assets		**397,064**	**354,773**
Non-current assets			
Other financial assets	5.1 (b)	50,000	50,000
Other non-financial assets	5.2 (c)	22	22
Intangible assets	5.2 (d)	151	208
Right-of-use assets	5.8	2,339	3,239
Property, infrastructure, plant and equipment	6.1	5,459,554	4,783,011
Investments in associates, joint arrangements and subsidiaries	6.2	3,079	2,926
Total non-current assets		**5,515,145**	**4,839,406**
Total assets		**5,912,209**	**5,194,179**
Liabilities			
Current liabilities			
Trade and other payables	5.3 (a)	32,181	35,933
Trust funds and deposits	5.3 (b)	44,681	50,600
Contract and other liabilities	5.3 (c)	37,376	20,900
Provisions	5.5 (a)	23,928	22,178
Interest-bearing liabilities	5.4	1,593	1,567
Lease liabilities	5.8	783	881
Total current liabilities		**140,542**	**132,059**
Non-current liabilities			
Provisions	5.5 (a)	3,067	2,455
Interest-bearing liabilities	5.4	6,031	7,624
Lease liabilities	5.8	1,681	2,464
Total non-current liabilities		**10,779**	**12,543**
Total liabilities		**151,321**	**144,602**
Net assets		**5,760,888**	**5,049,577**
Equity			
Accumulated surplus		3,256,092	3,047,817
Reserves	9.1	2,504,796	2,001,760
Total Equity		**5,760,888**	**5,049,577**

The above balance sheet should be read in conjunction with the accompanying notes.

Statement of Changes in Equity

For the year ended 30 June 2025

	Note	Total $'000	Accumulated Surplus $'000	Asset Revaluation Reserve $'000	Asset Replacement Reserve $'000	Asset Development Reserve $'000
2025						
Balance at beginning of the financial year		5,049,577	3,047,817	1,744,419	75,793	181,548
Surplus for the year		232,069	232,069	–	–	–
Net asset revaluation gain	6.1	479,242		479,242	–	–
Transfers from other reserves	9.1(b)	–	55,900	–	(29,005)	(26,895)
Transfers to other reserves	9.1(b)	–	(79,694)	1,176	19,859	58,659
Balance at end of the financial year		**5,760,888**	**3,256,092**	**2,224,837**	**66,647**	**213,312**
2024						
Balance at beginning of the financial year		4,600,830	2,923,827	1,455,084	79,638	142,281
Surplus for the year		159,412	159,412	–	–	–
Net asset revaluation gain	6.1	289,335	–	289,335	–	–
Transfers from other reserves	9.1(b)	–	29,772	–	(7,707)	(22,065)
Transfers to other reserves	9.1(b)	–	(65,194)	–	3,862	61,332
Balance at end of the financial year		**5,049,577**	**3,047,817**	**1,744,419**	**75,793**	**181,548**

The above statement of changes in equity should be read in conjunction with the accompanying notes.

Statement of Cash Flows

For the year ended 30 June 2025

	Note	2025 Inflows/ (Outflows) $'000	2024 Inflows/ (Outflows) $'000
Cash flows from operating activities			
Rates and charges		223,676	195,004
Statutory fees and fines		18,996	18,366
User fees		855	14,252
Grants – operating		45,144	18,613
Grants – capital		22,691	7,364
Contributions – monetary		34,692	53,944
Interest received		557	13,316
Trust funds and deposits taken		8,221	25,578
Other receipts		25,035	7,678
Net GST refund/(payment)		(412)	(1,085)
Employee costs		(122,626)	(119,376)
Materials and services		(85,065)	(90,808)
Short-term, low value and variable lease payments		(687)	(624)
Trust funds and deposits repaid		(14,140)	(7,418)
Other payments		(19,461)	(16,644)
Net cash provided by/(used in) operating activities	**9.2**	**137,476**	**118,160**
Cash flows from investing activities			
Payments for property, infrastructure, plant and equipment	6.1	(107,234)	(75,170)
Payments for intangible asset		(15)	–
Proceeds from sale of property, infrastructure, plant and equipment		404	1,063
Payments for investments		(5,000)	(65,000)
Net cash provided by/(used in) investing activities		**(111,845)**	**(139,107)**
Cash flows from financing activities			
Finance costs		(74)	(118)
Repayment of borrowings		(1,567)	(2,449)
Interest paid – lease liability		(118)	(150)
Repayment of lease liabilities		(881)	(913)
Net cash provided by/(used in) financing activities		**(2,640)**	**(3,630)**
Net increase (decrease) in cash and cash equivalents		22,991	(24,577)
Cash and cash equivalents at the beginning of the financial year		26,596	51,173
Cash and cash equivalents at the end of the financial year		**49,587**	**26,596**
Financing arrangements	5.6		
Restrictions on cash assets	5.1		

The above statement of cash flows should be read in conjunction with the accompanying notes.

Statement of Capital Works

For the year ended 30 June 2025

	2025 $'000	2024 $'000
Property		
Land	782	7,096
Total land	**782**	**7,096**
Buildings	12,039	4,129
Building improvements	8,980	8,776
Total buildings	**21,019**	**12,905**
Total property	**21,801**	**20,001**
Plant and equipment		
Plant, machinery and equipment	4,093	3,274
Fixtures, fittings and furniture	269	878
Computers and telecommunications	547	1,059
Total plant and equipment	**4,909**	**5,211**
Infrastructure		
Roads	30,035	14,307
Bridges	91	1,176
Footpaths and cycleways	3,715	3,953
Drainage	716	705
Recreational, leisure and community facilities	18,744	6,767
Parks, open space and streetscapes	18,697	18,250
Off street car parks	48	828
Waste management	561	561
Other infrastructure	7,917	3,411
Total infrastructure	**80,524**	**49,958**
Total capital works expenditure	**107,234**	**75,170**
Represented by:		
New asset expenditure	72,045	33,180
Asset renewal expenditure	20,904	25,330
Asset upgrade expenditure	14,285	16,660
Total capital works expenditure	107,234	75,170
Total capital works expenditure	**75,170**	**55,290**

The above statement of capital works should be read in conjunction with the accompanying notes.

Notes to the Financial Report

For the year ended 30 June 2025

Note 1 Overview

Introduction

The City of Whittlesea was established by an Order of the Governor in Council on 15 December 1994 and is a body corporate. Council's main office is located at 25 Ferres Boulevard, South Morang, Victoria.

Statement of compliance

These financial statements are a general purpose financial report that consists of a Comprehensive Income Statement, Balance Sheet, Statement of Changes in Equity, Statement of Cash Flows, Statement of Capital Works and Notes accompanying these financial statements. The general purpose financial report complies with the Australian Accounting Standards (AAS), other authoritative pronouncements of the Australian Accounting Standards Board, the *Local Government Act 2020*, and the *Local Government (Planning and Reporting) Regulations 2020*.

Council is a not-for-profit entity and therefore applies the additional Australian (AUS) paragraphs applicable to a not-for-profit entity under the Australian Accounting Standards.

Accounting policy information

1.1 Basis of accounting

Accounting policies are selected and applied in a manner which ensures that the resulting financial information satisfies the concepts of relevance and reliability, thereby ensuring that the substance of the underlying transactions or other events is reported. Specific accounting policies applied are disclosed in sections where the related balance or financial statement matter is disclosed.

The accrual basis of accounting has been used in the preparation of these financial statements, except for the cash flow information, whereby assets, liabilities, equity, income and expenses are recognised in the reporting period to which they relate, regardless of when cash is received or paid.

The financial statements are based on the historical cost convention unless a different measurement basis is specifically disclosed in the notes to the financial statements.

The financial statements have been prepared on a going concern basis. The financial statements are in Australian dollars. The amounts presented in the financial statements have been rounded to the nearest thousand dollars unless otherwise specified. Minor discrepancies in tables between totals and the sum of components are due to rounding.

Judgements, estimates and assumptions are required to be made about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and associated judgements are based on professional judgement derived from historical experience and various other factors that are believed to be reasonable under the circumstances. Actual results may differ from these estimates.

Revisions to accounting estimates are recognised in the period in which the estimate is revised and also in future periods that are affected by the revision. Judgements and assumptions made by management in the application of AAS's that have significant effects on the financial statements and estimates relate to:

- the fair value of land, buildings, infrastructure, plant and equipment (refer to Note 6.1)
- the determination of depreciation for buildings, infrastructure, plant and equipment (refer to Note 6.1)
- the determination of employee provisions (refer to Note 5.5)
- the determination of whether performance obligations are sufficiently specific so as to determine whether an arrangement is within the scope of AASB 15 Revenue from Contracts with Customers or AASB 1058 Income of Not-for-Profit Entities (refer to Note 3)
- the determination, in accordance with AASB 16 Leases, of the lease term, the estimation of the discount rate when not implicit in the lease and whether an arrangement is in substance short-term or low value (refer to Note 5.8)
- other areas requiring judgements.

Unless otherwise stated, all accounting policies are consistent with those applied in the prior year. Where appropriate, comparative figures have been amended to accord with current presentation, and disclosure has been made of any material changes to comparatives.

Note 2 Analysis of our results

Note 2.1 Performance against budget

The performance against budget note compares Council's financial plan, expressed through its annual budget, with actual performance.

The *Local Government (Planning and Reporting) Regulations 2020* requires explanation of any material variances. Council has adopted a materiality threshold with explanations provided if the variance is greater than 10% or is greater than $1m.

Explanations have not been provided for variations below the materiality threshold unless the variance is considered to be material because of its nature.

The budget figures detailed below are those adopted by Council on 21 May 2024. The Budget was based on assumptions that were relevant at the time of adoption of the Budget.

Council sets guidelines and parameters for revenue and expense targets in this budget in order to meet Council's planning and financial performance targets for both the short and long-term.

The budget did not reflect any changes to equity resulting from asset revaluations, as their impacts were not considered predictable.

These notes are prepared to meet the requirements of the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020*.

Note 2.1 Performance against budget

2.1.1 Income/Revenue and expenditure

	Budget 2025 $'000	Actual 2025 $'000	Variance $'000	Variance %	Ref
Income/Revenue					
Rates and charges	219,999	222,637	2,638	1%	1
Statutory fees and fines	18,291	22,433	4,142	23%	2
User fees	11,672	12,217	545	5%	
Grants – operating	33,348	45,144	11,796	35%	3
Grants – capital	5,294	22,691	17,397	329%	4
Contributions – monetary	45,752	34,692	(11,060)	(24%)	5
Contributions – non monetary	107,204	155,792	48,588	45%	6
Net gain/(loss) on disposal of property, infrastructure, plant and equipment	763	230	(533)	(70%)	7
Share of net profits/(losses) of associates and joint ventures	200	153	(47)	(24%)	8
Other income	17,029	28,531	11,502	68%	9
Total income/Revenue	**459,552**	**544,520**	**84,968**	**18%**	
Expenses					
Employee costs	123,517	124,988	(1,471)	(1%)	10
Materials and services	111,981	102,070	9,911	9%	11
Depreciation	56,118	60,836	(4,718)	(8%)	12
Amortisation – Intangible assets	71	72	(1)	(1%)	
Depreciation – right of use assets	972	900	72	7%	
Allowance for impairment losses	2,973	2,477	496	17%	13
Borrowing costs	1,269	74	1,195	94%	14
Finance costs – Leases	99	118	(19)	(19%)	15
Net loss on write-off of property, infrastructure, plant and equipment	–	1,455	(1,455)	(100%)	16
Other expenses	18,191	19,461	(1,270)	(7%)	17
Total expenses	315,191	**312,451**	**2,740**	**1%**	
Surplus for the year	**144,361**	**232,069**	**87,708**	**61%**	

Note 2.1 Performance against budget

2.1.1 Income / Revenue and expenditure

(i) Explanation of material variations

Variance Ref	Item	Explanation
1	Rates and charges	The favourable variance to budget is primarily due to an increase in the number of new rateable properties within the municipality, which exceeded expectations. In addition, interest income from unpaid rates was higher than budget projections.
2	Statutory fees and fines	The favourable variance to budget in statutory fees and fines is attributable to increased supervision fees for roads and drainage works due to heightened development activity. Additionally, the favourable variance reflects higher than anticipated fine enforcement related to asset protection, along with increased enforcement and registration fees resulting from a greater volume of unpaid fines lodged with Fines Victoria.
3	Grants – operating	The favourable variance to budget is mainly due to the advance receipt and recognition of Financial Assistance Grant, relating to the 2025–26 financial year, in the 2024-2025 financial year in accordance with accounting standards.
4	Grants – capital	The favourable variance is attributable to various unbudgeted grant funding received after the budget was adopted. This includes funding for the Mernda Sports Hub, Granite Hills Regional Park, Peter Hopper Lake renewal, and the Donnybrook Community Centre construction projects.
5	Contributions – monetary	The unfavourable variance to budget is due to a variety of forecasted estates not achieving statement of compliance before financial year end, resulting in income being recognised in the subsequent financial year.
6	Contributions – non-monetary assets	The favourable variance to budget is primarily attributable to higher than budgeted developer contributions, driven by continued growth and an increased number of developments reaching practical completion across the municipality.
7	Net gain/(loss) on disposal of property, infrastructure, plant and equipment	The unfavourable variance to budget is due to fewer vehicle disposals than anticipated. A higher number of vehicle sales had been forecast for the period, however delays in the fleet replacement program and extended vehicle retention contributed to the shortfall.
8	Share of net profits/(losses) of associates and joint ventures	The unfavourable variance to budget is due to a decrease in the share of net profits from the Yarra Plenty Regional Library, resulting from a decline in the Corporation's net asset position.
9	Other Income	The favourable variance to budget is primarily driven by higher than expected interest income from investments, along with unbudgeted utility cost reimbursements received from contractors operating Council's leisure facilities. These reimbursements partially offset Council's utility expenditure.
10	Employee costs	The unfavourable variance to budget is attributed to greater than budgeted workcover levy, unbudgeted redundancy costs, employee costs resulting from the adopted Enterprise Agreement, and higher than expected long service leave accruals due to both, an increase in the number of employees reaching entitlement and fewer staff taking long service leave during the period.
11	Materials and services	The favourable variance to budget was primarily driven by the deferral of the reimbursement of land works in kind associated with a development contribution project under the Wollert North Infrastructure Consortium, which is now expected to occur in future years. These savings are partially offset by increased expenditure relating to garden bed maintenance panel contract and the implementation of the Customer and Digital Experience program (CX/DX), which is funded through the Technology Improvement Reserve.
12	Depreciation	The unfavourable variance to budget is primarily attributable to asset revaluations undertaken in accordance with fair value adjustments, which resulted in increased depreciation expenses. This was further impacted by an increase in the valuation of Council's assets and the recognition of significant gifted assets received after the adoption of the budget, both of which were not incorporated into the original depreciation projections.
13	Allowances for impairment losses	The unfavourable variance to budget is primarily due to a lower infringement provision than anticipated, driven by improved recoverability rates from Fines Victoria.
14	Borrowing costs	The favourable variance to budget is primarily attributable to lower than anticipated borrowing costs, largely due to the planned borrowings for Regional Sports Precinct not being required following a reduction in project scope. Additionally, unbudgeted grant income anticipated for various Capital Works projects after the adoption of the budget further reduced the need for borrowings.
15	Finance costs – Leases	The favourable variance to budget is primarily attributable to lower than anticipated borrowing costs, largely due to the planned borrowings for Regional Sports Precinct not being required following a reduction in project scope. Additionally, unbudgeted grant income anticipated for various Capital Works projects after the adoption of the budget further reduced the need for borrowings.
16	Net loss on write-off of property, Infrastructure, plant and equipment	Net loss on write-off of property, Infrastructure, plant and equipment occurs as a result of disposal or write-off of assets.
17	Other expenses	The unfavourable variance to budget is primarily due to unbudgeted utility costs incurred by Council for leisure centres. However, these costs are offset by reimbursements from the service provider in accordance with the agreement. Additionally, a contribution payment to Casa D'Abruzzo Club relating to a 2023-24 financial year which was delayed due to the soccer field upgrade project running behind schedule was made in the 2024-2025 financial year.

Note 2.1 Performance against budget

2.1.2 Capital works

	Budget* 2025 $'000	Actual 2025 $'000	Variance $'000	Variance %	Ref
Property					
Land	–	782	(782)	(100%)	1
Total land	**–**	**782**	**(782)**	**-100%**	
Buildings	11,263	12,039	(776)	(7%)	
Building improvements	9,127	8,980	147	2%	
Total buildings	**20,390**	**21,019**	**(629)**	**(3%)**	
Total property	**20,390**	**21,801**	**(1,411)**	**(7%)**	
Plant and equipment					
Plant, machinery and equipment	2,995	4,093	(1,098)	(37%)	2
Fixtures, fittings and furniture	300	269	31	10%	3
Computers and telecommunications	780	547	233	30%	4
Total plant and equipment	**4,075**	**4,909**	**(834)**	**-20%**	
Infrastructure					
Roads	30,304	30,035	269	1%	
Bridges	100	91	9	9%	
Footpaths and cycleways	6,443	3,715	2,728	42%	5
Drainage	1,550	716	834	54%	6
Recreational, leisure and community facilities	25,615	18,744	6,871	27%	7
Parks, open space and streetscapes	22,228	18,697	3,531	16%	8
Off street car parks	2,000	48	1,952	98%	9
Waste management	661	561	100	15%	10
Other infrastructure	11,052	7,917	3,135	28%	11
Total infrastructure	**99,953**	**80,524**	**19,429**	**19%**	
Total capital works expenditure	**124,418**	**107,234**	**17,184**	**14%**	
Represented by:					
New asset expenditure	85,225	72,045	13,180	15%	
Asset renewal expenditure	25,620	20,904	4,716	18%	
Asset upgrade expenditure	13,573	14,285	(712)	(5%)	
Total capital works expenditure	**124,418**	**107,234**	**17,184**	**14%**	

* The adopted budget amount for 2024-2025 financial year includes 2023-24 carry forwards of $16.92 million approved by Council.

Council will carry forward $11.13 million capital works into 2025-26 financial year.

2.1.2 Capital works

(i) Explanation of material variations

Variance Ref	Item	Explanation
1	Land	The variance to budget is primarily due to completion of land acquisitions to enable future road upgrades.
2	Plant, machinery and equipment	The variance to budget is due to large fleet items received earlier than estimated.
3	Fixtures, fittings and furniture	The variance to budget is due to delays from external authorities, impacting on fit-out works commencing.
4	Computers and telecommunications	The variance to budget is due to delays in project planning activities.
5	Footpaths and cycleways	The variance to budget is primarily due to delays is external approvals and contractor availability.
6	Drainage	The variance to budget is primarily due to delays in external approvals, impacting design and construction timeframes.
7	Recreational, leisure and community facilities	The variance to budget is primarily due to tenders being awarded below estimated budget.
8	Parks, open space and streetscapes	The variance to budget is primarily due to delays in external approvals and construction commencement.
9	Off street car parks	The variance to budget is primarily due to delays in external approvals and construction commencement.
10	Waste management	The variance to budget is due to resource constraints which delayed commencement of procurement activities.
11	Other infrastructure	The variance to budget is due to budget reallocation from Other Infrastructure to Roads.

Note 2.2 Analysis of Council results by program

Council delivers its functions and activities through the following programs.

Executive

The Executive Services directorate comprising of the CEO, Office of Council and CEO and Public Affairs provides a range of professional services to internal and external customers, with an emphasis on maintaining an appropriate organisational structure, implementing Council decisions in a timely manner, ensuring good governance practices are adhered to, and engaging with our diverse community. In addition, communication plays a key role in delivering effective and impactful messaging through a variety of digital and traditional channels to the community and staff.

Community Wellbeing

Our Community Wellbeing directorate oversees many service areas that impact the day-to-day living and wellbeing of City of Whittlesea residents. The Directorate works collaboratively with the State and Federal Government to provide many of these services and operates in partnership with a variety of community service organisations to meet the needs of our diverse and vibrant community.

Planning and Development

The Planning and Development directorate is critical in taking the voice of all Whittlesea residents to Members of Federal and State Parliament and Senior Government Officers. It also ensures our residents, businesses, government authorities, strategic partners and staff are informed about important Council events, services, programs and initiatives. Another important role is to manage both Strategic Planning & Design and Development Assessment processes.

Infrastructure and Environment

The Infrastructure and Environment directorate provides a diverse range of infrastructure services to the community. With the high level of growth within the municipality and an increasing number of residents, there is a need to be responsive to community needs. Some of the Directorate's key functions include managing parks and open spaces, road, road-related and footpath construction and maintenance, building maintenance, engineering services, traffic management, road safety and sustainability planning.

Customer and Corporate Services

Our Customer and Corporate Services directorate ensures that Council has the funds available to provide safe, useful and sustainable assets and services to our community. This directorate monitors, manages, researches, reports and provides advice to Council on all financial and organisational matters and ensures good governance. It directs and assists the organisation to achieve its goals by providing accurate data and introducing efficiencies and enhancements that best utilise Council's resources.

2.2.1 Summary of income/revenue, expenses, assets and capital expenses by program

	Income/ Revenue $'000	Expenses $'000	Surplus/ (Deficit) $'000	Grants included in income/revenue $'000	Total assets $'000
2025					
Executive	103	11,881	(11,778)	–	318
Community Wellbeing	21,324	48,461	(27,137)	13,080	2,068,372
Planning and Development	21,489	32,236	(10,747)	1,923	29,894
Infrastructure and Environment	65,963	105,637	(39,674)	22,983	3,304,695
Customer and Corporate Services	435,641	114,236	321,405	29,849	508,930
	544,520	**312,451**	**232,069**	**67,835**	**5,912,209**
2024					
Executive	68	10,391	(10,323)	–	46
Community Wellbeing	21,313	45,903	(24,590)	15,607	1,918,976
Planning and Development	22,030	31,101	(9,071)	1,592	25,377
Infrastructure and Environment	41,331	98,888	(57,557)	7,607	2,790,433
Customer and Corporate Services	369,665	108,712	260,953	1,171	459,347
	454,407	**294,995**	**159,412**	**25,977**	**5,194,179**

Note 3 Funding for the delivery of our services

Note 3.1 Rates and charges

Council uses Net Annual Value (NAV) as the basis of valuation of all properties within the municipal district. The NAV of a property is its imputed rental value. The valuation base used to calculate general rates for 2024-2025 year was $4.06 billion (2023-24 $3.82 billion).

	2025 $'000	2024 $'000
General rates	189,290	179,524
Waste management charge	26,485	22,217
Special rates and charges (marketing schemes)	281	269
Supplementary rates and rate adjustments	4,365	3,590
Interest on rates and charges	2,216	2,043
Total rates and charges	**222,637**	**207,643**

The date of the general revaluation of land for rating purposes within the municipal district was 1 January 2024, and the valuation was first applied in the rating year commencing 1 July 2024. Annual rates and charges are recognised as income when Council issues annual rates notices. Supplementary rates are recognised when a valuation and reassessment is completed and a supplementary rates notice is issued.

3.2 Statutory fees and fines

	2025 $'000	2024 $'000
Infringements and costs	9,968	13,702
Court recoveries	1,362	1,719
Permit fees	9,140	8,148
Certificates and regulatory service fees	1,963	2,305
Total statutory fees and fines	**22,433**	**25,874**

Statutory fees and fines (including parking fees and fines) are recognised as income when the service has been provided, the payment is received, or when the penalty has been applied, whichever first occurs.

3.3 User fees

	2025 $'000	2024 $'000
Aged and health services	1,798	1,779
Family and children services	242	205
Registrations	2,605	2,327
Leisure centre fees	2,088	814
Property leases and rentals	4,115	4,362
Waste management services	1,629	1,312
Other fees and charges	(260)	(220)
Total user fees	**12,217**	**10,579**

User fees are recognised as revenue at a point in time, or over time, when (or as) the performance obligation is satisfied. Recognition is based on the underlying contractual terms.

Note 3.4 Funding from other levels of government

Grants were received in respect of the following :

	2025 $'000	2024 $'000
Summary of grants		
Commonwealth funded grants	41,393	10,251
State funded grants	26,424	15,709
Other	18	17
Total grants received	**67,835**	**25,977**

In accordance with accounting standards, the advance payment for the Financial Assistance Grant relating to 2025-26 financial year was received and recognised in the 2024-2025 financial year. The same did not occur in the prior year, where the 2024-2025 Financial Assistance Grant payment was received and recognised in the 2024-2025 financial year. As a result, there is a significant difference between the 2024-2025 and 2023-24 balances.

(a) Operating Grants		
Recurrent – Commonwealth Government		
Financial assistance grants	29,844	778
Home and community care	5,746	6,888
Community wellbeing	22	105
Recurrent – State Government		
Early Years	320	351
Family Day Care	565	713
Home and Community Care	692	617
Community Development	145	264
Community Wellbeing	247	208
Maternal and Child health	4,945	5,618
Resilience and Emergency Management	71	45
Youth Services	37	64
Pedestrian Crossings	1,113	1,054
Recurrent – Other		
Other grants	6	–
Best Start Partnership	–	13
Total recurrent operating grants	**43,753**	**16,718**

Note 3.4 Funding from other levels of government (cont.)

Grants were received in respect of the following :

	2025 $'000	2024 $'000
Non-recurrent – Commonwealth Government		
Home and community care	122	–
Community wellbeing	393	–
Non-recurrent – State Government		
Community wellbeing	260	885
Youth services	13	142
Infrastructure	101	207
Leisure and community inclusion	50	32
Economic development	162	258
Sustainability planning	154	133
Resilience and emergency management	124	50
Organisational development	–	184
Non-recurrent – Other		
Community wellbeing	–	4
Community development	12	–
Total non-recurrent operating grants	**1,391**	**1,895**
Total operating grants	**45,144**	**18,613**

(b) Capital Grants

Recurrent – Commonwealth Government		
Roads to recovery	2,495	1,217
Total recurrent capital grants	**2,495**	**1,217**
Non-recurrent – Commonwealth Government		
Roads	293	1,041
Buildings	130	–
Parks and gardens	2,349	222
Non-recurrent – State Government		
Buildings	6,299	2,218
Parks and gardens	3,792	1,013
Roads	6,181	523
Recreational, leisure and community	1,148	1,130
Other	4	–
Total non-recurrent capital grants	**20,196**	**6,147**
Total capital grants	**22,691**	**7,364**

Note 3.4 Funding from other levels of government (cont.)

(c) Recognition of grant income

Before recognising funding from government grants as revenue Council assesses whether there is a contract that is enforceable and has sufficiently specific performance obligations in accordance with *AASB 15 Revenue from Contracts with Customers*. When both these conditions are satisfied, Council:

- identifies each performance obligation relating to revenue under the contract/agreement
- determines the transaction price
- recognises a contract liability for its obligations under the agreement
- recognises revenue as it satisfies its performance obligations, at the time or over time when services are rendered.

Where the contract is not enforceable and/or does not have sufficiently specific performance obligations, Council applies *AASB 1058 Income for Not-for-Profit Entities*.

Grant revenue with sufficiently specific performance obligations is recognised over time as the performance obligations specified in the underlying agreement are met. Where performance obligations are not sufficiently specific, grants are recognised on the earlier of receipt or when an unconditional right to receipt has been established. Grants relating to capital projects are generally recognised progressively as the capital project is completed. The following table provides a summary of the accounting framework under which grants are recognised.

Income recognised under *AASB 1058 Income of Not-for-Profit Entities*

	2025 $'000	2024 $'000
General purpose	30,956	1,816
Specific purpose grants to acquire non-financial assets	22,741	7,364
Revenue recognised under *AASB 15 Revenue from Contracts with Customers*		
Specific purpose grants	14,138	16,797
Total recognition of grant income	**67,835**	**25,977**

(d) Unspent grants received on condition that they be spent in a specific manner

Operating		
Balance at start of year	7,790	9,553
Received during the financial year and remained unspent at balance date	8,364	7,790
Received in prior years and spent during the financial year	(7,790)	(9,553)
Balance at year end	**8,364**	**7,790**
Capital		
Balance at start of year	10,858	10,901
Received during the financial year and remained unspent at balance date	22,825	10,858
Received in prior years and spent during the financial year	(10,858)	(10,901)
Balance at year end	**22,825**	**10,858**
Total unspent grants	**31,189**	**18,648**

Unspent grants are determined and disclosed on a cash basis.

3.5 Contributions

	2025 $'000	2024 $'000
Monetary	34,692	53,944
Non-monetary	155,792	107,465
Total contributions	**190,484**	**161,409**

Contributions of non monetary assets were received in relation to the following asset classes.

Land	53,502	53,131
Roads	55,071	44,052
Other infrastructure	47,219	10,282
Total non-monetary contributions	**155,792**	**107,465**

Monetary contributions are recognised at the time Council meets its obligation following the issue of a statement of compliance (SoC) for a plan of subdivision. Non monetary contributions are recognised as income at their fair value when Council obtains control over the contributed asset. Council received an increase in contributed assets from developers in comparison to the prior year, as a result of an increase in developments throughout the municipality.

3.6 Net gain/(loss) on disposal of property, infrastructure, plant and equipment

	2025 $'000	2024 $'000
(a) Net gain/(loss) on disposal of property, infrastructure, plant and equipment		
Proceeds of sale	404	1,063
Written down value of assets disposed	(174)	(118)
Total net gain/(loss) on disposal of property, infrastructure, plant and equipment	**230**	**945**

The profit or loss on sale of an asset is determined when control of the asset has passed to the buyer.

(b) Net loss on write-off of property, Infrastructure, plant and equipment		
Written down value of assets written-off*	(1,455)	(4,034)
Total net loss on write-off of property, infrastructure, plant and equipment	**(1,455)**	**(4,034)**

* Council has written-off a number of infrastructure assets in the current and comparative period.

3.7 Other income

	2025 $'000	2024 $'000
Sales	801	721
Interest	17,425	15,753
Reimbursements	10,277	5,215
Other	28	258
Total other income	**28,531**	**21,947**

Interest is recognised as it is earned. Reimbursements mainly consist of WorkCover and insurance recovered, and reimbursements of capital works undertaken. Other income is measured at the fair value of the consideration received or receivable and is recognised when Council gains control over the right to receive the income.

Note 4 The cost of delivering services

4.1 (a) Employee costs

	2025 $'000	2024 $'000
Wages and salaries	108,115	105,794
WorkCover	4,952	3,906
Superannuation	11,763	10,826
Fringe benefits tax	153	153
Other	5	7
Total employee costs	**124,988**	**120,686**

Council has strategically invested in staffing resources into areas to support delivery of our community plan and to keep pace with our growth in population and development. Additional costs were incurred attrributable to an increased workcover levy and increase in employee costs in line with the adopted Enterprise Agreement.

(b) Superannuation

Council made contributions to the following funds:

Defined benefit fund		
Employer contributions to Local Authorities Superannuation Fund (Vision Super)	92	124
	92	**124**
Employer contributions payable at reporting date	8	8
Accumulation funds		
Employer contributions to Local Authorities Superannuation Fund (Vision Super)	11,671	10,702
	11,671	**10,702**
Employer contributions payable at reporting date	527	483

Contributions made exclude amounts accrued at balance date. Refer to note 9.3 for further information relating to Council's superannuation obligations.

4.2 Materials and services

	2025 $'000	2024 $'000
External works (contractors)	7,267	10,850
Maintenance and operations contractors	27,859	25,543
Sustainable environment contractors	27,499	26,626
Assets and facilities contractors	6,241	6,310
Information services contractors	585	839
Support services	10,034	7,405
Design work	42	48
Facilities management	3,055	3,337
Supplies and services	8,746	7,382
Plant and feet operations	2,033	2,062
Computer services	5,592	5,218
Communications	1,793	1,564
Catering supplies	270	283
Construction materials	860	810
Travel and accommodation	82	108
Consumable materials	112	146
Total materials and services	**102,070**	**98,531**

Expenses are recognised as they are incurred and reported in the financial year to which they relate.

4.3 Depreciation

	2025 $'000	2024 $'000
Property	7,532	8,534
Plant and equipment	2,693	2,447
Infrastructure	50,611	40,108
Total depreciation	**60,836**	**51,089**

Refer to note 6.1 for a more detailed breakdown of depreciation and amortisation charges and accounting policy.

4.4 Amortisation – intangible assets

	2025 $'000	2024 $'000
Software	72	71
Total Amortisation – intangible assets	**72**	**71**

4.5 Depreciation – right of use assets

	2025 $'000	2024 $'000
Property	526	554
Vehicles	308	308
Plant and equipment	66	101
Total depreciation – right of use assets	**900**	**963**

4.6 Allowance for impairment losses

	2025 $'000	2024 $'000
Infringements debtors	2,477	2,424
Other debtors	–	285
Total allowance for impairment losses	**2,477**	**2,709**
Movement in allowance for impairment losses in respect of debtors		
Balance at the beginning of the year	(10,195)	(9,372)
New allowances recognised during the year	(2,477)	(2,709)
Amounts already allowed for and written off as uncollectible	321	1,886
Balance at end of year	**(12,351)**	**(10,195)**

An allowance for impairment losses in respect of debtors is recognised based on an expected credit loss model. This model considers both historical and forward-looking information in determining the level of impairment.

4.7 Borrowing costs

	2025 $'000	2024 $'000
Interest – Borrowings	74	118
Total borrowing costs	**74**	**118**

Borrowing costs are recognised as an expense in the period in which they are incurred, except where they are capitalised as part of a qualifying asset constructed by Council.

4.8 Finance costs – leases

	2025 $'000	2024 $'000
Interest – Lease liabilities	118	150
Total finance costs	**118**	**150**

4.9 Other expenses

	2025 $'000	2024 $'000
Auditors' remuneration – VAGO – audit of the financial statements, performance statement and grant acquittals	82	79
Auditors' remuneration – Internal Audit	224	181
Contributions		
Grants to community	2,346	2,420
Yarra Plenty Regional Library contributions	6,272	5,782
Councillors' allowances	345	–
Insurance premiums	2,294	2,406
Utilities	5,656	3,500
Others	2,242	2,276
Total other expenses	**19,461**	**16,644**

Note 5 Investing in and financing our operations

5.1 Financial assets

	2025 $'000	2024 $'000
(a) Cash and cash equivalents		
Cash on hand	4	4
Cash at bank	1,046	872
Term deposits	48,537	25,720
Total cash and cash equivalents	**49,587**	**26,596**

Cash and cash equivalents include cash on hand, deposits at call, and other highly liquid investments with original maturities of three months or less, net of outstanding bank overdrafts.

(b) Other financial assets		
Current		
Term deposits	270,000	265,000
Total current other financial assets	**270,000**	**265,000**
Non-current		
Term deposits	50,000	50,000
Total non-current other financial assets	**50,000**	**50,000**
Total other financial assets	**320,000**	**315,000**
Total cash and cash equivalents and other financial assets	**369,587**	**341,596**

Other financial assets are valued at fair value, at balance date. Term deposits are measured at original cost. Any unrealised gains and losses on holdings at balance date are recognised as either a revenue or expense.

Other financial assets include term deposits and those with original maturity dates of 3 to 12 months are classified as current, whilst term deposits with maturity dates greater than 12 months are classified as non-current.

5.1 Financial assets (cont.)

	2025 $'000	2024 $'000
(c) Trade and other receivables		
Current		
Statutory receivables		
Rates debtors	39,463	40,502
Infringement debtors	16,916	13,748
Allowance for expected credit loss – infringements	(10,929)	(8,721)
Net GST receivable	4,253	3,841
	49,703	**49,370**
Non statutory receivables		
Other debtors	18,932	7,622
Allowance for expected credit loss – other debtors	(1,422)	(1,474)
	17,510	**6,148**
Total current trade and other receivables	**67,213**	**55,518**

Short term receivables are carried at invoice amount. An allowance for expected credit losses is recognised based on past experience and other objective evidence of expected losses. Long term receivables are carried at amortised cost using the effective interest rate method.

(d) Ageing of Receivables

The ageing of Council's trade and other receivables (excluding statutory receivables) that are not impaired was:

Current (not yet due)	10,906	3,788
Past due by up to 30 days	4,744	855
Past due between 31 and 180 days	1,317	768
Past due between 181 and 365 days	412	737
Past due by more than 1 year	1,553	1,474
Total trade and other receivables	**18,932**	**7,622**

(e) Ageing of individually impaired Receivables

At balance date, other debtors representing financial assets with a nominal value of $12.3m (2024: $10.2m) were impaired. The amount of the allowance raised against these debtors was $2.5m (2024: $2.7m). They individually have been impaired as a result of their doubtful collection.

The ageing of receivables that have been individually determined as impaired at reporting date was:

Past due between 31 and 180 days	943	943
Past due between 181 and 365 days	951	951
Past due by more than 1 year	10,457	8,301
Total trade and other receivables	**12,351**	**10,195**

5.2 Non-financial assets

	2025 $'000	2024 $'000
(a) Inventories		
Fuels	48	79
Total inventories	**48**	**79**

Inventories held for distribution are measured at cost, adjusted when applicable for any loss of service potential. All other inventories, including land held for sale, are measured at the lower of cost and net realisable value. Where inventories are acquired for no cost or nominal consideration, they are measured at current replacement cost at the date of acquisition.

(b) Other assets		
Accrued interest	5,395	5,151
Prepayments	1,766	2,069
Other	3,055	360
Total other assets	**10,216**	**7,580**
(c) Other financial assets		
Shares in Procurement Australasia Ltd	22	22
Total other financial assets	**22**	**22**
(d) Intangible assets		
Software	151	208
Total intangible assets	**151**	**208**

	Software $'000	Total $'000
Gross carrying amount		
Balance at 1 July 2024	1,199	1,199
Other additions	15	–
Balance at 30 June 2025	**1,214**	**1,199**
Accumulated amortisation and impairment		
Balance at 1 July 2024	991	920
Amortisation expense	72	71
Balance at 30 June 2025	**1,063**	**991**
Net book value at 30 June 2024	**151**	**208**

Intangible assets with finite lives are amortised as an expense on a systematic basis over the asset's useful life. Amortisation is generally calculated on a straight line basis, at a rate that allocates the asset value, less any estimated residual value over its estimated useful life. Estimates of the remaining useful lives and amortisation method are reviewed at least annually, and adjustments made where appropriate.

5.3 Payables, trust funds and deposits and contract and other liabilities

	2025 $'000	2024 $'000
(a) Trade and other payables		
Current		
Non-statutory payables		
Trade payables	24,008	27,165
Accrued expenses	3,182	2,369
Other	4,991	6,399
Total current trade and other payables	**32,181**	**35,933**
(b) Trust funds and deposits		
Current		
Refundable deposits	14,024	13,420
Fire services property levy	14,567	28,958
Retention amounts	1,160	773
Other refundable deposits	14,930	7,449
Total current trust funds and deposits	**44,681**	**50,600**
(c) Contract and other liabilities		
Contract liabilities		
Current		
Grants received in advance – operating	8,364	7,790
Grants received in advance – capital	22,825	10,858
Other	6,187	2,252
Total contract liabilities	**37,376**	**20,900**

Trust funds and deposits
Amounts received as deposits and retention amounts controlled by Council are recognised as trust funds until they are returned, transferred in accordance with the purpose of the receipt, or forfeited. Trust funds that are forfeited, resulting in Council gaining control of the funds, are to be recognised as revenue at the time of forfeit.

Contract liabilities
Contract liabilities reflect consideration received in advance from customers in respect of grants received in advance and ticket sales income received in advance and deferred. Contract liabilities are derecognised and recorded as revenue when promised goods and services are transferred to the customer. Refer to Note 3.

Purpose and nature of items

Refundable deposits – Deposits and bonds are taken by Council as a form of surety in relation to building and infrastructure works or hiring transactions for Council assets. Amounts will be refunded if Council's assets are maintained in their original condition.

Fire Service Levy – Council is the collection agent for fire services levy on behalf of the State Government. Council remits amounts received on a quarterly basis. Amounts disclosed here will be remitted to the State Government in line with that process.

Retention Amounts – Council has a contractual right to retain certain amounts until a contractor has met certain requirements or a related warrant or defect period has elapsed. Subject to the satisfactory completion of the contractual obligations, or the elapsing of time, these amounts will be paid to the relevant contractor in line with Council's contractual obligations.

Other refundable deposits – Deposits are taken by Council as a form of surety in relation to leasing or hiring transactions for Council assets. Amounts will be refunded if Council's assets are maintained in their original condition.

5.4 Interest-bearing liabilities

	2025 $'000	2024 $'000
Current		
Treasury Corporation of Victoria borrowings – secured	1,593	1,567
	1,593	**1,567**
Non-current		
Treasury Corporation of Victoria borrowings – secured	6,031	7,624
	6,031	**7,624**
Total	**7,624**	**9,191**

Borrowings are secured by a mortgage over the general rates and charges of Council.

(a) The maturity profile for Council's borrowings is:		
Not later than one year	1,593	1,567
Later than one year and not later than five years	5,488	6,007
Later than five years	543	1,617
	7,624	**9,191**

Borrowings are initially measured at fair value, being the cost of the interest bearing liabilities, net of transaction costs. The measurement basis subsequent to initial recognition depends on whether Council has categorised its interest-bearing liabilities as either financial liabilities designated at fair value through the profit and loss, or financial liabilities at amortised cost. Any difference between the initial recognised amount and the redemption value is recognised in net result over the period of the borrowing using the effective interest method. The classification depends on the nature and purpose of the interest bearing liabilities. Council determines the classification of its interest bearing liabilities based on contractual repayment terms at every balance date.

In classifying borrowings as current or non-current Council considers whether at balance date it has the right to defer settlement of the liability for at least twelve months after the reporting period. Council's loan arrangements include covenants based on Council's financial performance and position at the end of the reporting period. These covenants are assessed for compliance after the reporting period based on specified financial ratios.

5.5 Provisions

	Annual leave $'000	Long service leave $'000	Other $'000	Total $'000
2025				
Balance at beginning of the financial year	8,968	14,373	1,292	24,633
Additional provisions	8,262	930	3,603	12,795
Amounts used	(7,708)	(1,953)	(3,324)	(12,985)
Change in the discounted amount arising because of time and the effect of any change in the discount rate	–	2,460	92	2,552
Balance at the end of the financial year	**9,522**	**15,810**	**1,663**	**26,995**
Provisions – current	9,522	13,180	1,226	23,928
Provisions – non-current	–	2,630	437	3,067
2024				
Balance at beginning of the financial year	8,322	13,801	1,200	23,323
Additional provisions	7,194	406	2,775	10,375
Amounts used	(6,548)	(2,192)	(2,800)	(11,540)
Change in the discounted amount arising because of time and the effect of any change in the discount rate	–	2,358	117	2,475
Balance at the end of the financial year	**8,968**	**14,373**	**1,292**	**24,633**
Provisions – current	8,968	12,306	904	22,178
Provisions – non-current	–	2,067	388	2,455

	2025 $'000	2024 $'000
(a) Employee provisions		
Current provisions expected to be wholly settled within 12 months		
Annual leave	6,970	6,564
Long service leave	2,212	1,903
Other	166	129
	9,348	**8,596**
Current provisions expected to be wholly settled after 12 months		
Annual leave	2,552	2,404
Long service leave	10,968	10,403
Other	1,060	775
	14,580	**13,582**
Total current employee provisions	**23,928**	**22,178**
Non-current		
Long service leave	2,630	2,067
Other	437	388
Total non-current employee provisions	**3,067**	**2,455**
Aggregate carrying amount of employee		
Current	23,928	22,178
Non-current	3,067	2,455
Total aggregate carrying amount of employee provisions	**26,995**	**24,633**

5.5 Provisions (cont.)

The calculation of employee costs and benefits includes all relevant on-costs and are calculated as follows at reporting date.

Annual leave
A liability for annual leave is recognised in the provision for employee benefits as a current liability because Council does not have an unconditional right to defer settlement of the liability. Liabilities for annual leave are measured at:

- nominal value if Council expects to wholly settle the liability within 12 months
- present value if the Council does not expect to wholly settle within 12 months.

Liabilities that are not expected to be wholly settled within 12 months of the reporting date are recognised in the provision for employee benefits as current liabilities, measured at the present value of the amounts expected to be paid when the liabilities are settled using the remuneration rate expected to apply at the time of settlement.

Long service leave
Liability for long service leave (LSL) is recognised in the provision for employee benefits. Unconditional LSL is disclosed as a current liability as Council does not have an unconditional right to defer settlement. Unconditional LSL is measured at nominal value if expected to be settled within 12 months or at present value if not expected to be settled within 12 months. Conditional LSL that has been accrued, where an employee is yet to reach a qualifying term of employment, is disclosed as a non-current liability and measured at present value.

Other
Other provisions represent the liability for both time in lieu (TIL) and sick leave (SL). A current liability for TIL is recognised because Council does not have an unconditional right to defer settlement of the liability. Liabilities for TIL are measured at nominal value because Council expects to wholly settle the liability within 12 months. Unconditional SL is disclosed as a current liability as Council does not have an unconditional right to defer settlement. Unconditional SL is measured at nominal value if expected to be settled within 12 months or at present value if not expected to be settled within 12 months. Conditional SL that has been accrued, where an employee is yet to reach a qualifying term of employment, is disclosed as a non-current liability and measured at present value.

Key assumptions:		
Weighted average discount rates	4.20%	4.30%
Weighted average increase in employee costs	2.70%	2.50%

5.6 Financing arrangements

Council has the following funding arrangements in place as at 30 June 2025.

	2025 $'000	2024 $'000
Bank overdraft	200	200
Credit card facilities	196	251
Interest-bearing liabilities	7,624	9,191
Total facilities	**8,020**	**9,642**
Used facilities	(7,694)	(9,261)
Unused facilities	**326**	**381**
Approved borrowing limit	**74,737**	**37,225**

While Council has a borrowing limit as approved by the Treasurer of Victoria which represents the total amount that can be financed from the Treasury Corporation of Victoria (TCV). Under the *Local Government Act 2020,* Council cannot borrow money unless the proposed borrowings are included in the budget or a revised budget. The inclusion of proposed borrowings in a budget or revised budget signals the intent to borrow of which Council did not have any for 2023-24 and 2024-2025.

5.7 Commitments

Council has entered into the following commitments. Commitments are not recognised in the Balance Sheet. Commitments are disclosed at their nominal value and presented inclusive of the GST payable.

a) Commitments for expenditure

	Not later than 1 year $'000	Later than 1 year and not later than 2 years $'000	Later than 2 years and not later than 5 years $'000	Later than 5 years $'000	Total $'000
2025					
Operating					
Building maintenance	7,889	7,738	9,672	–	25,299
Consultancy	984	214	101	–	1,299
Health	557	254	5	–	816
Information technology and systems	6,102	2,180	1,115	–	9,397
Infrastructure	204	151	171	–	526
Other	8,416	1,038	219	–	9,673
Parks maintenance	32,531	26,793	80,143	20,034	159,501
Renewable power	5,455	5,455	16,364	2,727	30,001
Roads	162	162	162	–	486
Transport and local laws	1,753	1,021	2,260	3,155	8,189
Waste and recycling	9,469	9,451	18,609	4,579	42,108
Total	**73,522**	**54,457**	**128,821**	**30,495**	**287,295**
Capital					
Building works	49,458	17,330	–	–	66,788
Consultancy	1,491	281	421	–	2,193
Infrastructure	1,020	–	–	–	1,020
Other	36	–	–	–	36
Parks works	1,986	–	–	–	1,986
Roads	16,309	–	–	–	16,309
Total	**70,300**	**17,611**	**421**	**–**	**88,332**

5.7 Commitments (cont.)

a) Commitments for expenditure

	Not later than 1 year $'000	Later than 1 year and not later than 2 years $'000	Later than 2 years and not later than 5 years $'000	Later than 5 years $'000	Total $'000
2024					
Operating					
Building maintenance	18,218	15,019	30,468	–	63,705
Consultancy	734	544	260	–	1,538
Health	1,150	79	14	–	1,243
Information technology and systems	4,114	1,187	36	–	5,337
Other	9,201	6,432	15,635	7,460	38,728
Parks maintenance	23,875	23,506	78,100	33,063	158,544
Renewable power	3,471	3,471	11,455	2,340	20,737
Transport and local laws	7,226	1,025	202	–	8,453
Waste and recycling	11,664	11,151	25,510	4,241	52,566
Transport and local laws	79,653	62,414	161,680	47,104	350,851
Waste and recycling	15,413	13,028	29,903	14,065	72,409
Total	**71,015**	**46,124**	**35,921**	**28,287**	**181,347**
Capital					
Building works	22,714	9,393	1,590	–	33,697
Consultancy	341	–	–	–	341
Other	2,098	60	–	–	2,158
Parks works	11,842	–	–	–	11,842
Roads	18,980	1,691	–	–	20,671
Transport and local laws	7,852	–	–	–	7,852
Total	**63,827**	**11,144**	**1,590**	**–**	**76,561**

(b) Operating lease receivables

Council has entered into commercial property leases on its investment property, consisting of surplus freehold office complexes. These properties held under operating leases have remaining non-cancellable lease terms of between 1 and 10 years. All leases include a CPI based revision of the rental charge annually.

Future undiscounted minimum rentals receivable under non-cancellable operating leases are as follows:

	2025 $'000	2024 $'000
Not later than one year	518	390
Later than one year and not later than five years	1,760	1,350
Later than five years	450	1,001
	2,728	**2,741**

5.8 Leases

At inception of a contract, Council assesses whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To identify whether a contract conveys the right to control the use of an identified asset, it is necessary to assess whether:

- the contract involves the use of an identified asset;
- Council has the right to obtain substantially all of the economic benefits from use of the asset throughout the period of use; and
- Council has the right to direct the use of the asset.

This policy is applied to contracts entered into, or changed, on or after 1 July 2019.

As a lessee, Council recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost which comprises the initial amount of the lease liability adjusted for:

- any lease payments made at or before the commencement date less any lease incentives received; plus
- any initial direct costs incurred; and
- an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located.

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The estimated useful lives of right-of-use assets are determined on the same basis as those of property, plant and equipment. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain measurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, an appropriate incremental borrowing rate. Generally, Council uses an appropriate incremental borrowing rate as the discount rate.

Lease payments included in the measurement of the lease liability comprise the following:

- fixed payments
- variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date;
- amounts expected to be payable under a residual value guarantee; and
- the exercise price under a purchase option that Council is reasonably certain to exercise, lease payments in an optional renewal period if Council is reasonably certain to exercise an extension option, and penalties for early termination of a lease unless Council is reasonably certain not to terminate early.

When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

Under AASB 16 Leases, Council as a not-for-profit entity has elected not to measure right-of-use assets at initial recognition at fair value in respect of leases that have significantly below-market terms.

5.8 Leases (cont.)

	Property $'000	Vehicle $'000	Plant and equipment $'000	Total $'000
Right-of-Use Assets				
Balance at 1 July 2024	1,942	1,230	67	3,239
Additions	–	–	–	–
Depreciation charge	(526)	(308)	(66)	(900)
Balance at 30 June 2025	**1,416**	**922**	**1**	**2,339**

	2025 $'000	2024 $'000
Lease Liabilities		
Maturity analysis – contractual undiscounted cash flows		
Less than one year	869	998
One to five years	1,596	2,448
More than five years	480	498
Total undiscounted lease liabilities as at 30 June	**2,945**	**3,944**
Lease liabilities included in the Balance Sheet at 30 June		
Current	783	881
Non-current	1,681	2,464
Total lease liabilities	**2,464**	**3,345**

Short-term and low value leases
Council has elected not to recognise right-of-use assets and lease liabilities for short-term leases of machinery that have a lease term of 12 months or less and leases of low-value assets (individual assets worth less than existing capitalisation thresholds for a like asset up to a maximum of AUD$10,000), including IT equipment. Council recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

Expenses relating to:		
Short-term leases	56	47
Total	**56**	**47**

Note 6 Assets we manage

6.1 Property, infrastructure, plant and equipment

Summary of property, infrastructure, plant and equipment

	Carrying amount 30 June 2024 $'000	Additions $'000	Contributions $'000	Revaluation $'000	Depreciation $'000	Disposal $'000	Write off $'000	Transfers $'000	Carrying amount 30 June 2025 $'000
Property	2,089,945	3,013	53,502	188,595	(7,532)	–	(1,376)	4,552	2,330,699
Plant and equipment	13,117	3,234	–	–	(2,693)	(174)	–	1,737	15,221
Infrastructure	2,612,704	12,384	102,290	290,647	(50,611)	–	(79)	17,807	2,985,142
Work in progress	67,245	88,603	–	–	–	–	–	(27,356)	128,492
Total	**4,783,011**	**107,234**	**155,792**	**479,242**	**(60,836)**	**(174)**	**(1,455)**	**(3,260)**	**5,459,554**

Summary of Work in Progress

	Opening WIP $'000	Additions $'000	Reclassification $'000	Transfers $'000	Closing WIP $'000
Property	16,070	18,887	–	(3,872)	31,085
Plant and equipment	2,740	1,450	–	(1,953)	2,237
Infrastructure	48,435	68,266		(21,531)	95,170
Total	**67,245**	**88,603**	**–**	**(27,356)**	**128,492**

6.1 Property, infrastructure, plant and equipment (cont.)

(a) Property

	Land – specialised	Land – non specialised	Land under roads	Total Land & Land Improvements	Buildings – specialised	Total Buildings	Work In Progress	Total Property
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
At fair value 1 July 2024	1,683,288	3,068	729	1,687,085	503,532	503,532	16,070	2,206,687
Accumulated depreciation at 1 July 2024	–	–	–	–	(100,672)	(100,672)	–	(100,672)
	1,683,288	**3,068**	**729**	**1,687,085**	**402,860**	**402,860**	**16,070**	**2,106,015**
Movements in fair value								
Additions	–	–	–	–	3,013	3,013	18,887	21,900
Contributions	53,502	–	–	53,502	–	–	–	53,502
Revaluation	7,044	–	167,545	174,589	13,895	13,895	–	188,484
Write-off	(1,275)	–	–	(1,275)	(198)	(198)	–	(1,473)
Disposal	–	–	–	–	–	–	–	–
Transfers	2,328	–	–	2,328	2,184	2,184	(3,872)	640
	61,599	**–**	**167,545**	**229,144**	**18,894**	**18,894**	**15,015**	**263,053**
Movements in accumulated depreciation								
Depreciation and amortisation	–	–	–	–	(7,532)	(7,532)	–	(7,532)
Accumulated depreciation of Write offs	–	–	–	–	97	97		97
Revaluation increments/ (decrements)	–	–	–	–	111	111	–	111
Transfers	–	–	–	–	40	40	–	40
	–	**–**	**–**	**–**	**(7,284)**	**(7,284)**	**–**	**(7,284)**
At fair value 30 June 2025	1,744,887	3,068	168,274	1,916,229	522,426	522,426	31,085	2,469,740
Accumulated depreciation at 30 June 2025	–	–	–	–	(107,956)	(107,956)	–	(107,956)
Carrying amount	**1,744,887**	**3,068**	**168,274**	**1,916,229**	**414,470**	**414,470**	**31,085**	**2,361,784**

6.1 Property, infrastructure, plant and equipment (cont.)

(b) Plant and Equipment

	Plant machinery and equipment $'000	Fixtures, fittings and furniture $'000	Artworks $'000	Work in Progress $'000	Total plant and equipment $'000
At fair value 1 July 2024	17,245	16,351	4,413	2,740	40,749
Accumulated depreciation at 1 July 2024	(11,479)	(13,413)	–	–	(24,892)
	5,766	**2,938**	**4,413**	**2,740**	**15,857**
Movements in fair value					
Additions	2,672	311	251	1,450	4,684
Revaluation	–	–	–	–	–
Write off	–	–	–	–	–
Disposal	(1,389)	–	–	–	(1,389)
Transfers	451	1,243	43	(1,953)	(216)
	1,734	**1,554**	**294**	**(503)**	**3,079**
Movements in accumulated depreciation					
Depreciation and amortisation	(1,660)	(1,033)	–	–	(2,693)
Accumulated depreciation of disposals	1,215	–	–	–	1,215
Revaluation increments/ (decrements)	–	–	–	–	–
Transfers	–	–	–	–	–
	(445)	**(1,033)**	**–**	**–**	**(1,478)**
At fair value 30 June 2025	18,979	17,905	4,707	2,237	43,828
Accumulated depreciation at 30 June 2025	(11,924)	(14,446)	–	–	(26,370)
Carrying amount	**7,055**	**3,459**	**4,707**	**2,237**	**17,458**

6.1 Property, infrastructure, plant and equipment (cont.)

(c) Infrastructure

	Roads	Car Parks	*Footpaths and cycleways *	Bridges	Telecommunication Conduits	Drainage	Public Lighting	Parks open spaces and streetscapes	*Landscape and environment	*Recreation and leisure	Work In Progress	Total Infrastructure
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000			$'000	$'000
At fair value 1 July 2024	1	–	–	145,411	31,642	757,017	32,264	430,654	–	–	48,435	3,567,013
Accumulated depreciation at 1 July 2024	(460,107)	–	–	(70,006)	(10,000)	(171,130)	(23,087)	(171,544)	–	–	–	(905,874)
	(460,106)	**–**	**–**	**75,405**	**21,642**	**585,887**	**9,177**	**259,110**	**–**	**–**	**48,435**	**2,661,139**
Movements in fair value												
Additions	4,399	1,410	3,745	143	–	425	–	–	–	2,262	68,266	80,650
Contributions	55,419	1,677	14,919	–	–	25,451	861	4,605	–	–	–	102,932
Revaluation	61,121	105,212	392,800	4,611	1,171	28,706	1,222	(5,586)	1,567	(38,317)	–	552,507
Write-off	–	–	–	–	–	–	–	(295)	–	–	–	(295)
Disposal	–	–	–	–	–	–	–	–	–	–	–	–
Transfers	(300,188)	35,367	336,584	968	–	–	–	(244,150)	42,366	146,900	(21,531)	(3,684)
	(179,249)	**143,666**	**748,048**	**5,722**	**1,171**	**54,582**	**2,083**	**(245,426)**	**43,933**	**110,845**	**46,735**	**732,110**
Movements in accumulated depreciation												
Depreciation and amortisation	(18,148)	(366)	(4,107)	(1,778)	(637)	(7,737)	(1,380)	(15,178)	(367)	(913)	–	(50,611)
Accumulated Depreciation on Contributed Assets	(348)	(4)	(46)	–	–	(201)	(18)	(25)	–	–	–	(642)
Accumulated depreciation of write off	–	–	–	–	–	–	–	216	–	–	–	216
Revaluation increments/ (decrements)	(11,099)	(14,951)	(248,542)	(2,294)	(389)	(6,576)	(897)	12,619	(510)	10,779	–	(261,860)
Transfers	57,674	(987)	(64,575)	–	–	–	–	88,834	(13,796)	(67,190)	–	(40)
	28,079	**(16,308)**	**(317,270)**	**(4,072)**	**(1,026)**	**(14,514)**	**(2,295)**	**86,466**	**(14,673)**	**(57,324)**	**–**	**(312,937)**
At fair value 30 June 2025	(179,248)	143,666	748,048	151,133	32,813	811,599	34,347	185,228	43,933	110,845	95,170	2,177,534
Accumulated depreciation at 30 June 2025	(432,028)	(16,308)	(317,270)	(74,078)	(11,026)	(185,644)	(25,382)	(85,078)	(14,673)	(57,324)	–	(1,218,811)
Carrying amount	**(611,276)**	**127,358**	**430,778**	**77,055**	**21,787**	**625,955**	**8,965**	**100,150**	**29,260**	**53,521**	**95,170**	**958,723**

* Assets were reclassified and transferred from existing categories to new asset categories to better reflect their nature and use.

6.1 Property, infrastructure, plant and equipment (cont.)

Acquisition
The purchase method of accounting is used for all acquisitions of assets, being the fair value of assets provided as consideration at the date of acquisition plus any incidental costs attributable to the acquisition. Fair value is the price that would be received to sell an asset (or paid to transfer a liability) in an orderly transaction between market participants at the measurement date.

Where assets are constructed by Council, cost includes all materials used in construction, direct labour, borrowing costs incurred during construction, and an appropriate share of directly attributable variable and fixed overheads.

In accordance with Council's policy, the threshold limits have applied when recognising assets within an applicable asset class and unless otherwise stated are consistent with the Council policy.

	Depreciation Period*	Threshold Limit $'000
Asset recognition thresholds and depreciation periods		
Land & land improvements		
Land	–	–
Land improvements	100 years	–
Buildings		
Buildings	20 – 150 years	5
Building and leasehold improvements	50 years	5
Plant and Equipment		
Fixtures, fittings and furniture	5 – 10 years	5
Plant, machinery and equipment	3 – 10 years	5
Computers and telecommunications	3 years	5
Leased plant and equipment	Contract terms	10
Infrastructure		
Roads – pavements	50 – 100 years	5
Roads – surface	30 – 70 years	5
Car parks	30 – 100 years	5
Parks, open spaces and streetscapes	10 – 100 years	5
Landscape and environment	10 – 60 years	5
Recreation and leisure	5 – 80 years	5
Bridges	15 – 100 years	5
Footpaths and cycleways	10 – 100 years	5
Drainage	100 years	5
Light pole and lanterns	20 years	5
Conduits and pits	50 years	5
Intangible assets	10 years	–

* Council has conducted a thorough assessment of the depreciation period during year and adjusted depreciation period to align with asset consumption, usage patterns and benchmarked against industry standards and other comparable growth Councils in line with the current condition assessments however the impact to the current and future reporting periods is not material.

Land under roads
Council recognises land under roads it controls at fair value.

6.1 Property, infrastructure, plant and equipment (cont.)

Depreciation and amortisation
Buildings, land improvements, plant and equipment, infrastructure, and other assets having limited useful lives are systematically depreciated over their useful lives to Council in a manner which reflects consumption of the service potential embodied in those assets. Estimates of remaining useful lives and residual values are made on a regular basis with major asset classes reassessed annually. Depreciation rates and methods are reviewed annually.

Where assets have separate identifiable components that are subject to regular replacement, these components are assigned distinct useful lives and residual values and a separate depreciation rate is determined for each component.
Road earthworks are not depreciated on the basis that they are assessed as not having a limited useful life.
Straight line depreciation is charged based on the residual useful life as determined each year.
Depreciation periods used are listed above and are consistent with the prior year unless otherwise stated.

Repairs and maintenance
Where the repair relates to the replacement of a component of an asset and the cost exceeds the capitalisation threshold the cost is capitalised and depreciated. The carrying value of the replaced asset is expensed.

Valuation of land and buildings
Valuation of land and buildings were undertaken by a qualified independent valuer, APV valuers and asset management and Westlink Consulting effective at 30 June 2024. The valuation of land and buildings is at fair value, being market value based on highest and best use permitted by relevant land planning provisions. Where land use is restricted through existing planning provisions the valuation is reduced to reflect this limitation. This adjustment is an unobservable input in the valuation. The adjustment has no impact on the comprehensive income statement.

Specialised land is valued at fair value using site values adjusted for englobo (undeveloped and/or unserviced) characteristics, access rights and private interests of other parties and entitlements of infrastructure assets and services. This adjustment is an unobservable input in the valuation. The adjustment has no impact on the comprehensive income statement.

Any significant movements in the unobservable inputs for land and land under roads will have a significant impact on the fair value of these assets. Refer to note 8.4 for further information relating to Fair value measurement.

The date and type of the current valuation is detailed in the following table. An indexed based revaluation was conducted in the current year, this valuation was based onsales analysis, median price indices provided by the REIV and VGV indices and Rawlinson's building index. Indexation occurs on the years that a full revaluation is not undertaken. A full revaluation of these assets will be conducted in 2027/28.

Details of Council's land and buildings and information about the fair value hierarchy as at 30 June 2025 are as follows:

	Level 1 $'000	Level 2 $'000	Level 3 $'000	Date of valuation	Types of valuation
Non-specialised land	–	3,068	–	Jun-25	Indexed
Specialised land and land under roads	–	–	1,744,887	Jun-25	Indexed
Land under roads	–	–	168,274	Jun-25	Full
Specialised buildings	–	–	414,470	Jun-25	Indexed
Total	**–**	**3,068**	**2,327,631**		

6.1 Property, infrastructure, plant and equipment (cont.)

Valuation of infrastructure
Valuation of infrastructure assets has been determined based on a combination of either a comprehensive revaluation or indexation. Indexation occurs on the years that a full revaluation is not undertaken. Indexation rates were based on the ABS indexation for the Melbourne Region.

The date and type of the current valuation is detailed in the following table. An independent condition audit was undertaken on the Recreation and Leisure, and footpaths and cycleways asset class by 'RapidMap Services' and 'Infrastructure Management Group' as at 30 June 2025. Condition audits were also undertaken by Council's Asset Management team as at 30 June 2025 for Car parks and Parks, open spaces and streetscapes.

The valuation is at fair value based on current replacement cost less accumulated depreciation as at the date of valuation. Details of Council's infrastructure and information about the fair value hierarchy as at 30 June 2025 are as follows:

	Level 1 $'000	Level 2 $'000	Level 3 $'000	Date of valuation	Types of valuation	Date next full revaluation
Roads	–	–	(611,276)	Jun-25	Indexed	2027-28
Car parks	–	–	127,358	Jun-25	Full	2028-29
Footpaths and cycleways	–	–	430,778	Jun-25	Full	2028-29
Bridges	–	–	77,055	Jun-25	Indexed	2027-28
Telecommunication conduits	–	–	21,787	Jun-25	Indexed	2026-27
Drainage	–	–	625,955	Jun-25	Indexed	2025-26
Public lighting	–	–	8,965	Jun-25	Indexed	2026-27
Parks, open space and streetscapes	–	–	100,150	Jun-25	Full	2028-29
Landscape and environment	–	–	29,260	Jun-25	Indexed	2026-27
Recreation and leisure	–	–	53,521	Jun-25	Full	2028-29
Total	**–**	**–**	**863,553**			

6.1 Property, infrastructure, plant and equipment (cont.)

Description of significant unobservable inputs into level 3 valuations
Specialised land is valued using a market based direct comparison technique. Significant unobservable inputs include the extent and impact of restriction of use and the market cost of land per square metre. The extent and impact of restrictions on use varies and results in a reduction to surrounding land values between 5% and 95%. The market value of land varies significantly depending on the location of the land and the current market conditions. Currently land values range between $1 and $3,800 per square metre. Refer to note 8.4 for further information relating to Fair value measurement.

Land under roads acquired after 30 June 2008 is brought to account using a fair value basis. Council does not recognise land under roads that is controlled prior to 30 June 2008 in its financial report.

Specialised buildings are valued using a current replacement cost technique. Significant unobservable inputs include the current replacement cost and remaining useful lives of buildings. Current replacement costs are calculated on a square metre basis and ranges from $420 to $20,000 per square metre. The remaining useful lives of buildings are determined on the basis of the current condition of buildings and vary from 10 years to 160 years. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of buildings are sensitive to changes in expectations or requirements that could either shorten or extend the useful lives of buildings. Refer to note 8.4 for further information relating to Fair value measurement.

Infrastructure assets are valued based on the current replacement cost. Significant unobservable inputs include the current replacement cost and remaining useful lives of infrastructure. The remaining useful lives of infrastructure assets are determined on the basis of the current condition of the asset and vary from 1 years to 120 years. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of infrastructure are sensitive to changes in use, expectations or requirements that could either shorten or extend the useful lives of infrastructure assets. Refer to note 8.4 for further information relating to Fair value measurement.

	2025 $'000	2024 $'000
Reconciliation of specialised land		
Land under roads	168,274	729
Parks and reserve	1,744,887	1,722,697
Total specialised land	**1,913,161**	**1,723,426**

6.2 Investments in associates, joint arrangements and subsidiaries

Yarra Plenty Regional Library Service (Incorporated) – Background
Represents the City of Whittlesea's share in the net assets of the Yarra Plenty Regional Library Service which became an incorporated body on 12 January 1996. Council's 38.05% (2023-24 37.91%) share of the net assets from their draft financial statements for the year ended 30 June 2025 has been treated as an investment in the Balance Sheet, with an increase in the investment for the reporting period of $0.15 million (increase of $0.03 million for 2023-24), which is accounted for using the equity method and shown in the Comprehensive Income Statement.

	2025 $'000	2024 $'000
Investments in associates		
Investments in associates accounted for by the equity method are:		
Yarra Plenty Regional Library Service (Incorporated)	3,079	2,926
Fair value of Council's investment in Yarra Plenty Regional Library (Incorporated)	**3,079**	**2,926**
Council's share of accumulated surplus/(deficit)		
Council's share of accumulated surplus(deficit) at start of year	2,593	2,373
Reported surplus(deficit) for year	153	33
Transfers (to) from reserves	(337)	187
Council's share of accumulated surplus(deficit) at end of year	**2,409**	**2,593**
Movement in carrying value of specific investment		
Carrying value of investment at start of year	2,926	2,893
Share of net assets	153	33
Carrying value of investment at end of year	**3,079**	**2,926**
Council's share of expenditure commitments		
Operating commitments	**2,708**	**844**
Council's share of expenditure commitments	**1,030**	**320**

Council's share of contingent liabilities and contingent assets

The Yarra Plenty Regional Library Service does not have any contingent liabilities as at the end of the reporting period.

Associates are all entities over which Council has significant influence but not control or joint control. Investments in associates are accounted for using the equity method of accounting, after initially being recognised at cost.

Note 7 People and relationships

7.1 Council and key management remuneration

(a) Related Parties

Parent entity
City of Whittlesea is the parent entity.

Subsidiaries and Associates
Interests in subsidiaries and associates are detailed in Note 6.2.

(b) Key Management Personnel

Key management personnel (KMP) are those people with the authority and responsibility for planning, directing and controlling the activities of Council. The Councillors, Chief Executive Officer and Directors/Executive Managers are deemed KMP. Details of persons holding the position of Councillor or other members of key management personnel at any time during the year are:

Councillors	Cr Martin Taylor – Mayor (12 November 2024)
	Cr Daniela Zinni – Deputy Mayor (12 November 2024)
	Cr David Lenberg (12 November 2024)
	Cr Lawrie Cox (12 November 2024)
	Cr Aidan McLindon (12 November 2024 – 16 April 2025)
	Cr Stevan Kozmevski (12 November 2024 – 8 May 2025)
	Cr Jarrod Lappin (12 November 2024)
	Cr Blair Colwell (12 November 2024)
	Cr Christine Stow (12 November 2024)
	Cr Deb Gunn (12 November 2024)
	Cr Nic Brooks (12 November 2024)
Administrators	Ms Lydia Wilson – Chair (1 July 2024 – Terminating on 19 November 2024)
	Ms Peita Duncan (1 July 2024 – Terminating on 19 November 2024)
	Mr Christian Zahra AM (1 July 2024 – Terminating on 19 November 2024)
CEO and Executive Leadership team	Mr Craig Lloyd – Chief Executive Officer
	Ms Sarah Renner – Director Customer and Corporate Services
	Ms Agata Chmielewski – Director Community Wellbeing
	Ms Debbie Wood – Director Infrastructure and Environment
	Ms Emma Appleton – Director Planning and Development
	Ms Janine Morgan – Executive Manager Public Affairs
	Ms Jacinta Stevens – Executive Manager Office of Council & CEO

	2025 No.	2024 No.
Total Number of Councillors	11	–
Total Number of Administrators	3	3
Total of Chief Executive Officer and other Key Management Personnel	7	8
Total Number of Key Management Personnel	**21**	**11**

7.1 Council and key management remuneration (cont.)

(c) Remuneration of Key Management Personnel

Remuneration comprises employee benefits including all forms of consideration paid, payable or provided by Council, or on behalf of Council, in exchange for services rendered. Remuneration of Key Management Personnel and Other senior staff is disclosed in the following categories.

Short-term employee benefits include amounts such as wages, salaries, annual leave or sick leave that are usually paid or payable on a regular basis, as well as non-monetary benefits such as allowances and free or subsidised goods or services.

Other long-term employee benefits include long service leave, other long service benefits or deferred compensation. Post-employment benefits include superannuation, pensions, and other retirement benefits paid or payable on a discrete basis when employment has ceased.

Termination benefits include termination of employment payments, such as severance packages.

	2025 $'000	2024 $'000
Total remuneration of key management personnel was as follows:		
Short-term employee benefits	2,835	2,861
Other long-term employee benefits	50	38
Post-employment benefits	269	300
Total	**3,154**	**3,199**

The numbers of key management personnel whose total remuneration from Council and any related entities, fall within the following bands:

Income Range	2025 No.	2024 No.
$40,000 – $49,999	9	–
$60,000 – $69,999	1	–
$130,000 – $139,999	1	–
$170,000 – $179,999	–	2
$200,000 – $209,999	2	–
$220,000 – $229,999	–	1
$240,000 – $249,999	–	2
$280,000 – $289,999	–	1
$300,000 – $309,999	2	1
$310,000 – $319,999	1	–
$320,000 – $329,999	–	2
$340,000 – $349,999	1	1
$350,000 – $359,999	1	–
$370,000 – $379,999	1	–
$380,000 – $389,999	1	–
$390,000 – $399,999	–	1
$500,000 – $509,999	1	
	21	**11**

7.1 Council and key management remuneration (cont.)

(d) Remuneration of other senior staff

Other senior staff are officers of Council, other than Key Management Personnel, whose total remuneration exceeds $170,000 and who report directly to a member of the KMP.*

	2025 $'000	2024 $'000
Total remuneration of other senior staff was as follows:		
Short-term employee benefits	4,571	5,139
Other long-term employee benefits	216	22
Post-employment benefits	502	530
Total	**5,289**	**5,691**

The number of other senior staff are shown below in their relevant income bands:

Income Range	2025 No.	2024 No.
$170,000 – $179,999	–	1
$180,000 – $189,999	–	2
$190,000 – $199,999	2	3
$200,000 – $209,999	1	5
$210,000 – $219,999	1	5
$220,000 – $229,999	4	2
$230,000 – $239,999	5	2
$240,000 – $249,999	2	1
$250,000 – $259,999	5	–
$260,000 – $269,999	1	–
$270,000 – $279,999	1	–
	22	**21**

	2025 $'000	2024 $'000
Total Remuneration for the reporting year for Senior Officers included above, amounted to:	**5,289**	**5,691**

7.2 Related party disclosure

(a) Transactions with related parties

During the period Council entered into the following transactions with related parties.

	2025 $'000	2024 $'000
Expenditure		
Council library contributions paid to the Yarra Plenty Regional Library	6,272	5,782
Total related party expenditure	**6,272**	**5,782**
Income		
Fees for premises used received from the Yarra Plenty Regional Library	–	10
Fuel and motor vehicles repairs	22	22
Total related party income	**22**	**32**

(b) Outstanding balances with related parties

There were no outstanding balances at the end of the reporting period in relation to transactions with related parties.

(c) Loans to/from related parties

There were no loans made, guaranteed or secured by Council to a related party during the reporting period and no loans to or from related parties outstanding as at the end of the reporting period.

(d) Commitments to/from related parties

There were no commitments in existence at balance date that were made, guaranteed or secured by Council.

Note 8 Managing uncertainties

8.1 Contingent assets and liabilities

Contingent assets and contingent liabilities are not recognised in the Balance Sheet, but are disclosed and if quantifiable, are measured at nominal value. Contingent assets and liabilities are presented inclusive of GST receivable or payable, respectively.

(a) Contingent assets

Contingent assets are possible assets that arise from past events, whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of Council.

At balance date Council are not aware of any contingent assets.

(b) Contingent liabilities

Contingent liabilities are:

- possible obligations that arise from past events, whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of Council; or
- present obligations that arise from past events but are not recognised because:
  - it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation; or
  - the amount of the obligation cannot be measured with sufficient reliability.

Superannuation
Council has obligations under a defined benefit superannuation scheme that may result in the need to make additional contributions to the scheme, matters relating to this potential obligation are outlined below. As a result of the volatility in financial markets the likelihood of making such contributions in future periods exists.

Future superannuation contributions
In addition to the disclosed contributions, the City of Whittlesea has not paid unfunded liability payments to Vision Super over the past two years. The expected contributions to be paid to the Defined Benefit category of Vision Super for the year ending 30 June 2025 are $139,239.

Legal matters
There are no legal matters that could have a material impact on future operations.

Liability Mutual Insurance
Council was a participant of the MAV Liability Mutual Insurance (LMI) Scheme. The LMI scheme provides public liability and professional indemnity insurance cover.

The LMI scheme states that each participant will remain liable to make further contributions to the scheme in respect of any insurance year in which it was a participant to the extent of its participant's share of any shortfall in the provision set aside in respect of that insurance year, and such liability will continue whether or not the participant remains a participant in future insurance years.

(c) Guarantees for loans to other entities

Council has not provided any guarantees to support the activities of any external entities.

Financial guarantee contracts are not recognised as a liability in the balance sheet unless the lender has exercised their right to call on the guarantee or Council has other reasons to believe that it is probable that the right will be exercised.

8.2 Change in accounting standards

Certain new Australian Accounting Standards and interpretations have been published that are not mandatory for the 30 June 2025 reporting period. Council assesses the impact of these new standards.

As at 30 June 2025 there were no new accounting standards or interpretations issued by the AASB which are applicable for the year ending 30 June 2025 that are expected to impact Council.

In September 2024 the Australian Accounting Standards Board (AASB) issued two Australian Sustainability Reporting Standards (ASRS). This followed Commonwealth legislation establishing Australia's sustainability reporting framework.

Relevant entities will be required to undertake mandatory reporting of climate-related disclosures in future financial years. Public sector application issues remain under consideration and Council will continue to monitor developments and potential implications for future financial years.

8.3 Financial instruments

(a) Objectives and policies

The Council's principal financial instruments comprise cash assets, term deposits, receivables (excluding statutory receivables), payables (excluding statutory payables) and bank and TCV borrowings.

Details of the material accounting policy information and methods adopted, including the criteria for recognition, the basis of measurement and the basis on which income and expenses are recognised, in respect of each class of financial asset, financial liability and equity instrument is disclosed in the notes of the financial statements.

Risk management is carried out by senior management under policies approved by the Council. These policies include identification and analysis of the risk exposure to Council and appropriate procedures, controls and risk minimisation.

(b) Market risk

Market risk is the risk that the fair value or future cash flows of Council financial instruments will fluctuate because of changes in market prices. Council's exposure to market risk is primarily through interest rate risk with only insignificant exposure to other price risks and no exposure to foreign currency risk.

(c) Interest rate risk

Interest rate risk refers to the risk that the value of a financial instrument or cash flows associated with the instrument will fluctuate due to changes in market interest rates.

Council's interest rate liability risk arises primarily from long term loans and borrowings at fixed rates which exposes Council to fair value interest rate risk.

Cash flow interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. Council has minimal exposure to cash flow interest rate risk through its cash and deposits that are at floating rates.

Investment of surplus funds is made with approved financial institutions under the *Local Government Act 2020*. Council manages interest rate risk by adopting an investment policy that ensures:

- diversification of investment product;
- monitoring of return on investment; and
- benchmarking of returns and comparison with budget.

There has been no significant change in Council's exposure, or its objectives, policies and processes for managing interest rate risk or the methods used to measure this risk from the previous reporting period.

Interest rate movements have not been sufficiently significant during the year to have an impact on Council's year end result.

(d) Credit risk

Credit risk is the risk that a contracting entity will not complete its obligations under a financial instrument and cause Council to make a financial loss. Council have exposure to credit risk on some financial assets included in the balance sheet. Particularly significant areas of credit risk exist in relation to outstanding fees and fines as well as loans and receivables from sporting clubs and associations. To help manage this risk:

- Council have a policy for establishing credit limits for the entities Council deal with;
- Council may require collateral where appropriate; and
- Council only invest surplus funds with financial institutions which have a recognised credit rating specified in Council's investment policy.

Receivables consist of a large number of customers, spread across the ratepayer, business and government sectors. Credit risk associated with Council's financial assets is minimal. Rates debtors are secured by a charge over the rateable property. Council has assessed that 65% of parking infringement debts owing to Council are unlikely to be collected and has raised a provision for doubtful debts over those debts based on an assessment of collectability. The collection of long overdue parking infringement debts is managed by Fines Victoria.

There are no material financial assets which are individually determined to be impaired.

Council may also be subject to credit risk for transactions which are not included in the balance sheet, such as when Council provide a guarantee for another party. Details of our contingent liabilities are disclosed in Note 8.1(b).

The maximum exposure to credit risk at the reporting date to recognised financial assets is the carrying amount, net of any allowance for impairment of those assets, as disclosed in the balance sheet and notes to the financial statements. Council does not hold any collateral.

(e) Liquidity risk

Liquidity risk includes the risk that, as a result of Council's operational liquidity requirements it will not have sufficient funds to settle a transaction when required or will be forced to sell a financial asset at below value or may be unable to settle or recover a financial asset.

To help reduce these risks Council:

- have a liquidity policy which targets a minimum and average level of cash and cash equivalents to be maintained;
- have readily accessible standby facilities and other funding arrangements in place;
- have a liquidity portfolio structure that requires surplus funds to be invested within various bands of liquid instruments;
- monitor budget to actual performance on a regular basis; and
- set limits on borrowings relating to the percentage of loans to rate revenue and percentage of loan principal repayments to rate revenue.

Council's maximum exposure to liquidity risk is the carrying amounts of financial liabilities as disclosed on the face of the balance sheet and the amounts related to financial guarantees disclosed in Note 8.1(c), and is deemed insignificant based on prior periods' data and current assessment of risk.

There has been no significant change in Council's exposure, or its objectives, policies and processes for managing liquidity risk or the methods used to measure this risk from the previous reporting period.

With the exception of borrowings, all financial liabilities are expected to be settled within normal terms of trade. Details of the maturity profile for borrowings are disclosed at Note 5.4.

Unless otherwise stated, the carrying amounts of financial instruments reflect their fair value.

(e) Sensitivity disclosure analysis

Taking into account past performance, future expectations, economic forecasts, and management's knowledge and experience of the financial markets, Council believes the following movements are 'reasonably possible' over the next 12 months:

- A parallel shift of +0% and -0.50% in market interest rates (AUD) from year-end rates of 4.35%.

These movements will not have a material impact on the valuation of Council's financial assets and liabilities, nor will they have a material impact on the results of Council's operations.

8.4 Fair value measurement

Fair value hierarchy
Council's financial assets and liabilities are not valued in accordance with the fair value hierarchy, Council's financial assets and liabilities are measured at amortised cost.

Council measures certain assets and liabilities at fair value where required or permitted by Australian Accounting Standards. AASB 13 Fair value measurement, aims to improve consistency and reduce complexity by providing a definition of fair value and a single source of fair value measurement and disclosure requirements for use across Australian Accounting Standards.

Council has considered the amendments to AASB 13 Fair Value Measurement that apply for the 2024-2025 financial year as a result of AASB 2022-10 Amendments to Australian Accounting Standards – Fair Value Measurement of Non-Financial Assets of Not-for-Profit Public Sector Entities. For assets, where Council adopts a current replacement cost approach to determine fair value, Council now considers the inclusion of site preparation costs, disruption costs and costs to restore another entity's assets in the underlying valuation. The AASB 13 amendments apply prospectively, comparative figures have not been restated.

The AASB 13 amendments have not resulted in any material impacts to Council's financial statements.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within a fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1 – Quoted (unadjusted) market prices in active markets for identical assets or liabilities;

Level 2 – Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable; and

Level 3 – Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For the purpose of fair value disclosures, Council has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

In addition, Council determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

8.4 Fair value measurement (cont.)

Revaluation
Subsequent to the initial recognition of assets, non-current physical assets, other than plant and equipment, are measured at their fair value, being the price that would be received to sell an asset (or paid to transfer a liability) in an orderly transaction between market participants at the measurement date. (For plant and equipment carrying amount is considered to approximate fair value given short useful lives). At balance date, Council reviewed the carrying value of the individual classes of assets measured at fair value to ensure that each asset materially approximated its fair value. Where the carrying value materially differed from the fair value at balance date, the class of asset was revalued.

Fair value valuations are determined in accordance with a valuation hierarchy. Changes to the valuation hierarchy will only occur if an external change in the restrictions or limitations of use of an asset result in changes to the permissible or practical highest and best use of the asset. In addition, Council undertakes a formal revaluation of land, buildings, and infrastructure assets every 4 years. The valuation is performed either by experienced council officers or independent experts.

The following table sets out the frequency of revaluations by asset class.

Asset class	Revaluation
Land	1 Years
Land under roads	1 Years
Buildings	1 Years
Roads	4 Years
Car parks	4 Years
Bridges	4 Years
Footpaths and cycleways	4 Years
Landscape and environment	4 Years
Recreation and leisure	4 Years
Parks and open space	4 Years
Drainage	4 Years

Where the assets are revalued, the revaluation increases are credited directly to the asset revaluation reserve except to the extent that an increase reverses a prior year decrease for that class of asset that had been recognised as an expense in which case the increase is recognised as revenue up to the amount of the expense.

Revaluation decreases are recognised as an expense except where prior increases are included in the asset revaluation reserve for that class of asset in which case the decrease is taken to the reserve to the extent of the remaining increases. Within the same class of assets, revaluation increases and decreases within the year are offset.

Impairment of assets
At each reporting date, Council reviews the carrying value of its assets to determine whether there is any indication that these assets have been impaired. If such an indication exists, the recoverable amount of the asset, being the higher of the asset's fair value less costs of disposal and value in use, is compared to the assets carrying value.

Any excess of the assets carrying value over its recoverable amount is expensed to the comprehensive income statement, unless the asset is carried at the revalued amount in which case, the impairment loss is recognised directly against the revaluation surplus in respect of the same class of asset to the extent that the impairment loss does not exceed the amount in the revaluation surplus for that same class of asset.

8.5 Events occurring after balance date

No matters have occurred after balance date that require disclosure in the financial report.

Note 9 Other matters

9.1 Reserves

Council at the end of the reporting period held the following reserve balances:

	2025 $'000	2024 $'000
Summary		
Asset revaluation reserves	2,224,837	1,744,419
Asset replacement reserve	66,647	75,793
Asset development reserve	213,312	181,548
	2,504,796	**2,001,760**

a) Asset revaluation reserves

	Balance at beginning of reporting period $'000	Increase (decrease) $'000	Balance at end of reporting period $'000
2025			
Property			
Land and land improvements	963,622	174,589	1,138,211
Buildings	180,978	14,006	194,984
	1,144,600	**188,595**	**1,333,195**
Plant and equipment			
Plant machinery and equipment	(89)	89	–
Fixtures fittings and furniture	(1,087)	1,087	–
Artworks	2,979	–	2,979
	1,803	**1,176**	**2,979**
Infrastructure			
Roads	270,319	50,022	320,341
Footpaths and cycleways*	59,653	144,258	203,911
Bridges	53,542	2,317	55,859
Drainage	136,352	22,130	158,482
Telecommunication Conduits	3,401	782	4,183
Public Lighting	835	325	1,160
Parks, open space and streetscapes	32,362	7,033	39,395
Car parks*	6,212	90,261	96,473
Landscape and Environment*	7,802	1,057	8,859
Recreation and Leisure*	27,538	(27,538)	–
	598,016	**290,647**	**888,663**
Total asset revaluation reserves	**1,744,419**	**480,418**	**2,224,837**

* Reserves transferred from the Roads and Parks, open space and streetscapes asset categories as a result of the reclassification of financial asset classes.

9.1 Reserves (cont.)

a) Asset revaluation reserves (cont.)

	Balance at beginning of reporting period $'000	Increase (decrease) $'000	Balance at end of reporting period $'000
2024			
Property			
Land and land improvements	983,608	(19,986)	963,622
Buildings	103,784	77,194	180,978
	1,087,392	**57,208**	**1,144,600**
Plant and equipment			
Plant machinery and equipment	(59)	(30)	(89)
Fixtures fittings and furniture	(1,087)	–	(1,087)
Artworks	2,979	–	2,979
	1,833	**(30)**	**1,803**
Infrastructure			
Roads	225,516	99,063	324,579
Bridges	(3,864)	57,406	53,542
Drainage	85,788	50,564	136,352
Telecommunication Conduits	1,541	1,860	3,401
Public Lighting	467	368	835
Parks, open space and streetscapes	56,411	22,896	79,307
	365,859	**232,157**	**598,016**
Total asset revaluation reserves	**1,455,084**	**289,335**	**1,744,419**

The asset revaluation reserve is used to record the increased (net) value of Council's assets over time.

b) Other reserves

	Balance at beginning of reporting period $'000	Transfer from accumulated surplus $'000	Transfer to accumulated surplus $'000	Balance at end of reporting period $'000
2025				
Asset replacement reserve	75,793	19,859	(29,005)	66,647
Asset development reserve	181,548	58,659	(26,895)	213,312
Total Other reserves	**257,341**	**78,518**	**(55,900)**	**279,959**
2024				
Asset replacement reserve	79,638	3,862	(7,707)	75,793
Asset development reserve	142,281	61,332	(22,065)	181,548
Total Other reserves	**221,919**	**65,194**	**(29,772)**	**257,341**

9.1 Reserves (cont.)

b) Other reserves

	2025 $'000	2024 $'000
Asset replacement reserve		
Strategic properties reserve	4,807	4,819
Non standard street lighting contribution	4,201	3,901
Synthetic turf replacement reserve	375	1,880
Traffic lights construction	974	943
Purchase of Lutheran Church and Cemetery	380	380
Technology improvement fund reserve	3,494	946
LASF defined benefit plan liability	3,739	3,739
Strategic investment reserve	34,922	26,756
Transport infrastructure reserve	615	28
Waste reserve	3,395	3,955
Native vegetation offset site maintenance	1,070	1,317
Aboriginal Gathering Place	–	6,000
Strategic operation reserve	2,516	4,516
Regional Sports Precinct	3,739	14,283
Resilience and Emergency Management	449	449
Plant replacement	772	1,221
Community Grants reserve	660	660
Aquatic and Leisure Centre Capital Improvement Reserve	472	–
Growling Frog Golf Course Capital Improvement Reserve	67	–
	66,647	**75,793**
Asset development reserve		
Parklands contribution	14,571	12,832
Developer contribution plan (DCP) reserves	194,011	164,023
Planning permit drainage levy	2,431	2,361
Net gain compensation	1,522	1,562
Plenty road duplication	88	84
Street tree contributions reserve	689	686
	213,312	**181,548**

9.1 Reserves (cont.)

Purpose of Reserves

Asset replacement reserve	
Strategic properties reserve	Accumulate funds for land purchases and asset development as determined by Council.
Non standard street lighting contribution	Maintain non-standard lights for agreed period.
Synthetic turf replacement reserve	Enable replacement of Synthetic Turf Pitches at designated locations.
Traffic lights construction	Maintain traffic signals for agreed period.
Purchase of Lutheran Church and Cemetery	Enable funding to purchase the church site.
Technology improvement fund reserve	Enable replacement of technology hardware and software.
LASF defined benefit plan liability	Protection against future calls on employees defined benefits superannuation fund.
Strategic investment reserve	Enable funding of future infrastructure projects.
Transport infrastructure reserve	Enable funding of future transport infrastructure projects.
Waste reserve	Enable funding from waste operation to ensure legislative compliance.
Native vegetation offset site maintenance	Enable to fund native vegetation works which Council take over from developers.
Aboriginal Gathering Place	Enable to fund the delivery of an Aboriginal Gathering Place to support enhanced outcomes, increase connection to culture, and facilitate healing for Aboriginal people.
Strategic operation reserve	Enable funding for future strategies and various activities that have been identified as part of the transformation required for City of Whittlesea.
Regional Aquatic and Sports reserve	Enable to fund the delivery of a new regional state-of-the-art centre to support the community to lead healthy and active lifestyles.
Resilience and Emergency Management	Enable funding to rapidly respond to the incidents and emergency situations that may arise in our community.
Plant replacement	Enable funding to support the replacement of Council's plant and fleet
Community Grants reserve	Funding to foster community connection, well-being, vibrant events, and provide tangible support for local volunteers.

Asset development reserve	
Parklands contribution	Funding from developers for the provision of open space and associated infrastructure.
Developer contribution plan (DCP) reserves	Developer contributions received for future community facilities and assets.
Planning permit drainage levy	Funding from developers to expand drainage infrastructure to absorb extra inflow due to multi-unit developments.
Net gain compensation	Funds contributed by developers for the maintenance cost of trees/bushland areas for a 10-year period.
Plenty Road duplication	Funding from developers for Plenty Road duplication works.
Street tree contributions reserve	Contributions received from developers to maintain street trees which Council takes on responsibility for.

9.2 Reconciliation of cash flows from operating activities to surplus/(deficit)

	2025 $'000	2024 $'000
Surplus/(deficit) for the year	232,069	159,412
Non cash adjustments:		
(Profit)/loss on disposal of property, infrastructure, plant and equipment	(230)	(945)
Share of net (profit)/loss of associate and joint ventures	(153)	(33)
Loss on write-off of property, infrastructure, plant and equipment	1,455	4,034
Write-off of work in progress to operating	3,260	–
Depreciation	61,808	52,123
Contributions – Non-monetary assets	(155,792)	(107,465)
Finance costs	74	118
Finance costs – leases	118	150
Change in assets and liabilities:		
(Increase)/decrease in trade and other receivables	(13,851)	(15,672)
(Increase)/decrease in prepayments	303	(390)
Increase/(decrease) in trade and other payables	12,724	7,461
Increase/(decrease) in trust funds	(5,919)	18,160
(Increase)/decrease in inventories	31	27
Increase/(decrease) in provisions	4,518	2,133
	(2,939)	(953)
Net cash provided by/(used in) operating activities	137,476	118,160

9.3 Superannuation

Council makes the majority of its employer superannuation contributions in respect of its employees to the Local Authorities Superannuation Fund (the Fund). This Fund has two categories of membership, accumulation and defined benefit, each of which is funded differently. Obligations for contributions to the Fund are recognised as an expense in the Comprehensive Income Statement when they are made or due.

Accumulation
The Fund's accumulation category, Vision MySuper/ Vision Super Saver, receives both employer and employee contributions on a progressive basis.

Employer contributions are normally based on a fixed percentage of employee earnings (for the year ended 30 June 2025, this was 11.5% as required under Superannuation Guarantee (SG) legislation (2024: 11.0%)).

Defined Benefit
Council does not use defined benefit accounting for its defined benefit obligations under the Fund's Defined Benefit category. This is because the Fund's Defined Benefit category is a pooled multi-employer sponsored plan.

There is no proportional split of the defined benefit liabilities, assets or costs between the participating employers as the defined benefit obligation is a floating obligation between the participating employers and the only time that the aggregate obligation is allocated to specific employers is when a call is made.

As a result, the level of participation of the City of Whittlesea in the Fund cannot be measured as a percentage compared with other participating employers. Therefore, the Fund Actuary is unable to allocate benefit liabilities, assets and costs between employers for the purposes of AASB 119.

Funding arrangements
Council makes employer contributions to the Defined Benefit category of the Fund at rates determined by the Trustee on the advice of the Fund Actuary.

As at 30 June 2024, an interim actuarial investigation was held as the Fund provides lifetime pensions in the Defined Benefit category. The vested benefit index (VBI) of the Defined Benefit category as at 30 June 2024 (of which Council is a contributing employer) was 105.4%.

The financial assumptions used to calculate the VBI were:

Net investment returns	5.6% pa
Salary information	3.5% pa
Price inflation (CPI)	2.7% pa

As at 30 June 2025, an interim actuarial investigation is underway as the Fund provides lifetime pensions in the Defined Benefit category. It is expected to be completed by 31 October 2025.

Vision Super has advised that the VBI at 30 June 2025 was 110.5%. Council was notified of the 30 June 2025 VBI during August 2025 (2024: August 2024). The financial assumptions used to calculate this VBI were:

Net investment returns	5.7% pa
Salary information	3.5% pa
Price inflation (CPI)	2.6% pa

The VBI is used as the primary funding indicator. Because the VBI was above 100%, the 30 June 2024 actuarial investigation determined the Defined Benefit category was in a satisfactory financial position and that no change was necessary to the Defined Benefit category's funding arrangements from prior years.

9.3 Superannuation (cont.)

Employer contributions

(a) Regular contributions
On the basis of the results of the 2024 interim actuarial investigation conducted by the Fund Actuary, Council makes employer contributions to the Fund's Defined Benefit category at rates determined by the Fund's Trustee.

For the year ended 30 June 2025, this rate was 11.5% of members' salaries (11.0% in 2023-24). This rate is expected to increase in line with any increases in the SG contribution rate and was reviewed as part of the 30 June 2023 triennial valuation.

In addition, Council reimburses the Fund to cover the excess of the benefits paid as a consequence of retrenchment above the funded resignation or retirement benefit.

(b) Funding calls
If the Defined Benefit category is in an unsatisfactory financial position at an actuarial investigation or the Defined Benefit category's VBI is below its shortfall limit at any time other than the date of the actuarial investigation, the Defined Benefit category has a shortfall for the purposes of SPS 160 and the Fund is required to put a plan in place so that the shortfall is fully funded within three years of the shortfall occurring.

The Fund monitors its VBI on a quarterly basis and the Fund has set its shortfall limit at 98% from 26 July 2024 (previously 97%).

In the event that the Fund Actuary determines that there is a shortfall based on the above requirement, the Fund's participating employers (including Council) are required to make an employer contribution to cover the shortfall.

Using the agreed methodology, the shortfall amount is apportioned between the participating employers based on the pre 1 July 1993 and post 30 June 1993 service liabilities of the Fund's Defined Benefit category, together with the employer's payroll at 30 June 1993 and at the date the shortfall has been calculated.

Due to the nature of the contractual obligations between the participating employers and the Fund, and that the Fund includes lifetime pensioners and their reversionary beneficiaries, it is unlikely that the Fund will be wound up.

If there is a surplus in the Fund, the surplus cannot be returned to the participating employers.

In the event that a participating employer is wound-up, the defined benefit obligations of that employer will be transferred to that employer's successor.

9.3 Superannuation (cont.)

The 2024 interim actuarial investigation surplus amounts
An actuarial investigation is conducted annually for the Defined Benefit category of which Council is a contributing employer. Generally, a full actuarial investigation is conducted every three years and interim actuarial investigations are conducted for each intervening year. An interim investigation was conducted as at 30 June 2024 while a full investigation was conducted as at 30 June 2023. .

The Fund's actuarial investigation identified the following for the Defined Benefit category of which Council is a contributing employer:

	2024 (Triennial) $m	2023 (Interim) $m
A VBI Surplus	108.4	84.7
A total service liability surplus	141.4	123.6
A discounted accrued benefits surplus	156.7	141.9

The VBI surplus means that the market value of the fund's assets supporting the defined benefit obligations exceed the vested benefits that the defined benefit members would have been entitled to if they had all exited on 30 June 2024.

The total service liability surplus means that the current value of the assets in the Fund's Defined Benefit category plus expected future contributions exceeds the value of expected future benefits and expenses as at 30 June 2024.

The discounted accrued benefit surplus means that the current value of the assets in the Fund's Defined Benefit category exceeds the value of benefits payable in the future but accrued in respect of service to 30 June 2024.

The 2025 interim actuarial investigation
An interim actuarial investigation is being conducted for the Fund's position as at 30 June 2025 as the Fund provides lifetime pensions in the Defined Benefit category. Vision Super has advised that the VBI at 30 June 2025 was 110.5%. Council was notified of the 30 June 2025 VBI during August 2025 (2024: August 2024). The financial assumptions used to calculate this VBI were:

Net investment returns	5.7% pa
Salary information	3.5% pa
Price inflation (CPI)	2.6% pa

It is anticipated that this actuarial investigation will be completed by 31 October 2025.

The 2023 triennial investigation
The last triennial actuarial investigation conducted prior to 30 June 2023 was at 30 June 2020. This actuarial investigation was completed by 31 December 2020. The financial assumptions for the purposes of that investigation was:

	2020 Triennial investigation	2023 Triennial investigation
Net investment return	5.6% pa	5.7% pa
Salary inflation	2.5% pa for two years and 2.75% pa thereafter	3.50% pa
Price inflation	2.0% pa	2.8% pa

9.3 Superannuation (cont.)

Superannuation contributions
Contributions by Council (excluding any unfunded liability payments) to the above superannuation plans for the financial year ended 30 June 2025 are detailed below:

Scheme	Type of Scheme	Rate	2025 $'000	2024 $'000
Vision super	Defined benefit	11.5% (2024:11.0%)	92	124
Vision super	Accumulation fund	11.5% (2024:11.0%)	11,671	10,702

There were $527,008 in contributions outstanding to the above schemes as at 30 June 2025.

The expected contributions to be paid to the Defined Benefit category of Vision Super for the year ending 30 June 2025 is $139,239.

Glossary

Term	Definition
Act	means the *Local Government Act 2020*
Administrators	Appointed by the Acting Minister for Local Government, Administrators take on the duties of the Council of the City of Whittlesea until the October 2024 Local Government elections
Advocacy	means the act of speaking on the behalf of or in support of another person, place or thing
Annual Report	means a report of the Council's operations of the previous financial year and contains a report of operations, audited financial statements and an audited performance statement
Budget	means a plan setting out the services and initiatives to be funded for the financial year
Community Plan	means a strategic plan setting out the medium-term strategic objectives, strategies, strategic indicators and resources reflecting vision and aspirations of the community for the next four year. The Community Plan incorporates the Council Plan, Municipal Public Health and Wellbeing Plan, Disability Action Plan and Pandemic Recovery Actions
Councillors	Elected representatives who make up the Council
Dog off-leash park	A designated, fenced park for dogs where they are able to run around without being on a leash
Engage Whittlesea	Council's online community engagement website
Financial performance indicators	means a prescribed set of indicators and measures that assess the effectiveness of financial management in a Council covering operating position, liquidity, obligations, stability and efficiency
Financial plan	means a plan of the financial and non-financial resources for at least the next ten years required to achieve the strategic objectives in the Council Plan. It is also referred to as a long-term financial plan
Financial statements	means the financial statements and notes prepared in accordance with the Local Government Model Financial Report, Australian Accounting Standards and other applicable standards as they apply to the general purpose financial reports and a statement of capital works and included in the Annual Report
Financial year	means the period of 12 months ending on 30 June each year
Green Wedge	The rural or non-urban areas of metropolitan Melbourne that sit outside the Urban Growth Boundary and are currently protected from urban development
Governance and management checklist	means a prescribed checklist of policies, plans and documents that councils must report the status of in the report of operations, covering engagement, planning, monitoring, reporting and decision-making
Indicator	means what will be measured to assess performance

Term	Definition
Initiatives	means actions that are one-off in nature and/or lead to improvements in service
LGBTIQA*	Lesbian, Gay, Bisexual, Transgender, Intersex, Queer/Questioning, Asexual and many other terms (such as non-binary and pansexual)
Local Government Act	The *Local Government Act 2020* provides a framework for the establishment and operation of councils
Major initiative	means significant initiatives that will directly contribute to the achievement of the Council Plan during the current year and have a major focus in the budget
Measure	means how an indicator will be measured and takes the form of a computation, typically including a numerator and denominator
Minister	means the Minister for Local Government
Performance statement	means a statement including the results of the prescribed service outcome indicators, financial performance indicators and sustainable capacity indicators for the financial year and included in the Annual Report
Integrated strategic planning and reporting framework	means the key statutory planning and reporting documents that are required to be prepared by councils to ensure accountability to local communities in the performance of functions and exercise of powers under the Act
Regulations	means the *Local Government (Planning and Reporting) Regulations 2020*
Report of operations	means a report containing a description of the operations of the Council during the financial year and included in the Annual Report
Services	means assistance, support, advice and other actions undertaken by a Council for the benefit of the local community
Service performance indicators	means a prescribed set of indicators measuring the effectiveness and efficiency of Council services covering appropriateness, quality, cost and service outcomes
Strategic objectives	means the outcomes a Council is seeking to achieve over the next four years and included in the Council Plan
Strategies	means high level actions directed at achieving the strategic objectives in the Council Plan
Sustainability	is the practice of ensuring that resources and the environment are used and maintained in a way that protects it for future generations

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City of Whittlesea

COUNCIL OFFICES
Civic Centre
25 Ferres Boulevard
South Morang VIC 3752

Opening hours
Monday – Friday, 8.30am-5pm

Whittlesea Services Hub
63 Church Street
Whittlesea VIC 3752
Opening hours
Monday – Friday, 9.30am-5pm

Telephone 03 9217 2170
National Relay Service 133 677
(ask for 9217 2170)

Postal address
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5.2 Community Plan 2025-29 and Community Action Plan 2025-26

Director/Executive Manager: Director Customer & Corporate Services

Report Author: Unit Manager Corporate Planning

In Attendance: Manager ePMO & Change
Unit Manager Corporate Planning

Executive Summary

The Community Plan 2025–29 (Attachment 1) is a comprehensive four-year strategy designed to support everyone across the City of Whittlesea—regardless of background or stage of life. Grounded in local feedback and community insights, the Plan is structured around 12 key themes that reflect the broad spectrum of community life, including safety and connection, accessible transport, enjoyment of the natural environment, and full participation in local culture, services and activities.

Over the past six weeks, Council has actively consulted with our community on the draft Community Plan 2025–29 (CP), which also incorporates the Municipal Public Health and Wellbeing Plan (MPHWP), Disability Action Plan (DAP), and the Community Action Plan 2025–26 (CAP). This consultation period was a vital opportunity to showcase how early community input, gathered in late 2024, has directly shaped the Draft Community Plan and its accompanying first-year action plan.

A total of 370 community members participated in this final round of consultation, building on the contributions of more than 4,500 voices across all engagement phases. This strong involvement demonstrates a high level of community confidence in the direction and priorities of both plans, with:

- 88% of participants supporting the Community Plan 2025–29.
- 89% supporting the Community Action Plan 2025–26.

These results clearly show alignment between the 55 Strategic Priorities outlined in the Plan and the values and aspirations expressed by the community throughout the consultation process.

Across the full four phases of engagement, we:

- Hosted 35 community pop-up sessions (with thanks to the Mayor and Councillors who joined some of these events);
- Delivered 3 Key stakeholder presentations;
- Facilitated 4 focus group sessions with 66 participants;
- Received 877 digital contributions; and
- Collected 790 in-person contributions.

Council also ran 15 workshops with Community Health Partners, representing 11 local organisations, to help inform the priorities for both the Municipal Public Health and Wellbeing Plan and the Disability Action Plan.

As detailed in the Engagement Summary, the consultation process achieved broad representation, with participants from across 15 suburbs, a wide range of age groups, a balanced gender mix, and 97% of responses coming from people who live in the City of Whittlesea.

In direct response to community feedback, the Plan addresses critical issues such as violence prevention, physical and mental wellbeing, homelessness, housing affordability, waste management, and employment and participation barriers. The Plan also commits to delivering tangible improvements like safer roads, enhanced transport options, welcoming parks and community spaces, and more accessible community facilities.

In parallel with community engagement, a number of workshops were held with Council throughout the development of the Plan. These sessions provided opportunities for the Council to explore key themes, review emerging priorities, and ensure that the Plan aligns with the City of Whittlesea's long-term vision. The input and guidance from Councillors have been instrumental in shaping a Plan that reflects both community aspirations and strategic leadership.

To translate the vision into action, the Community Action Plan 2025–26 (Attachment 2) sets out 46 targeted initiatives for delivery in the first year. These initiatives have been designed to address the community's top priorities in a meaningful, practical and sustainable way.

Together, the Community Plan and Action Plan create a clear roadmap aligned with Whittlesea 2040, guiding Council's work and our partnerships with the community over the next four years and ensuring we stay transparent and accountable as we deliver on what matters most to our residents.

We extend thanks to everyone who participated in the yearlong engagement journey. Your feedback and ideas have helped shape a Community Plan that is inclusive, practical and future-focused.

Officers' Recommendation

THAT Council:

1. **Resolve to adopt the Community Plan 2025-29 at Attachment 1.**
2. **Resolve to adopt the Community Action Plan 2025-26 at Attachment 2.**
3. **Note that officers will provide quarterly progress reports on the implementation of the Community Action Plan 2025–26.**
4. **Formally acknowledge and thank the community for their valuable contributions throughout the development of both plans.**

Background / Key Information

Our new Community Plan 2025–29 is designed to support everyone across the City of Whittlesea, regardless of background or stage of life. It focuses on enabling communities to live well, through a four-year strategy structured around 12 key themes. These themes cover a broad spectrum of community life, including safety and connection, transport improvements, enjoyment of the natural environment, and full participation in community activities. The Plan highlights Council's ongoing work and outlines how we will deliver services, projects, and programmes that matter most to our residents over the coming years. Central to this commitment are 55 Strategic Priorities aimed at driving meaningful and lasting change.

Over 4,500 community voices helped shape this Plan. Community members contributed with their time, ideas, and lived experiences through surveys, pop-up sessions, and focus groups. Key priorities identified by the community include safer roads, improved transport infrastructure, well-maintained parks and open spaces, and welcoming community facilities that foster connection.

The Community Plan is firmly grounded in this extensive community engagement and local data, addressing pressing challenges such as violence prevention, physical and mental wellbeing, homelessness, and barriers to employment and participation. It also integrates key Council initiatives, including the Municipal Public Health and Wellbeing Plan and Disability Action Plan, into a unified framework.

To ensure effective delivery, the Community Plan is supported by an annual Community Action Plan. The first of these, the Community Action Plan 2025–26, sets out clear community and internal outcomes to guide priorities and actions during the next financial year. This Action Plan is a critical step in advancing the long-term vision of Whittlesea 2040, and Council remains committed to transparent and regular reporting on our progress.

Community Engagement Insights

Between 24 July to 31 August 2025, the Draft Community Plan and Draft Community Action Plan were exhibited for community consultation. This period provided Council with an opportunity to showcase how community feedback and input have been translated into the Draft Community Plan and Draft Community Action Plan.

A total of 370 community members participated in the final phase of consultation with strong alignment that the 55 Strategic Priorities reflected the community's initial input during the Plan's development. Overall, the support for the two plans received positive responses with:

- 88% supporting the Community Plan 2025–29.
- 89% supporting the Community Action Plan 2025–26.

Amongst other consultation events, Council held a Focus Group Session where 20 residents provided targeted feedback on the 12 themes outlined in the Plan. This session offered participants the opportunity to express both their positive impressions and areas of improvement, thereby identifying opportunities for clarity and refinement. Participants found the majority of each theme clear and easy to understand and provided the following constructive suggestions:

- Some language and structure of the Plan were challenging to navigate, with calls for simpler, more direct wording.
- A need for clearer connections between goals, actions, and outcomes.
- A recurring theme emphasising the need for clearer explanations regarding the Health and Disability Plans.

The City of Whittlesea Youth Council broadly endorsed the strategic direction and presentation of the Draft Community Plan 2025–29 with highlights including:

- Strong alignment with youth values, especially in areas such as early years support services and youth engagement.
- Emphasis on inclusive transport and safety initiatives.
- Effective use of community quotes and visual elements to enhance communication and accessibility of the plan.

Key recommended improvements from the Youth Council included:

- Enhancing clarity, relevance, and accessibility for diverse audiences.
- Reducing repetition to improve readability where possible.
- Providing clearer information around program access and eligibility.

Both the Seniors Liaison Group and the Whittlesea Reconciliation Group expressed broad support for the Plan and its priorities.

Alignment to Community Plan, Policies or Strategies

Alignment to Whittlesea 2040 and Community Plan 2021-2025:

High Performing Organisation

We engage effectively with the community, to deliver efficient and effective services and initiatives, and to make decisions in the best interest of our community and deliver value to our community. The Community Plan 2025–29 and the Community Action Plan 2025–26 set out the strategic direction and key actions that Council will prioritise during the 2025–29 term. Together, they provide a detailed program of work aimed at progressing our long-term Vision Whittlesea 2040 *"A place for all"*.

Considerations of *Local Government Act (2020)* Principles

Financial Management

The cost to develop the Community Plan 2025-29 and Community Action Plan 2025-26 are included in the current budget.

Community Consultation and Engagement

The development of the Council Plan has been guided by a comprehensive engagement process, incorporating deliberative engagement through dedicated focus groups and broader community consultation.

This deliberative engagement approach satisfies Council's legislative responsibilities under the Local Government Act and is consistent with the principles outlined in Council's Community Engagement Policy 2023–2027.

The insights and feedback obtained through this process have played a critical role in shaping both the Community Plan and the Community Action Plan. Through this engagement, key priorities emerged, including safer roads, improved transport infrastructure, well-maintained parks and open spaces, and welcoming community facilities that foster connection.

Other Principles for Consideration

Overarching Governance Principles and Supporting Principles

(a) Council decisions are to be made and actions taken in accordance with the relevant law.

(b) Priority is to be given to achieving the best outcomes for the municipal community, including future generations.

(d) The municipal community is to be engaged in strategic planning and strategic decision making.

(i) The transparency of Council decisions, actions and information is to be ensured.

Public Transparency Principles

(a) Council decision making processes must be transparent except when the Council is dealing with information that is confidential by virtue of the Local Government Act or any other Act.

(b) Council information must be publicly available unless—
(i) the information is confidential by virtue of the *Local Government Act* or any other Act; or
(ii) public availability of the information would be contrary to the public interest.

Council Policy Considerations

Environmental Sustainability Considerations

The Community Plan 2025-29 and Community Action Plan 2025-26 prioritise the City of Whittlesea's key actions in the environmental space for during the 2025–29 term, in line with the Community Vision Whittlesea 2040 "*A Place for All*.

Social, Cultural and Health

The Community Plan 2025-29 and Community Action Plan 2025-26 prioritises the City of Whittlesea's key actions in the social, cultural and health space during the 2025-29 term.

Economic

The Community Plan 2025-29 and Community Action Plan 2025-26 prioritise the City of Whittlesea's key actions in the economic space during the 2025-29 term.

Legal, Resource and Strategic Risk Implications

The Community Plan, also referred to as the Council Plan, is the City of Whittlesea's key strategic document that outlines our vision, goals and initiatives for the next four years in accordance with Section 89 and Section 90 of the *Local Government Act 2020*. It guides our priorities and actions in alignment with the needs of the community and sets the direction for Council's work and partnerships.

Implementation Strategy

Communication

We will undertake a comprehensive communications campaign to inform our community of the new Community Plan 2025-29 and Community Action Plan 2025-26. Through a variety of methods, including online and traditional channels, as well as direct communications where possible, we will share information about the Community Plan and Action Plan and report regularly on how we are tracking against our goals.

Critical Dates

NA

Declaration of Conflict of Interest

Under Section 130 of the *Local Government Act 2020* officers providing advice to Council are required to disclose any conflict of interest they have in a matter and explain the nature of the conflict.

The Responsible Officer reviewing this report, having made enquiries with relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

Attachments

1. Community Plan 2025-29 [**5.2.1** - 29 pages]
2. Community Action Plan [**5.2.2** - 15 pages]
3. Appendices 1-4 [**5.2.3** - 48 pages]

City *of* Whittlesea

COMMUNITY PLAN

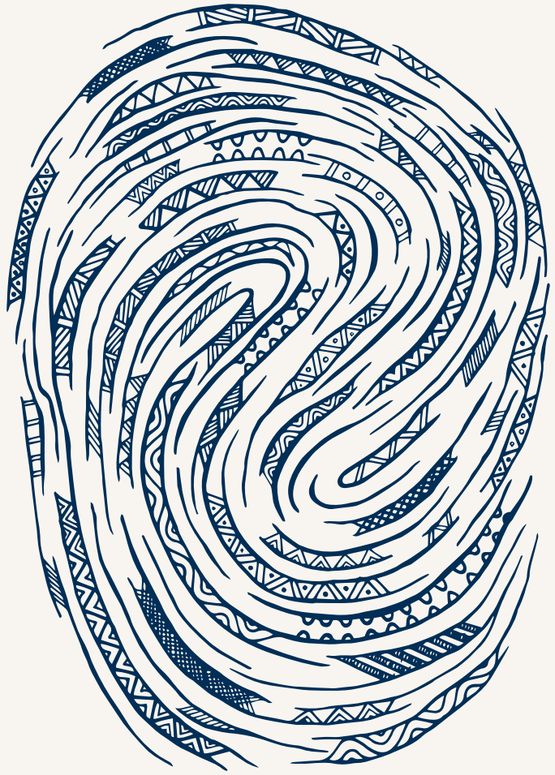
2025 – 2029

Incorporating the Municipal Public and Wellbeing Plan and Disability Action Plan



City of Whittlesea

Whittlesea 2040
A place for all



Artwork © Mandy Nicholson, 2017

Acknowledgement

We recognise the rich Aboriginal heritage of this country and acknowledge the Wurundjeri Willum Clan and Taungurung People as the Traditional Owners of lands within the City of Whittlesea.

The lands along the Birrarung River and its tributaries - the Merri, Edgars and Darebin Creeks and the Plenty River were home to the Wurundjeri Willum and Taungurung Peoples. This Country offered more than just sustenance; it provided fresh water, food, shelter and a thriving environment rich with fish and birdlife.

For countless generations, Country offered places of living and gathering. Cultural ceremonies, trade and important business were conducted at sacred sites - places that continue to hold deep cultural and spiritual significance today. More than seventy of these sites remain in the City of Whittlesea, along with many scarred trees, standing as living testaments to an enduring connection to Country.

In acknowledging this heritage, we honour the knowledge, resilience and custodianship of the Traditional Owners, whose care for this land stretches back tens of thousands of years and continues today.

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Welcome to your Community Plan

Councillor Message

It is with great pride that we present the Community Plan 2025–2029 our shared commitment to creating *A place for all.*

This plan reflects the hopes, priorities and aspirations of the people who call our community home.

This Community Plan is a plan for everyone; no matter your age, background or stage of life. Whether you're growing up here, raising a family, running a business, settling into retirement, or simply going about your everyday life, this plan is about supporting you to live well in the City of Whittlesea.

We are pleased to present our plan to you in 12 themes that reflect different aspects of community life from feeling safe and connected, to getting around more easily, enjoying our natural environment, and being able to participate fully in community life.

It is our hope that every person in our community can see through these themes how this plan relates to them and how it will support them to thrive.

It showcases the everyday ongoing work of Council and sets out how we will be delivering the services, projects and programs that matter most to you over the next four years. In addition, it commits to 55 meaningful initiatives across our key themes to deliver impactful and meaningful change.

More than 1,000 community members generously shared their time, ideas and experiences through surveys, pop-up sessions and focus groups to help shape this plan.

You told us safer roads, better transport and connected footpaths, beautiful parks, playgrounds and open spaces for everyone to enjoy and welcoming community facilities that bring people together are most important to you. Thanks to your voices, we've shaped a Community Plan for 2025–2029 that truly reflects the needs and aspirations of our community.

Grounded in both your feedback and local data, the plan also responds to some of our community's most urgent challenges. It focuses on preventing violence, supporting physical and mental wellbeing, addressing homelessness and breaking down barriers to employment, access and participation.

This Community Plan is our Council Plan and is our key strategic document. It includes the Municipal Public Health and Wellbeing Plan and the Disability Action Plan. It outlines our vision, goals and initiatives for the next four years. It guides our priorities and actions in alignment with the needs of the community and sets the direction for Council's work and partnerships.

We are proud to bring together all of the work of Council including health, wellbeing and disability inclusion into one clear and coordinated roadmap for action.

Council is united in our commitment to delivering this plan during our term and reporting back regularly on our progress.

Together, we are working towards a more connected, inclusive and vibrant community where everyone belongs, everyone matters and everyone has the opportunity to thrive.



Local government and what we do

As the level of government closest to the community, local government plays a vital role in delivering services, facilities and programs that reflect the unique needs and aspirations of local people.

From parks and sporting grounds to waste collection and planning decisions, councils ensure public resources and infrastructure are shaped by, and work for, the communities they serve.

Local government also strengthens democracy by giving people meaningful opportunities to engage, contribute and influence decisions that shape their neighbourhoods. Councillors are elected to represent local interests, set the Council's strategic direction and advocate for the issues that matter most to residents and businesses. Their role is to ensure that services, priorities and policies reflect community needs and values.

The City of Whittlesea is represented by 11 Councillors, elected for a four-year term. Each year, a Mayor and Deputy Mayor are chosen from within the group to lead its work and serve as spokespersons.

Council staff, led by the Chief Executive Officer, are responsible for implementing Council decisions. They manage daily operations, deliver services and programs, and oversee the planning and delivery of projects that support the wellbeing and quality of life of everyone in the City of Whittlesea.





Our story

Whittlesea's distinctive landscape

The City of Whittlesea is shaped by a rich and diverse landscape, sitting across two major geological regions of Victoria. The south and west of the municipality lie on the volcanic Eastern Plains, while the north and east are part of the older Eastern Uplands.

The steep slopes of the Great Dividing Range mark the north, and the striking Granite Hills and Quarry Hills rise through the centre. Flowing through the municipality from north to south are key waterways; the Plenty River, Merri Creek, Darebin Creek and Edgars Creek, fed by smaller creeks and tributaries. These waterways, along with our majestic River Red Gums, form a defining part of our natural environment.

First Peoples cultural landscape

The Wurundjeri Willum clan of the Kulin Nations are the Traditional Owners of most of the area now known as the City of Whittlesea, with a smaller section in the northeast of deep cultural significance to the Taungurung People.

Thousands of archaeological sites across the city, including artefact scatters, hearths, scarred trees and ancestral burial sites, tell the deep story of First Nations peoples' connection to Country. Their relationship with the land is ongoing, guided by spiritual, cultural and seasonal cycles and underpinned by strong family and community ties.

Historic cultural period

European exploration began in the 1820s and 1830s along the Merri Creek. By 1838, the Whittlesea and Geelong areas were among the first in Victoria to be subdivided for land sales. In 1837, George Sherwin established a sheep station in Upper Plenty, and the township of Whittlesea was surveyed in 1853.The Plenty and Merri valleys became thriving centres for agriculture, from wheat and flour in the 1860s to large-scale milk production. A rail line connected Whittlesea to Melbourne from 1889 until 1959.

Westgarthtown was established by German Wendish settlers in the 1850s, with a Lutheran church and cemetery still standing today. The Yan Yean Reservoir, completed in 1857, was a major engineering feat, supplying water to Melbourne. Dry stone walls, many still standing between Epping, Wollert and Donnybrook, reflect the farming and grazing heritage of the area.

Growth, diversity and our future

Post–World War Two, suburbs like Thomastown and Lalor became home to new migrant communities. Since the 1980s, government planning has guided growth across Mernda, Doreen, Epping North, Wollert and Donnybrook. Our population has more than doubled since 2001 and remains one of Victoria's most diverse, with 45% speaking a language other than English at home.

As we grow, we continue to protect what makes Whittlesea unique; its environment, heritage and people, while finding new ways to build a sustainable, inclusive future.

Our municipality

The City of Whittlesea is located in Melbourne's northern suburbs, about 20 kilometres from the city centre. It is one of Melbourne's largest municipalities, covering a land area of approximately 490 square kilometres. A city in its own right, with a thriving and growing economic base, it includes rural areas to the north, the emerging neighbourhoods and suburbs in the greenfield areas and the established suburbs to the south.





Quick facts about the City of Whittlesea

People



Our population continues to grow

A population of
257,000 in 2025, projected to be
355,000 by 2040– a 38% increase.[1]



We're home to many young families

54% of households are families with children. **27%** of the population is under 19.[3]



We have a growing older population

17% of our population is over 60.[1]
Our median age is expected to shift from 35 to 39 by 2040.[4]



We have a growing First Peoples population

38% increase from 2016 to 2021[2]



We're a diverse and multicultural community

37.6% of residents were born overseas[2] and **45%** speak a language other than English at home.[2]

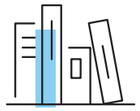


Discrimination is impacting the lives of many in our community

More than half of First Peoples and culturally and linguistically diverse residents have experienced racism[5]. **1 in 10** Australians experience discrimination because of a disability.

1 Population projections for City of Whittlesea from .id, 2024
2 ABS, Census of Population and Housing, 2021
3 Population forecast, Place Info Pty Ltd, 2025
4 Population forecast, Place Info Pty Ltd, 2025
5 City of Whittlesea Anti-racism community Project, Vic Uni, 2022

Health and wellbeing



Our residents seek out ways to engage and connect

our libraries had more than
half a million visits in 2023-24,
94,000 people attended community events
10,000+ people played sport at Council facilities.



Demand for mental health support is rising

Almost **1 in 5** residents over the age of 18 sought professional mental health support in 2023[7]



Our physical activity levels are comparatively low

32% of residents meet global physical activity guidelines.[6]



Healthy food intake is insufficient for many

15.9% of residents consume take away food at least once a week. Most residents (66%) consume at least one or two servings of fruit daily, only 6% of residents meet the recommended daily intake of 5 serves or more of vegetables.[9]



Some households are experiencing family violence

1,149 family violence incidents were reported per 100,000 people in 2023-24, a 6.8% increase compared to 2022-23.[10]



Gambling losses are significant

On average, **$2.6 million** is lost per week on Electronic Gaming Machines.[11]



More people are experiencing homelessness

People sleeping rough and experiencing homelessness has increased by **150%** over the last 20 years.[12]



Demand for inclusive programs and participation is increasing

The most common social activities where people with disability face barriers are:

Socialising in someone else's home: **43.2%**
Visiting a restaurant, café, bar, club: **35.7%**
Participating in sports, recreation and exercise: **34.3%**

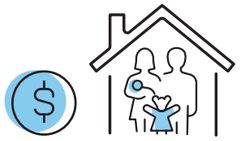
[6] North Eastern Public Health Unit (NEPHU), Population Profile of the NEPHU Catchment Area 2025, p150
[7] North Eastern Public Health Unit (NEPHU), Population Profile of the NEPHU Catchment Area 2025, p132
[8] North Eastern Public Health Unit (NEPHU), Population Profile of the NEPHU Catchment Area 2025, p167
[9] City of Whittlesea, Community Insights Survey, Wave 1.3, 2024
[10] Crime Statistics Agency, Family Violence Dashboard, 2024
[11] VGCCC, Monthly LGA EGM Expenditure, Monthly expenditure data by Local Government Area (LGA) - Report | vgccc.vic.gov.au
[12] Census 2006 and Census 2021

Housing and transport



Housing growth is continuing

In 2040, it is estimated there will be around **134,000** dwellings, a 43% increase from 2025.[13]



Demand for affordable housing is growing

In 2024 there was an estimated shortage of more than **4000** affordable homes[14]



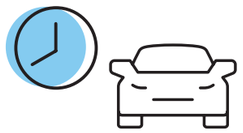
We have a wide range of neighbourhood types

Old areas built in the **1950s-60s** through to new communities being built in our growth areas, as well as green wedge suburbs and farmland.



Most people travel by car

76% of people travel to work by car[16]



Many people have long commutes to work

Nearly **30%** of working residents spend more than an hour getting to and from work and 7% spend more than two hours commuting.[17]



Not all venues and facilities are accessible by all ages and abilities

In 2018, **30%** of working age people with a disability affecting mobility or communication, had difficulty accessing public buildings or facilities.[18]

[13] Dwelling Projections for City of Whittlesea, from .id, 2024
[14] Affordable Housing Need, compiled by .id, 2024
[15] Affordable Housing Need, compiled by .id, 2024
[16] City of Whittlesea, Community Insights Survey, Wave 1.1, 2024
[17] City of Whittlesea, Community Insights Survey, Wave 1.2, 2024
[18] AIHW, People with and Disability in Australia, 2018.

Environment



More waste is being diverted from landfill

Tonnes of garbage increased by **2%** between 2019-20 and 2023-24, lower than the population increase of just over 8%.



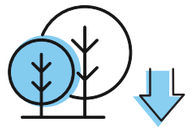
Greenhouse gas emissions in the municipality have decreased

1.6 million tonnes of carbon emissions in 2022-23, down from 1.9 million in 2018-19



Climate events are becoming more frequent and severe

Since 2000, heatwaves have **tripled** across Australia, the intensity of rain downpours has increased, bushfire seasons are more intense and sea levels have risen. [21]



Tree coverage is low in urban areas

In established suburbs tree cover varies from **7 - 11%.** In growth areas the canopy cover is significantly lower – as low as 6%.[22]



About half our people have close access to parks and open space

The proportion of dwellings located within 400m of a large park increased from **48%** (2021) to **53%** (2024).[23]

[19] City of Whittlesea, Waste Team, 2025

[20] CO2e stands for "carbon dioxide equivalent". It is a way to measure the total impact of different greenhouse gases on global warming

[21] State of the Climate 2022, Bureau of Meteorology and CSIRO

[22] Greening Whittlesea Strategy 2020-2040, 2021

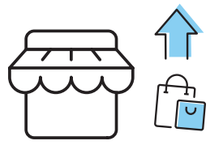
[23] Australian Urban Observatory, City of Whittlesea Liveability Index Scorecard, 2021 and 2024.

Economy



We have a broad range of retail and service precincts

More than **60** retail precincts ranging from regional level to strip shops.



The number of local businesses is growing

22,808 businesses in 2024, a 35% increase since 2016.[24]



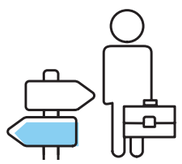
The number of local jobs is increasing

Almost **82,000** local jobs in 2022-23, a 19% increase since 2017-18.[25]



The highest employing sectors are

Healthcare and Social Assistance: **17.8%**
Construction: **13.4%**
Retail: **11.5%**
Manufacturing: **11.1%**[26]



Many residents work outside the municipality

63% of working residents commute to other areas.[27]



A comparatively higher proportion of residents with a disability are unemployed

The number of residents with daily support needs not in the labour force increased by **24%** between 2016 and 2024.[28]

[24] ABS, Counts of Australian Businesses, including entries and exits, compiled by .id, 2024

[25] NIEIR, 2023, compiled and presented in economy .id by .id

[26] NIEIR, 2023, compiled and presented in economy .id by .id

[27] NIEIR, 2023, compiled and presented in economy.id by .id

[28] ABS, Census of Population and Housing 2016 and 2021. Compiled and presented by .id

Community voices have shaped this plan

From 2024 to mid 2025, we invited our community to dream big and share what matters most for the future of the City of Whittlesea. More than 1,700 people took part; online, in person and through focus groups, offering their ideas, hopes and priorities for the years ahead.

Over 4,500 community comments helped shape this plan

How we engaged

793
in-person surveys completed

Engagement activities at community events

35 pop-up engagement stalls
across the municipality including Bundoora, Donnybrook, Doreen, Epping, Lalor, Mernda, Mill Park, South Morang, Thomastown and Whittlesea township

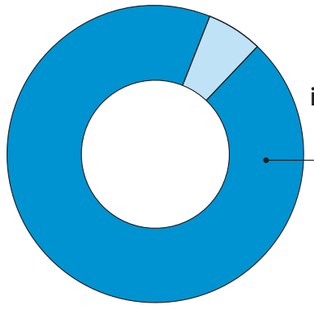
Community focus groups
across the municipality in Lalor, South Morang and Whittlesea township held with representative cohorts

877 surveys
completed online at
engage.whittlesea.vic.gov.au

Workshops and meetings with key stakeholders

Multi-channel communications campaign

Of those who participated in community engagement:



97% live in the City of Whittlesea

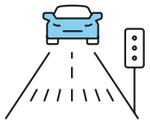
13% from Thomastown
10% from Doreen
10% from Mill Park
9% from Epping
9% from Lalor
9% from Mernda
9% from Whittlesea township
9% from Wollert
7% from South Morang
5% from Bundoora
3% from Donnybrook

11% people indicated they are a person with a disability or an unpaid carer of a person with a disability or an older person
2% identified as First Peoples
5% identified as members of the LGBTIQA+ community
41% speak a language other than English at home

Whittlesea 2040 – "A place for all."



What you told us was important to you



Roads, transport and footpaths

You told us that maintaining and renewing local roads and shared paths is a top concern. Just as important are road safety, traffic management, better transport planning, public transport advocacy, parking, cycling infrastructure and the creation of new shared paths to help people stay connected.



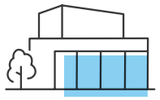
Parks, playgrounds and open space

You also shared how much you value access to green spaces and play areas. You want to see new playgrounds developed, older ones renewed and our much-loved parks and open spaces maintained. Some local favourites you mentioned include Mill Park All Abilities Playspace, Whittlesea Public Gardens, Quarry Hills and Redleap Recreation Reserve including Peter Hopper Lake.



Health and wellbeing

You told us improving mental wellbeing and social connection was the highest health priority, with 46% ranking it in their top three. For the Disability Action Plan the top priority was increasing services to enable safe and independent living, with 67% ranking it in their top three.



Community facilities

Sporting and aquatic facilities are important to you, closely followed by libraries and community activity centres; places that bring people together, support wellbeing and foster connection.



Community safety

You want us to prioritise safety. Lighting, education and enforcement of local laws were key themes, along with strong support for programs that prevent violence against women, supporting safer school crossings and providing immunisation services.



Arts, culture and events

You told us that arts, culture and celebrations make our city vibrant and inclusive. PRACC (Plenty Ranges Arts and Convention Centre) stood out as a much-valued facility, along with festivals and events like the Community Festival, Walking Thomastown and Carols by Candlelight. You also expressed a desire for more public art, creative workshops and consideration of a dedicated community art gallery.

Other important priorities included:



Support for local business

You highlighted the need for strong support for local businesses, investment in retail and activity centres and a focus on boosting our visitor and night-time economy.

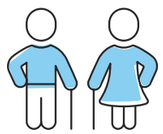


Youth services

Our young people and their families prioritised more social and recreational opportunities like movie nights, youth takeover nights and karaoke. Programs that support leadership and personal development such as the Young Women's Leadership Program and teen Mental Health First Aid were also seen as important.

Waste management

You want to see a strong focus on recycling, managing dumped rubbish, hard waste collections and kerbside services, along with more education and awareness about how we can all reduce waste.



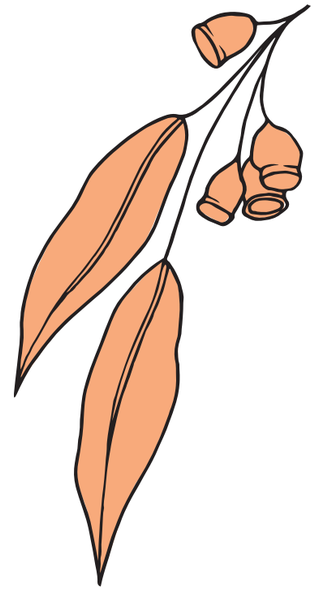
Ageing well

You told us that home care services including domestic assistance, delivered meals and personal care are vital. Just as important is helping older residents stay socially connected through positive ageing programs, seniors' clubs and social support.



Housing diversity and affordability

You told us you want increased availability of affordable, accessible, and diverse housing options that are well-located near services, employment opportunities, and community facilities.



Community Vision

Whittlesea 2040
A place for all

Our community vision, **Whittlesea 2040: *A place for all,*** reflects the hopes and aspirations of our diverse community. First shaped through extensive consultation in 2017–2018 and reviewed again in 2025, it continues to guide our planning and priorities, ensuring we remain focused on what matters most to our residents now and into the future.

This vision paints a picture of a compassionate and inclusive community where people feel supported, connected and proud to call the City of Whittlesea home. It's a place where the simple things matter - feeling safe, knowing your neighbours, or having work and services close by. Whether you've lived here for generations or recently arrived, the City of Whittlesea is a welcoming city where everyone belongs and contributes to a shared future.

The Whittlesea 2040 vision is built around five key goals: a connected community, liveable neighbourhoods, a strong local economy, a sustainable environment, and a high-performing organisation. These goals underpin everything we do and provide a clear direction for the years ahead.

This Community Plan 2025–2029 brings that vision to life. It outlines how Council will deliver services, projects and programs that respond directly to the needs of our growing and changing municipality.

Developed through extensive engagement and grounded in local data, the plan also integrates our Municipal Health and Wellbeing Plan and Disability Action Plan ensuring our work supports health, inclusion and equity for all.

As we look to the future, we are committed to building neighbourhoods that are vibrant, green and accessible. We'll continue supporting people at every stage of life whether that's staying active as we age, helping children thrive, improving how we get around, or creating opportunities to connect, participate and belong.



Our priority areas for health and wellbeing and disability inclusion

Council plays a vital role in protecting and enhancing community health and wellbeing under the *Public Health and Wellbeing Act 2008.* To keep health and wellbeing at the core of our work, the Municipal Public Health and Wellbeing Plan is embedded within this Community Plan.

In line with our commitment to equity and inclusion, we have also embedded the Disability Action Plan to ensure everyone in our community has the opportunity to participate fully and thrive.

We have identified six health and wellbeing priority areas and four disability inclusion priority areas. The priorities have been informed by community voices, local data and the key challenges facing our municipality. In shaping these priorities, we considered the Victorian Public Health and Wellbeing Plan 2023-2027, the State Disability Plan 2022-2026, the Victorian Climate Change Act 2017, and the findings of the 2016 Royal Commission into Family Violence.

The health and wellbeing and disability action priorities are outlined below and integrated throughout the Community Plan and identified with icons. More information about how we arrived at these is outlined in Appendix 4.

Appendix 4

Health and wellbeing priority areas

1. **Advance gender equality and prevention of gendered violence** by addressing its root causes, challenging harmful gendered norms, and supporting safe, respectful communities.
2. **Help protect community health in a changing climate** by supporting people to stay safe, well and prepared during events like heatwaves, floods and bushfires.
3. **Enhance mental health and social connection by:**
   a. providing programs and facilities that offer safe, welcoming spaces for people to come together and build community; and
   b. awareness-raising, reduce gambling harm to give people back time, resources, and space to connect, feel supported, and take part in community life.
4. **Improve access to healthy, nutritious, and culturally appropriate food** by supporting local food programs and providers.
5. **Support and promote active lifestyles** by providing a range of programs and creating spaces that increase participation and support people to be more physically active.
6. **Enhance homelessness prevention** by advocating for and supporting programs that provide stable housing solutions and assistance to people at risk or without secure housing.

Priority areas for disability inclusion and equity

1. **Deliver and facilitate fair and equitable access to local services and facilities** by eliminating and preventing physical, economic, attitudinal, technological and communication barriers.
2. **Support access to meaningful and sustained local job opportunities** by building awareness, facilitating training and providing support and advice around identification, reduction and removal of barriers.
3. **Support equal participation** by creating inclusive programs and spaces where everyone can be involved
4. **Drive real change in discriminatory attitudes and behaviours** by promoting respect, inclusion, and greater understanding across the community.

Council's role

This is Council's plan for the community and the goals and strategic priorities that will deliver on the Community vision. However, Council cannot do it alone. We have many partners that work to make a difference in our community, including the Victorian and Australian Governments, private industry, health providers, education providers, community organisations, clubs and groups. Council's role in delivering on community needs varies depending on regulatory and legislative responsibilities, land ownership, funding, resourcing capacity and expertise required. Council has seven different roles:

Deliverer/provider/partner:

Council directly delivers services and infrastructure, either on its own, or in partnership with other levels of government, the community or private organisations.

Regulator/statutory authority/monitor:

Council enforces laws, policies and regulations that maintain public safety, health, and wellbeing.

Funder/enabler:

Council provides financial and/or in-kind support to organisations that are better positioned to manage or deliver specific services or infrastructure.

Facilitator:

Council facilitates partnerships, connects stakeholders and ensures that local needs are heard and addressed.

Planner:

Council develops and implements plans that ensure sustainable, well-organised and quality growth and change in the community. This includes land use, housing, transport, town centres, business precincts and community facilities.

Advocate:

Council represents the interests of the community to other levels of government, or other stakeholders. This could involve making the case and negotiating funding, policy changes, or programs that benefit the local community.



Themes

We are pleased to present our Community Plan to you in 12 themes that reflect different aspects of community life.

Each theme starts with a simple question that reflects a real need or concern from our community -for example, *How will you help me stay active? How will you support my child to thrive? or How will you make sure our neighbourhood is clean and welcoming?* These questions have guided how we've shaped our priorities, so the actions we take speak directly to the everyday experiences of the people who live, work, study and visit here.

The plan also recognises that no two people are the same. We've made sure it considers the unique experiences of different groups in our community including older people, young people, people with disability, multicultural communities, First Nations people, families, carers and business owners. It responds to our health and wellbeing and disability action priorities and draws on community insight and local data to make sure we're not only meeting current needs, but also planning for the future.

Together, these themes form a blueprint for how we will work with you to make the City of Whittlesea a more connected, inclusive, sustainable and vibrant place for all.

THEME 1:

As I enter my later years, I want to maintain my independence. How will you support me in this?

Our ongoing work

We provide services to enable older adults to remain in their own homes and communities.

- Deliver home support services to enable individuals to live independently, including assistance with household chores, shopping, personal care, social connection, food delivery and home maintenance.

We deliver programs for older adults to support their independence, connection with community and wellbeing.

- Deliver, support and facilitate a range of regular programs to support social connection, mental wellbeing and creative expression.
- Facilitate intergenerational engagement opportunities, such as connecting community playgroups with aged care services.
- Deliver quarterly bus tours to showcase local services and infrastructure to new and existing older residents.

We support seniors' groups to promote active participation of older adults within the community.

- Provide senior citizen clubs with grants to support their operations and provide regular training, advice and support.
- Facilitate and subsidise facility hire for seniors' groups in Council-owned community and sporting facilities.

Community quote:

"Strong social connections reduce loneliness and isolation, and mental wellbeing helps to make life bigger not smaller and helps you to thrive not just survive."

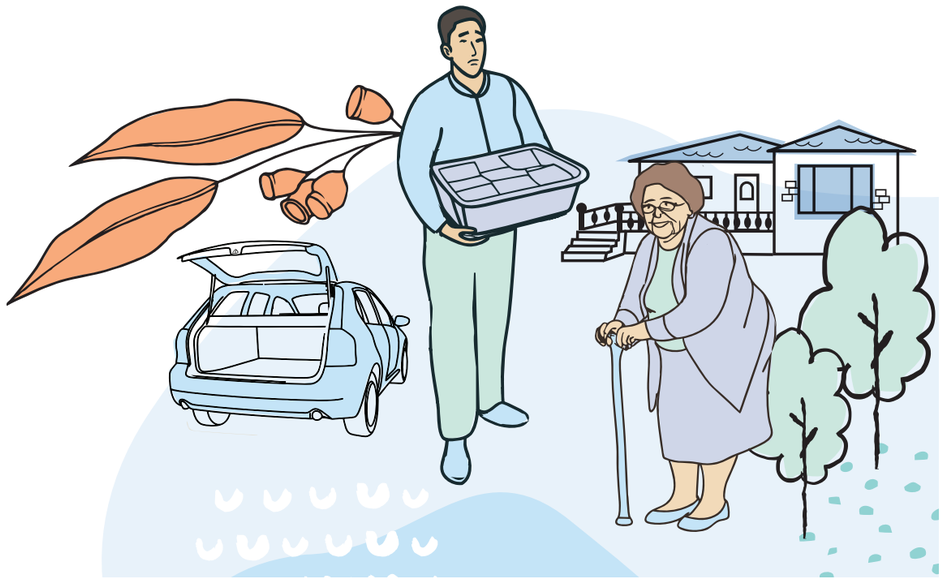
Strategic priorities

SP1	Deliver and facilitate expansion of programs and services that keep older residents independent, connected and supported close to home.	HP
SP2	Deliver the commencement of Home Care Packages to help older residents stay in their own homes, live independently and enjoy a high quality of life as their needs change.	HP

HP Health Plan DAP Disability Action Plan

Responsibility of others

Service or program by others	Who
Aged care facilities	Private or not-for-profit providers
Aged care assessments	Private and public health organisations
Emergency planning for older Australians	Australian Red Cross



THEME 2:

I'm a parent or carer. How will you help children thrive through different life stages?



Our ongoing work

We facilitate and support delivery of early childhood education, enhancing the learning, development and wellbeing of young children.

- Facilitate provision of kindergarten programs in Council-owned and maintained kindergarten buildings.
- Deliver the centralised kindergarten application and enrolment service to provide a single, central point of contact for families and kindergarten providers.
- Partner with early childhood services to reduce barriers that prevent families participating in early childhood education.
- Deliver an ongoing kindergarten bathroom upgrade program to ensure bathrooms and change facilities in Council-owned kindergartens are accessible and meet the needs of children.
- Deliver and facilitate a range of programs to engage children in learning, creative expression and building social skills.

We provide guidance on children's health and facilitate local care and support.

- Deliver Maternal and Child Health and supporting services, including consultations at different stages of a child's development, breastfeeding support, nutrition advice, health referrals, early parenting information and links to community resources and new parents' groups.
- Provide immunisation services for children under the age of 18 through public and school immunisation programs.
- Partner with local services to help connect families to health and support programs run by community health groups and other support services.

We support parents and caregivers by helping them feel confident, connected and equipped to raise healthy, happy children.

- Deliver training programs to support parents, caregivers and professionals in their role in caring for, educating and raising children and young people.
- Deliver targeted support to children and families facing additional challenges such as unstable housing, family violence, trauma or financial hardship to assist them to engage in early childhood education and health services.
- Deliver supported playgroups to help children and families doing it tough to connect with others, learn and get the help they need. Provide guidance and support to enable the community to confidently run and manage their own playgroups.

We support children approaching adolescence to build confidence and develop the skills they need to thrive as they approach their high school years.

- Deliver evidence-based programs, events and initiatives that respond to the current and emerging needs of middle years children (7–11) and young people (12–25). This includes opportunities for positive social connection, entertainment, community participation, developing new skills and the promotion of healthy and respectful relationships. This will be via school holiday programs, targeted leadership training sessions, music/art events and life skills workshops.
- Deliver education and parenting support programs for parents of middle years and young children through the Raising Children and Young People training and programs.

We support young people in their transition to adulthood by creating pathways to education, training and employment, strengthening life skills and championing youth voices and leadership.

- Support local services to provide opportunities for young people to re-engage with education and/or pathways to employment.
- Partner with other services to make it easier for young people to get the help they need, such as mental health support.
- Facilitate and support the Youth Council to continue to provide valuable advice on matters affecting young people and create opportunities for young people to engage with Council and have their voices heard.

Community quote:

"Fantastic kinder services... I appreciate the larger space and smaller group sizes"

Strategic priorities

SP3	Partner with the Victorian Government and stakeholders to implement the Best Start, Best Life Reform, including free kindergarten for 3- and 4-year-old children and extending kindergarten hours.	HP DAP
SP4	Deliver and facilitate culturally safe services and programs for First Peoples children and their families, suited to local needs.	HP DAP
SP5	Advocate for funding from other levels of government to establish a dedicated youth hub and create additional youth-friendly spaces where young people can thrive.	HP DAP

HP Health Plan DAP Disability Action Plan

Responsibility of others

Service or program by others	Who
Childcare centres and childcare provision	A range of private and not for profit providers
Community playgroups	Volunteers
Integrated family services	Not for profit providers (Berry Street, Kinds First) and Victorian Government funded The Orange Door

THEME 3:

I will have different transportation needs across my lifetime. How will you help me get around easily?

Our ongoing work

We plan, build and maintain local roads, paths, carparks and crossings, and advocate for timely and well-planned large-scale transport infrastructure such as highways, major roads, rail lines and public transport services.

- Deliver ongoing renewal and maintenance of Council-owned local roads, paths and bridges.
- Deliver and facilitate new safe transport networks in the growing areas of the City of Whittlesea to connect people to essential services and other parts of the community.
- Deliver and strategically manage car parking across the municipality to ensure safe streets, support economic activity in our town centres and high streets and balance the needs of residents and visitors.
- Advocate for timely transport infrastructure and maintenance for highways, major roads, rail lines and public transport services.

We implement and monitor safety measures within the local transport network to support safe travel for drivers, cyclists and pedestrians.

- Deliver measures to slow down traffic and check roads regularly to keep everyone safe.
- Deliver improved local traffic management solutions, including active travel options in neighbourhoods, to make it easier and safer around schools.
- Partner with industry to ensure safe and efficient movement on Council roads of traffic related to construction.
- Provide safe road crossings, signs, drinking fountains, seating, lighting and shade in busy transport areas to make walking and cycling easier, safer and more comfortable.
- Deliver the school crossing supervisor and the safe routes to school programs to ensure safe travel to school.
- Deliver and facilitate programs that help people get active through walking and cycling.

We deliver projects and programs to make transport inclusive and accessible for everyone, including people with disabilities, older adults, parents with prams and others who may face mobility challenges.

- Provide accessible parking spaces in convenient locations and issue permits for people with disabilities.
- Provide assistance to people with a disability to get to appointments or activities independently as part of the Home and Community Care Program for Younger People (HACC PYP).
- Deliver and facilitate improved disability access to public transport through an ongoing program of upgrades to bus stops, footpaths and pram crossings.
- Partner with the Whittlesea Disability Network to ensure that transport planning and infrastructure meet the needs of people with disabilities.

Strategic priorities

SP6	Deliver the Yan Yean Pipe Track and Edgars Creek Trail shared paths to increase recreation opportunities and sustainable transport options in line with the City of Whittlesea Walking and Cycling Plan and Northern Trails Strategy.	HP DAP
SP7	Deliver a Parking Policy to manage the allocation and regulation of parking, balancing the needs of all users while supporting Council's safety, efficiency and environmental sustainability goals.	DAP
SP8	Advocate for expanded transportation options and improvements to the transport network, including road upgrades, enhanced shared pathways and increased public transport, such as the Wollert Rail.	HP DAP

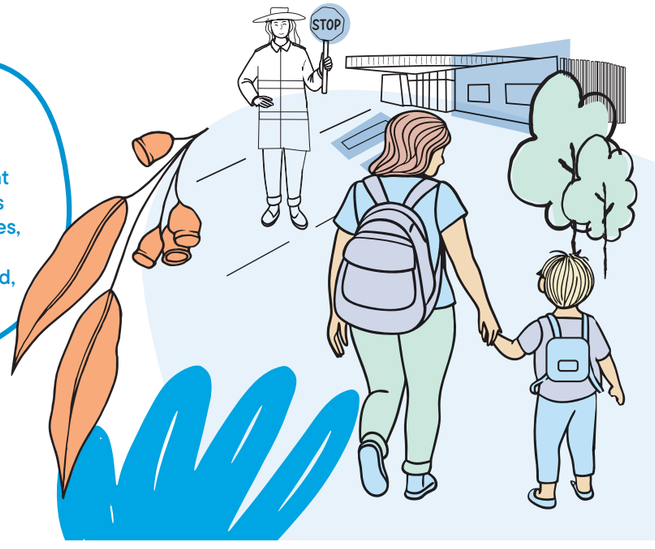
HP Health Plan DAP Disability Action Plan

Responsibility of others

Service or program by others	Who
Construction and maintenance of freeways and arterial roads (arterial roads are the major connecting roads across the state)	Victorian Government
Construction and maintenance of footpaths, bridges and tracks on non-Council land	Victorian Government or private landowners
Delivery and management of public transport	Victorian Government
Road rules and speed enforcement	Victoria Police

Community quote:

"One significant disadvantage at the moment is that cycle paths are not connected to other shires, forcing riders onto dangerous roads. This should be addressed, to grow this connectivity."



THEME 4:

I want to protect the environment and be ready for a changing climate. How will you support our community and neighbourhood to be green and sustainable?

Our ongoing work

We protect and preserve natural areas such as bushland, waterways, parks, and wildlife habitats so that ecosystems stay healthy and communities can enjoy clean, green and nature-rich neighbourhoods.

- Deliver the maintenance of nature conservation reserves, waterways and roadsides to protect animals and plants and provide opportunities for the community to connect to nature.
- Monitor and protect local plants and animals on Council owned and managed land through regular surveys and wildlife management practices.
- Partner with local groups to bring cultural knowledge into land management and preservation practices.
- Deliver the protection of significant and heritage trees to preserve their history, cultural and environmental importance.
- Enforce building and land use rules to protect the environment and save water.
- Support water conservation and quality through monitoring, water management projects and planning waterway corridors, along with water-saving measures in new Council buildings and public spaces.
- Deliver ongoing monitoring and care for closed landfill sites to protect the surrounding environment.

We actively address climate change by reducing Council's emissions and continuously enhancing the sustainability of our operations.

- Deliver a growing tree canopy cover across the municipality by planting new trees and caring for existing ones to reduce urban heat.
- Partner on regional climate action initiatives with a focus on carbon reduction and climate adaptation.
- Deliver continued reduction of Council's carbon emissions, including converting Council facilities to all-electric and upgrading public streetlights.
- Plan for gas-to-electricity conversion at Council-owned aquatic centres to reduce carbon emissions, improve efficiency and reduce power costs.

We support the community to take local climate action, make sustainable choices and prepare for the impacts of a changing climate.

- Deliver community education to raise awareness about the benefits of trees and canopy cover.
- Provide the community with tools and advice on living sustainably, adapting to climate change, responding to extreme heat and fire safety.
- Partner with local Landcare and 'Friends of' groups to help care for nature.
- Partner with other organisations to deliver bush kindergarten programs and pop-up bush playgroups.
- Provide guidance to those managing land in rural areas on best practices for sustainable land care and pest control for introduced species.

Strategic priorities

SP9	Deliver and advocate for initiatives that help people and businesses make homes and workplaces more comfortable, energy-efficient and environmentally friendly.	HP DAP
SP10	Provide additional opportunities to generate local carbon offsets on Council owned and private land to help reduce municipal wide carbon emissions.	HP DAP
SP11	Deliver the City Forest program, planting more than 60,000 trees and working towards a target of an additional tree per resident across the municipality, to increase canopy cover, decrease urban heat and enhance biodiversity.	HP DAP
SP12	Deliver new stormwater harvesting at Council-owned sports fields and facilities to reduce potable water reliance, enhance water conservation and generate savings.	HP DAP

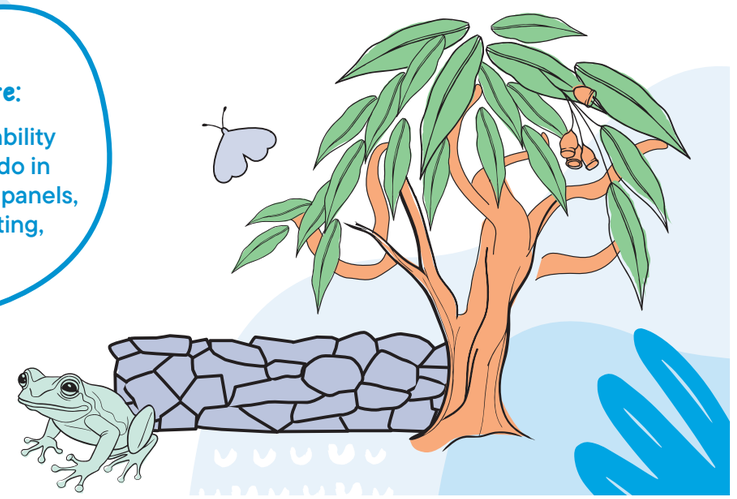
HP Health Plan DAP Disability Action Plan

Responsibility of others

Service or program by others	Who
Conservation management of State government owned land, such as the Plenty Gorge Parklands and Yan Yean Reservoir	Parks Victoria, Melbourne Water, Department of Environment, Energy, Water and Climate Action
Secure the Grassy Eucalypts Woodland Reserve within the Green Wedge	Department of Environment, Energy, Water and Climate Action
Continue to invest in home energy upgrades to support the thermal efficiency and comfort of our residents' homes	Victorian Government, Australian Government

Community quote:

"Education on sustainability and what people can do in their own homes - solar panels, water tanks, composting, recycling."



THEME 5:

I want our streets, neighbourhoods and waterways to be clean. How will you manage waste and encourage people to do the right thing?

Our ongoing work

We provide waste management services, including the collection, disposal and recycling of household and commercial waste.

- Deliver kerbside waste, recycling and organics collection services to comply with Victorian Government requirements.
- Deliver kerbside hard waste collection services and bundled branch collection services.
- Deliver regular cleaning of Council owned buildings, roads, footpaths and public toilets.
- Deliver rapid removal, investigation and prosecution of people and organisations illegally dumping rubbish and shopping trolleys.
- Deliver a feasibility assessment into an integrated waste transfer station within the municipality to reduce illegal rubbish dumping.

We support residents and businesses to help them adopt sustainable waste practices and reduce their environmental impact.

- Deliver drop-off events and recycling stations for waste not collected as a kerbside service.
- Provide affordable waste and recycling vouchers to support the community to dispose of waste responsibly.
- Deliver programs to support community groups and partner organisations to give good quality items to people who can benefit from them instead of sending them to landfill.
- Deliver waste education to local schools, community groups and at community events.
- Support community groups to organise clean-up events within their local community.
- Deliver litter enforcement by installing cameras at litter hot spots to monitor, deter illegal dumping and allow for enforcement and prosecution.
- Deliver information to households about the amount of waste typically generated in their community to support awareness, encourage personal accountability and promote waste reduction behaviours.

We provide management and maintenance to our waterbodies and raingardens and support service authorities in improving the health and function of waterways.

- Deliver and clean out Gross Pollutant Traps (GPTs) which intercept our stormwater drainage network to collect rubbish and green waste washing off our catchments.
- Deliver routine landscape maintenance around our wetlands, lakes and raingardens to filter out harmful nutrients in stormwater.
- Advocate for the best stormwater management practices in new community projects.
- Enforce better stormwater management practices in new land developments to reduce the strain on waterways by using improve infrastructure and new technologies.
- Partner with Melbourne Water to investigate, plan and deliver new stormwater harvesting schemes to reduce stress on our waterways while providing alternative water sources to our sporting facilities.
- Deliver cleaning of our sedimentation basins to restore their capacity and prevent harmful silts from entering creeks and rivers.
- Support creek management committees to share waterway health education programs.

Strategic priorities

SP13	Deliver a targeted program to eliminate rubbish dumping, including stronger enforcement, shorter wait times for collection and community education on waste minimisation, illegal dumping and recycling.	HP DAP
SP14	Deliver the food and garden waste service to all households in the municipality and trial new waste and recycling collection services for waste such as soft plastics.	HP
SP15	Deliver increased reuse and repurposing of materials in Council's asset maintenance and renewal programs.	HP
SP16	Deliver the revitalisation of Peter Hopper Lake in Mill Park to improve water quality and habitat for flora and fauna and enhance local area.	HP DAP

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Responsibility of others

Service or program by others	Who
Setting the Landfill Levy fee per tonne Council pays for waste	Victorian Government
Distribution of the Landfill Levy for services that address waste generation and supporting the circular economy	Victorian Government
Management of litter and waste dumped on VicRoads roadside and State Government land	Victorian Government

Community quote:

"We had a meet your neighbour event in Wollert and came together to clean the streets of rubbish - could this be a regular thing Council organises?"



THEME 6:

I like being physically active and enjoy the outdoors. How will I be able to do this locally?

Our ongoing work

We deliver and maintain parks and outdoor recreation facilities to support physical health, mental well-being and social interaction.

- Plan, deliver and maintain a range of parks and green spaces to provide safe, inclusive spaces to the whole community to relax, play and exercise.
- Plan, deliver and maintain a variety of facilities that enable the community to enjoy the outdoors, such as playgrounds, skate parks, dog parks and splash parks.
- Plan, deliver and maintain sporting facilities, including sports fields, aquatic facilities, gymnasiums, a golf course and an athletics stadium to enable participation in sport and physical activity for all ages and abilities.
- Partner with marram baba Merri Creek Regional Parkland working group and stakeholders to advocate for the delivery of the future directions plan.
- Collaborate with developers delivering parks and recreational facilities in new neighbourhoods to ensure they are high-quality, inclusive and meet community needs.

We provide inclusive recreational and leisure opportunities that welcome everyone, regardless of their abilities or background.

- Deliver an ongoing program of facility upgrades to improve accessibility and meet Disability Discrimination Act (DDA) requirements, enabling more people with disability to participate fully in community life.
- Partner with other organisations to facilitate shared access to non-Council facilities, increasing the number and variety of recreation facilities available for community use.
- Deliver community festivals and events that promote physical activity and health and wellbeing.
- Support local sporting clubs by leasing Council's sporting facilities, enabling them to grow participation in sport and strengthen community connections.
- Deliver development programs for sporting clubs to promote safe, welcoming and well-run sporting environments in line with Council's Fair Access Policy.
- Facilitate investigations into barriers that prevent the community from using parks and recreation facilities and inform improvements that make them welcoming and accessible for everyone.

Community quote:

"Thank you so much for upgrading the dog park. It's been a long time coming. It's a great area, awesome dog park size. It just needed more done. Can't wait to be able to use it more."



Strategic priorities

SP17	Deliver Council's Fair Access Policy to ensure women and girls can equally use local sports facilities and feel supported to get involved in sport and recreation.	HP DAP
SP18	Deliver the Granite Hills Major Community Park featuring an adventure park and playground, open-air pavilion, public barbecues, giant slides, nature and water play and public toilets with a Changing Places facility.	HP DAP
SP19	Deliver and operate the Regional Sports Precinct in Mernda consisting of an indoor stadium with multi-purpose courts, lit outdoor netball courts, a netball pavilion, car parking, pathways, lighting, landscaping and wetlands.	HP DAP
SP20	Deliver the new Wollert Sports Reserve consisting of playing fields with lighting, multi-purpose sporting spaces, playground, car parking and a community pavilion.	HP DAP
SP21	Deliver the Huskisson Reserve Multi-Purpose Facility in Lalor consisting of a new multi-purpose community pavilion, redevelopment of the existing tennis courts into new courts with lighting, car parking, pathways and landscaping.	HP DAP
SP22	Deliver the new Edgars Creek Recreation Reserve in Wollert consisting of a new multi-purpose community pavilion, an additional oval, outdoor sport courts, open space and a recreation area and car parking.	HP DAP
SP23	Deliver the new Ashley Park Recreation Reserve in Doreen consisting of playing fields with lighting, a new multi-purpose community pavilion, playground and car parking.	HP DAP
SP24	Deliver the staged construction of VR Michael Reserve Master Plan in Lalor providing an upgraded dog off leash area, central lawn, circuit paths, toilet facilities, exercise fitness station and car parking.	HP DAP
SP25	Deliver the staged construction of Whittlesea Park Master Plan in Whittlesea Township providing trees, play spaces, circuit paths, bridges and car parking.	HP DAP
SP26	Deliver the staged construction of Lalor Recreation Reserve Master Plan in Lalor, Lowalde Recreation Reserve Master Plan in Epping, Nick Ascenzo Reserve in Thomastown,Whittlesea Public Gardens in Lalor and Mernda Recreation Reserve Master Plan in Mernda.	HP DAP

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Responsibility of others

Service or program by others	Who
Develop joint agreements to provide community access to school facilities	Department of Education
Management of regional and state parks such as Plenty Gorge Park and marram baba Merri Creek Regional Parklands.	Parks Victoria, Victorian Government and others.

THEME 7:

I want to feel physically, culturally and psychologically safe in my community. What will you do to keep me free from harm and promote responsible and respectful behaviour?

Our ongoing work

We work with the community to build a culture of safety, equality and respect.

- Advocate gender equity and help the community recognise, prevent, and seek support for all forms of violence.
- Advocate an inclusive, safe and respectful environment in all council facilities and services for the LGBTIQA+ community.
- Partner with external groups to create and deliver programs that address gender inequity and prevent violence against women and provide a comprehensive response to family violence.
- Partner with local service providers to enhance support and referral pathways for families experiencing family violence and associated legal concerns.
- Promote equity and inclusion, raising community awareness on the harm of racism with information on how to report it as well as how to access relevant support services.
- Support and partner with external stakeholders to deliver initiatives that focus on increasing understanding of culture and diversity, building positive relationships and empowering community-led responses.

We enforce Victorian Government legislation and Council's Community Local Law to ensure the whole community can live well and feel secure.

- Partner with Victoria Police, Liquor Control Victoria and Emergency Management Victoria to ensure a holistic approach to community safety.
- Enforce planning laws and policies to ensure buildings and developments are in appropriate areas, are well-designed and protect environmental values and heritage.
- Deliver the management of parking across the municipality to support safe, accessible and welcoming neighbourhood streets, as well as ensuring access to services and local town centres to help boost local business.
- Facilitate safe driving and parking practices around schools to ensure safety for children and reduce traffic congestion.
- Continue to deliver a fine appeal process for the community in line with Victorian legislation and Fines Victoria guidelines.
- Deliver event permits to ensure events adhere to local laws and are managed effectively, responsibly and safely.
- Deliver further awareness of Council's Community Local Law and how they help support local communities.
- Deliver regular audits of Bushfire Management Overlays to help reduce the risk to people and property.

We monitor and regulate businesses and activities that can affect the safety and health of people and neighbourhoods.

- Deliver public health services and education on topics including food safety, tobacco control, registered businesses, accommodation, aquatic facilities, septic tanks, emergency management and communicable disease management in high-risk settings.

We help the community to be prepared and safe during unexpected events such as natural disasters, health emergencies or accidents.

- Maintain community reserves including planned burns to reduce fire risks.
- Partner with emergency response agencies and other groups to prepare for, respond to and manage emergencies quickly and effectively.
- Deliver and support education campaigns to help the community prepare for emergencies, including the Municipal Fire Prevention Inspection program and responsible land management.
- Provide relief centres for our community in the event of an emergency.

We undertake local animal management to support the safety, wellbeing and harmony of the community and its animals.

- Deliver the services of the wat djerring Animal Facility to align with Council's municipal Domestic Animal Management Plan.
- Deliver animal management services including pet registration, addressing complaints regarding potentially dangerous animals, promoting responsible pet ownership and ensuring responsible management of animals in urban and rural settings.

We monitor and enhance the safety of Council-owned facilities, parks, streets and neighbourhoods.

- Monitor new housing developments to ensure they are designed well, including consideration of Crime Prevention Through Environmental Design principles.
- Facilitate the delivery of aquatic education programs to improve water safety and ensure people feel more comfortable in and around water.

Community quote:

"I feel more confident walking through the reserve and use the path more at night due to the solar lighting."



Strategic priorities

SP27	Deliver improved lighting of shared paths to provide the community with extended hours for exercise and recreation, enhance perceptions of safety and provide increased sustainable transport options.	HP DAP
SP28	Deliver the Suburb Place Frameworks to enhance the municipality's distinct character, improve safety, enhance public spaces and upgrade infrastructure.	HP DAP
SP29	Partner with external emergency and welfare services to explore the feasibility of a Safer Neighbourhoods Expo to enhance community education and awareness of available services.	HP DAP
SP30	Advocate for equality and partner on initiatives that build a safe, respectful community with zero tolerance for all forms of violence, including family, gender-based, racial, faith-based and LGBTIQA+ violence.	HP DAP

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Responsibility of others

Service or program by others	Who
Noise, air and light pollution coming from private property	Environmental Protection Authority Victoria
Enforcing laws against crimes and criminal behaviour	Victoria Police
Enforcing laws against anti-social behaviour such as hoon driving and speeding	Victoria Police
Maintaining private property from dumped rubbish, graffiti or long grass	Various
Setting policy and enforcement capabilities in regard to public health issues including alcohol and other drugs, gambling, smoking and vaping	Victorian Government
Provision of Public Intoxication Response Service in line with decriminalisation of public intoxication.	Victorian Government
Management and enforcement of registered infringement notices and court-ordered fines	Fines Victoria
Animal welfare enforcement	RSPCA



THEME 8:

I'm proud to live here. How will you ensure my neighbourhood meets our diverse housing needs, is functional and well-designed?

Our ongoing work

We advocate to increase the supply of affordable housing in the City of Whittlesea, so community have access to diverse housing options.

- Advocate and seek to secure available funding from State and Federal Government to support social and affordable housing in our municipality.
- Partner with neighbouring and other local governments in Melbourne's outer areas to address housing affordability challenges through a coordinated regional approach.
- Advocate with our community, developers and Community Housing Associations to increase the delivery of affordable housing to build strong and inclusive communities.

We plan and manage neighbourhood development and change, ensuring that land use and infrastructure meet the community's current and future needs.

- Deliver new strategic land use plans, planning policy updates and place-based frameworks to enable good growth and ensure high quality development and public spaces across the City of Whittlesea.
- Monitor strategic land use plans and planning policy updates prepared by others, including the Victorian Government, to ensure they deliver the best outcomes for our community in accordance with Council's planning policies.
- Deliver the management of Council's property and land portfolio to deliver best value for our community, in line with Council's priorities.

We regulate and guide how the municipality grows by making sure new neighbourhoods and buildings are well-designed, reflect the local area, are environmentally sustainable and respect our heritage.

- Deliver planning and heritage overlays and guidance to protect cultural heritage, significant landscapes and heritage buildings.
- Deliver and monitor development against Council's Neighbourhood Design Manual and design policies in the Planning Scheme to promote high quality design and sustainable developments.
- Facilitate planning and design of transport and civil infrastructure for new developments in our growth corridor for new neighbourhoods to be safe, functional and well connected.
- Deliver and maintain public art in community spaces that enhances the local landscape and celebrates communities.
- Deliver the management of the Ziebell's museum and farmhouse to educate and engage people with the heritage of Thomastown.
- Partner and provide guidance to local heritage and historical societies.
- Deliver and maintain attractive streets with trees, footpaths, bins, lighting and seating.
- Deliver the Town Centre Revitalisation program to make our shopping strips and public spaces more vibrant, inviting, safe and accessible.
- Establish Design Review processes to support the delivery of good design and high use areas in our municipality.

Strategic priorities

SP31	Deliver revitalised and upgraded neighbourhood streetscapes and shopping precincts to enhance accessibility and local character and support local spending.	HP DAP
SP32	Deliver a review of the Whittlesea Planning Scheme to ensure planning policies and controls achieve high quality design and sustainable development outcomes.	HP DAP
SP33	Deliver an affordable housing plan which defines Council's role and proposes future projects that deliver diverse housing opportunities for our community.	HP DAP
SP34	Deliver the Ashline Street Affordable Housing Project in Wollert, partnering with a community housing organisation to provide affordable homes and a community park.	HP DAP
SP35	Deliver the Johnsons Road residential development in Mernda, comprising at least 35 homes, including affordable housing, open spaces and pathways linking to the Plenty River.	HP DAP
SP36	Deliver feasibility assessments for key future infrastructure for our growing community.	HP DAP

HP Health Plan DAP Disability Action Plan

Responsibility of others

Service or program by others	Who
Approval of Planning Scheme Amendments	Minister for Planning
Adviser to Minister for Planning	Department of Transport and Planning
Planning for Precinct Structure Plan areas and Epping Activity Centre to guide development in growth areas.	Victorian Government
Preparation of state planning policy and approval of local planning policies to guide new development.	Victorian Government
Approval of State Government infrastructure including roads, schools and health facilities.	Victorian Government
Maintenance of State Government road reserves, drainage reserves and parks.	Victorian Government, Melbourne Water, Parks Victoria
Maintenance of roads, parking areas and landscaping in private developments including shopping centres and some commercial, industrial and residential developments.	Private landowner, Body Corporate

Community quote:

"I want to be in a society that cares, and community housing is a great thing."



THEME 9:

I'm a business owner. How will you support the local economy and help businesses create local employment opportunities?

Our ongoing work

We assist local business and industry by providing timely information, simplifying processes and creating opportunities to connect through events and professional networks.

- Partner to provide a program that supports small businesses to grow by identifying their challenges and strengths in business, management, leadership, knowledge and skills.
- Work with emerging small business to ensure they are registered and compliant with community expectation and standards, ensuring high quality local products.
- Facilitate the Business Advisory Panel, business network program and events to provide businesses with networking events, learning and promotional opportunities.
- Deliver a monthly business e-Newsletter to inform businesses about services, programs, events, training and grant opportunities.
- Deliver the annual business awards program to recognise and celebrate business excellence and achievements in the municipality.
- Partner with property owners, agents and entrepreneurs to bring life to vacant commercial spaces.
- Partner with local retail businesses to promote and sell locally made produce through restaurants and markets.
- Facilitate collaboration and futureproofing of the agri-food sector by facilitating collaboration between industry, education and research and development.
- Facilitate and support agriculture businesses through discounted rates to primary producers who are enhancing local food security and preserving green space.
- Provide support to small-scale farms to explore and grow sustainable agriculture.

We deliver investment attraction programs to encourage new businesses and industries, help the local economy grow and increase local job opportunities.

- Partner with neighbouring municipalities to promote the region's attractions and encourage tourism investment.
- Showcase the City of Whittlesea to residents and visitors to promote local tourism and inspire greater exploration of areas such as the Township of Whittlesea.
- Deliver industry attraction programs to health care, manufacturing, logistics, professional services, education, construction and food and beverage sectors.
- Advocate for the establishment of the Melbourne Food, Innovation and Export Hub (MFIX) to help grow the northern region as a leading centre for food production and innovation.

We facilitate employment pathways for residents and work with local business and industry to connect them with qualified local workers.

- Deliver a program that provides individuals facing barriers to employment with meaningful work experience at Council.
- Provide work experience opportunities for university and school students through structured placements at Council.
- Facilitate employment and training opportunities for people with disability.
- Deliver the enhancement of Council as a welcoming, accessible and inclusive employer for people with a disability.
- Facilitate connections between education, industry and community to shape training programs that prepare residents for future jobs and reduce skill shortages.
- Partner with local providers to support young people to access job opportunities and build career pathways close to home.
- Facilitate and support programs and events to provide early childhood educators with local professional development and networking opportunities.

We support new businesses to establish and grow by providing resources and connecting them with support.

- Deliver and facilitate information provision, mentoring and support local businesses need to start and grow successfully.
- Provide free WiFi at Council-owned and managed community centres and libraries.
- Support business owners to apply for Council grants and other funding opportunities to support their operation.

We help build the local circular economy by promoting resource recovery, supporting local initiatives that reduce waste and facilitate economic opportunities through reuse, repair and recycling.

- Support and connect local businesses to help them develop, promote and expand their circular economy products and services.
- Partner with businesses to explore opportunities to repurpose their waste and decrease energy consumption.

Community quote:

"I love that I can shop at my local strip shop without having to go to a big centre. When you upgrade the streets and shopfronts, they become more welcoming and people spend more time and money there."

Strategic priorities

SP37	Develop and implement a new Strong Local Economy Strategy to support the growth of the local business community, promote investment, local employment and education opportunities, enhancing social connections and economic sustainability.	HP DAP
SP38	Advocate for the creation of local jobs and other community benefits as outcomes from the planning and development of the Intermodal Freight Precinct in Beveridge which on completion will be the largest intermodal precinct in Australia transforming the nation's supply chain and providing economic benefits to the region.	DAP

HP Health Plan DAP Disability Action Plan

Responsibility of others

Service or program by others	Who
Programs delivered or funded through industry	Federal and State Government, NorthLink, Consultants, Sustainability Victoria, Victorian Tourism Industry Council, Mainstreet Australia
Planning, construction and management of schools and school grounds	Victorian Government or independent school providers
Tertiary and vocational education courses	RMIT, Melbourne Polytechnic, La Trobe University, Libraries, Hume Whittlesea Local Learning Employment Network

THEME 10:

I love being part of my community – meeting people, getting involved and exploring different neighbourhoods. How will you help me stay connected, feel welcome and enhance my health and wellbeing?

Our ongoing work

We deliver and support a range of creative activities and events that provide opportunities for creative expression, social interaction, celebrating different cultures and champion local voices.

- Deliver a creative arts program at PRACC to enable the community enjoy performances and participate in programs locally.
- Deliver and support a diverse range of events and festivals across the City of Whittlesea, engaging people of all ages, backgrounds and interests, while celebrating our community, places and cultures.
- Facilitate engagement with the local disability community to find out what makes participation hard and support inclusive programs, events and activities across Council.
- Provide venue hire at PRACC to enable professional and community artists to showcase their work and nurture creative talent.
- Support community groups to produce local festivals that reflect the diversity of the municipality through an event permit program.
- Deliver programs and activities that help people connect with the community, explore heritage and develop their creative skills.
- Deliver a visual arts program including public art, annual art exhibition and creative workshops for people to express their voices.
- Facilitate the celebration of culture, history and the diverse interests in our community by recognising dates of significance through events and information sharing opportunities.
- Deliver first time parent groups and facilitate the delivery of community playgroups to foster local connections between families.

We promote lifelong learning by supporting education and skill development at every stage of life.

- Partner with local neighbourhood houses to deliver community education programs.
- Deliver library services to provide free access to books, technology, learning opportunities and social connections.
- Deliver the Community Leadership Program to empower local residents with the skills and knowledge to drive positive change and leadership in the community.
- Provide creative workshops and opportunities to encourage life-long learning.
- Deliver heritage, creative and educational programs at Ziebell's Museum and Farmhouse.
- Provide free WiFi at Council-owned and managed community centres and libraries to promote on-line connection and ease financial burden.

We empower the community to create and lead their own events and projects by providing support, resources and networks.

- Deliver a community grants program to support community-led, grassroot initiatives.
- Provide Council facilities for individuals and community groups to access safe, inclusive and well-equipped spaces that support social, cultural, recreational and educational activities.
- Partner with local environmental groups to run events to support the natural environment.
- Facilitate a network of local artists and creative practitioners for networking, collaboration and capacity building.
- Deliver an annual art exhibition to enable local artists to showcase their artworks.
- Partner and support community and sporting groups to provide programs to enhance health, wellbeing and participation opportunities.
- Partner with volunteering organisations to enhance community participation and extend the reach of community services.

Work to ensure everyone can access the programs, services and information they need to feel included and supported in their community.

- Deliver the Home and Community Care for Younger People (HACCPYP) Program to help people who want to live as independently as possible in their homes and community, but who are not eligible for the National Disability Insurance Scheme (NDIS).
- Deliver programs and partnerships to build inclusive attitudes and support initiatives that strengthen the voice, participation and leadership of people with disabilities.
- Facilitate engagement with the local disability community to identify barriers to social participation and support the delivery of all abilities and specialist disability programs, events and activities throughout Council.
- Deliver community forums, newsletters and networking opportunities for people with a disability and carers.
- Facilitate the Whittlesea Community Futures alliance of local services providers to coordinate access to human and health services and advocate for local community needs.
- Partner with service providers to strengthen and simplify mental health referral pathways, ensuring people of all ages can access the support they need.
- Partner with services to provide health, support and housing information to people experiencing or at risk of homelessness.
- Provide access to showers, WiFi and computers at Council facilities and leisure centres for people experiencing homelessness.
- Provide flexible rate payment options to support community members experiencing financial hardship.
- Partner with all levels of government and community organisations to support initiatives that provide people with access to healthy, fresh and culturally appropriate food, such as mobile foodbanks, community gardens, grants and emergency food relief.

Community quote:

"When people are drawn into something from a place of fun, then barriers are reduced and people are open to other experiences."



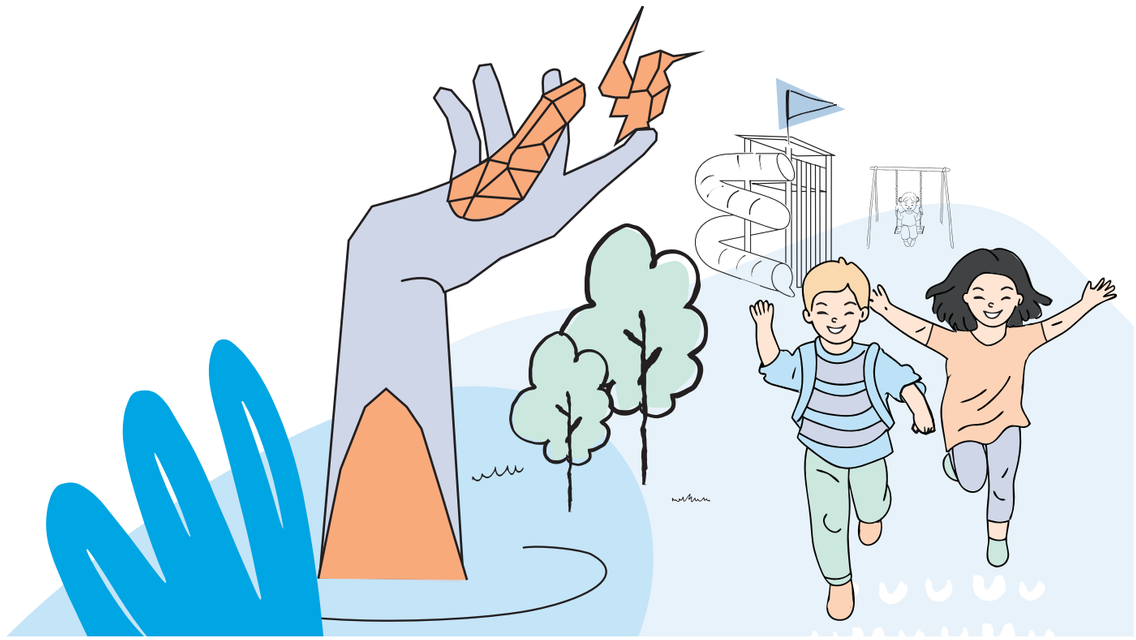
Strategic priorities

SP39	Partner with First Peoples communities to co-design and deliver programs and activities at the Aboriginal Gathering Place and throughout the municipality that support social, physical, cultural, emotional and wellbeing needs.	HP DAP
SP40	Facilitate increased awareness and advocate about the risks of gambling harm in the City of Whittlesea.	HP DAP
SP41	Advocate and facilitate the expansion of local services to support individuals experiencing homelessness and those at risk.	HP DAP
SP42	Facilitate local services to improve access to fresh, healthy, affordable and culturally appropriate food; respond to food insecurity and promote healthy eating.	HP DAP
SP43	Advocate for and facilitate improved access to mental health services and partner to raise awareness and deliver preventative programs.	HP DAP
SP44	Support service providers to expand initiatives that promote inclusion and participation of people with disabilities in community life, employment and education.	DAP
SP45	Deliver a campaign to attract major festivals and events to the region to increase visibility and promote social cohesion.	HP DAP
SP46	Deliver a revitalisation program for the Plenty Ranges Arts and Convention Centre (PRACC) to enhance its role as a hub for performing arts and creative industries.	HP DAP
SP47	Facilitate greater community use and activation of Council-owned facilities to encourage a broader range of uses, participation across all life stages and improved accessibility for everyone in the community.	HP DAP
SP48	Deliver accessible precincts for people living with a significant disability and their carers, including enhanced facilities, sensory spaces and greater flexibility in utilising community facilities.	DAP
SP49	Partner with other Councils to renew the regional Library Services Agreement and to transition the service to a new entity as required by the *Local Government Act 2020.*	HP DAP
SP50	Deliver the West Wollert Community Centre providing kindergarten/early years rooms, maternal child health consulting rooms, a community hall, lounge and library space, meeting rooms and a community garden.	HP DAP
SP51	Deliver the Murnong Community Centre in Donnybrook providing kindergarten/early years rooms, maternal child health consulting rooms, a community hall, lounge and mini-branch library space and meeting rooms.	HP DAP

HP Health Plan DAP Disability Action Plan

Responsibility of others

Service or program by others	Who
Legislation, enforcement of human rights and other equity principles.	Human Rights Commission - Victorian and Federal Government
Direct service provision for family violence victim-survivors or affected family members and people using violence (with exception of Children & Family Services including Maternal Child Health Nurses).	Not for profit Victorian and Federal government funded bodies
Case management, direct outreach and funding or provision of emergency accommodation for people experiencing homelessness.	Victorian Government
Emergency/crisis response i.e. for mental health or alcohol or drug related episodes	Victorian and Federal Government
Delivering public housing, social and affordable housing	Victorian and Federal Government



THEME 11:

I want to contribute to Council decisions and stay up to date. How will you keep me informed, seek my views and make it easy for me to engage with Council?

Our ongoing work

We create opportunities for the community to share what matters most to them and shape Council decisions.

- Facilitate opportunities for the community to provide feedback and share ideas through a variety of methods, such as pop-ups, surveys, Coffee with Council, Council's engagement website and deliberative engagement opportunities such as focus groups.
- Deliver Council's Community Engagement Framework, ensuring we hear a variety of voices including young people, First Peoples, people with disability and our multicultural community.
- Facilitate self-determination for First Peoples through culturally informed approaches that ensure active involvement in decisions that impact their communities.
- Facilitate and support the City of Whittlesea Youth Council, providing young people with opportunities to develop leadership skills and actively participate in decision-making.
- Deliver consultation with children, young people and those directly involved in their lives to understand current and emerging needs.
- Facilitate advisory groups and committees to deepen understanding of the diverse experiences within our community and strengthen Council's connection with different groups.
- Deliver creative ways to engage with the community, including using an engagement vehicle to make it easier for our community to stay informed and have their say on matters that are important to them.
- Facilitate community to attend Council meetings, ask questions and make submissions.
- Facilitate community input on statutory planning matters.

We keep the community informed about Council decisions and share updates on services, programs and facilities available to support residents.

- Provide the community with information about Council services, facilities, programs, projects, events and Council decisions using a variety of methods, including digital and traditional channels to foster participation and build trust between Council and the community.
- Deliver Council communication in a variety of accessible formats so our diverse community have access to the information they need to live safely, stay informed and be involved in the community.
- Deliver real-life examples of how people are using Council services in their daily lives to increase understanding, encourage participation and to build a sense of community.

We provide a variety of ways for community members to interact and seek support from Council.

- Provide the community with options to make enquiries and payments in-person, over the phone and online.
- Deliver surveys to measure how satisfied community members are after engaging with Council and use our learnings to continually improve our customer service.

Strategic priorities

SP52	Deliver innovative and technology-driven solutions to continually enhance customer experience and improve the effectiveness, transparency and efficiency of Council's operations.	HP DAP
SP53	Facilitate the reduction, removal and prevention of barriers for marginalised and at risk groups to contribute to Council decisions.	HP DAP

HP Health Plan DAP Disability Action Plan

Responsibility of others

Service or program by others	Who
Emergency response communications	Led by other agencies, amplified by Council

Community quote:

"It is fabulous to see the younger people having their voices heard through the Youth Council to Council."



THEME 12:

As a ratepayer, I expect Council to operate efficiently and effectively. What will you do to ensure resources are being used wisely?

Our ongoing work

We use clear budgeting and monitoring processes to maintain Council's long-term financial health and ensure the transparent, responsible use of public funds.

- Deliver prudent financial management including responsible budgeting, cost control, and long-term financial planning to maximise value for ratepayers.
- Facilitate the collaboration with Councillors and the community to align financial decisions with strategic priorities.
- Deliver yearly operational budgets by assessing each expense individually, ensuring that all spending is necessary and responds directly to community needs.
- Deliver the Long-Term Financial Plan to demonstrate to the community the long-term financial sustainability of Council.

Our work is guided by legal and Council-approved processes that support good decision-making and ensure everyone's role is clearly understood.

- Deliver on the requirement to maintain long-term financial viability of the Council with priority in achieving the best outcomes for the community, including future generations.
- Provide gender impact assessments on key initiatives, in line with the *Gender Equality Act 2020,* to enhance gender equity in public spaces, Council projects and programs.
- Develop and make available on Council's website, a four-year professional development training program in line with the *Local Government Act 2020* and *Local Government (Governance and Integrity) Regulations 2020.*
- Deliver ongoing mandatory councillor professional development training annually by December in line with the *Local Government Act 2020 and Local Government (Governance and Integrity) Regulations 2020.*
- Coordinate and deliver Mayor and Deputy Mayor training annually within one month after their election to those respective positions in line with the *Local Government Act 2020.*
- Annually review the councillor group commitment to work as a team.

We undertake continuous improvement across all Council operations to ensure responsible use of public funds, effective service delivery and the ability to adapt to the changing needs of the community.

- Deliver responsible and best practice investment in, and maintenance of, community assets to support long-term service delivery through the Asset Management Plans.
- Deliver training and practical opportunities for staff to develop their skills and ensure a highly skilled, effective workforce.

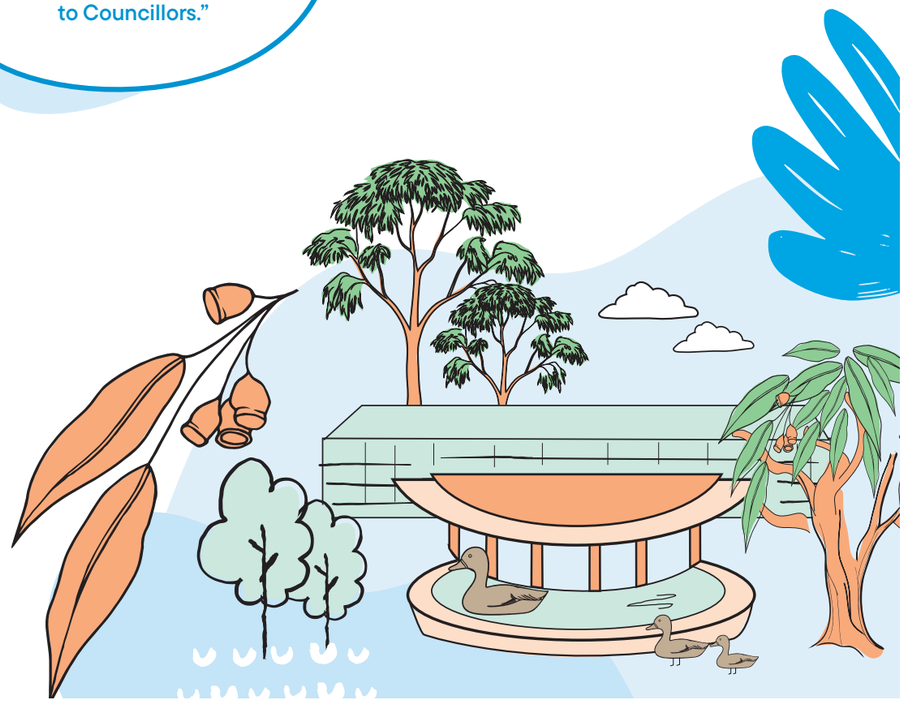
Strategic priorities

SP54	Deliver service and innovation reviews to identify ways to improve efficiency, investing in technology like artificial intelligence to boost productivity, optimise resource use and lower costs.	DAP
SP55	Deliver the long-term financial sustainability of Council through the optimisation of resources, infrastructure and asset management.	HP DAP

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Community quote:

"I appreciate the difficulties Council faces in balancing the budget and appreciate the challenge this poses to Councillors."



How we will measure and report progress

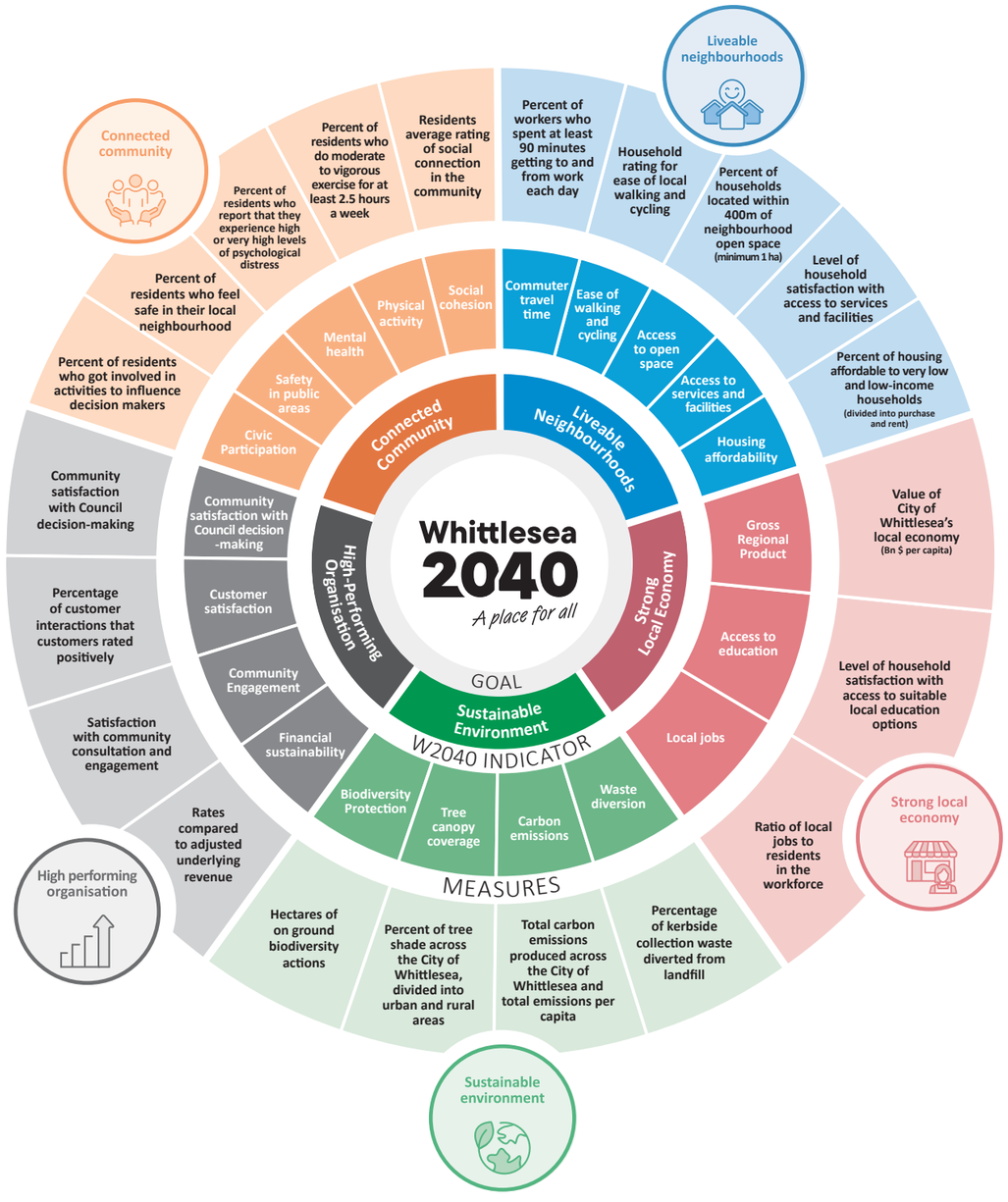
In our long-term vision, *Whittlesea 2040: A place for all*, Council has a clear picture of what we want to achieve. It sets the direction of Council's work and future partnerships with the community and others and ensures Council is responding to community need now and in the future.

This Community Plan is our roadmap for creating A place for all in the City of Whittlesea. We are committed to regularly tracking our progress through clear indicators, and reporting back to you, so you can see how your ideas and priorities are being brought to life.

As our city grows and changes, so too will the needs of our community. That's why we'll continue to review and refine this plan through yearly action plans to ensure it remains relevant, responsive and grounded in what matters most to you.

The Whittlesea 2040 indicators are a great way to measure the progress of our Community Plan 2025-2029 and constitute Council's strategic indicators under section 90 (2) (d) of the *Local Government Act 2020.* They form the pinnacle of Council's outcomes and measurement framework which supports strategic alignment, transparency and accountability.

Together, we're building a stronger, more inclusive and connected community where everyone has the opportunity to thrive.



Appendices

APPENDIX 1 Our story and suburbs

APPENDIX 2 Alignment with Integrated Planning Framework (IPF)

APPENDIX 3 Supporting evidence

APPENDIX 4 Linkages to the Municipal Public Health and Wellbeing Plan and Disability Action Plan

Scan to access Appendix 1-4



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City *of* Whittlesea

COMMUNITY ACTION PLAN

2025 – 2026



City of Whittlesea

Whittlesea 2040

A place for all



Artwork © Mandy Nicholson, 2017

Acknowledgement

We recognise the rich Aboriginal heritage of this country and acknowledge the Wurundjeri Willum Clan and Taungurung People as the Traditional Owners of lands within the City of Whittlesea.

The lands along the Birrarung River and its tributaries - the Merri, Edgars and Darebin Creeks and the Plenty River were home to the Wurundjeri Willum and Taungurung Peoples. This Country offered more than just sustenance; it provided fresh water, food, shelter and a thriving environment rich with fish and birdlife.

For countless generations, Country offered places of living and gathering. Cultural ceremonies, trade and important business were conducted at sacred sites - places that continue to hold deep cultural and spiritual significance today. More than seventy of these sites remain in the City of Whittlesea, along with many scarred trees, standing as living testaments to an enduring connection to Country.

In acknowledging this heritage, we honour the knowledge, resilience and custodianship of the Traditional Owners, whose care for this land stretches back tens of thousands of years and continues today.

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About this plan

The Community Action Plan 2025–26 (CAP) sets out the actions Council will focus on delivering in the first year of the Community Plan 2025-29. The Community Action Plan 2025-26 is the first annual supplement to the Community Plan 2025-29. It articulates the community and internal facing outcomes that set our strategic direction and these actions are prioritised for delivery in the financial year 2025-26. The Action Plan plays a pivotal role in working towards the vision and strategic direction embedded in Whittlesea 2040 and the Community Plan 2025-29. Progress on this Community Action Plan will be reported on and shared with the community.



Council's role

Deliverer/provider/ partner:

Council directly delivers services and infrastructure, either on its own, or in partnership with other levels of government, the community or private organisations.

Funder/enabler:

Council provides financial and/or in-kind support to organisations that are better positioned to manage or deliver specific services or infrastructure.

Planner:

Council develops and implements plans that ensure sustainable, well-organised and quality growth and change in the community. This includes land use, housing, transport, town centres, business precincts and community facilities.

Regulator/statutory authority/monitor:

Council enforces laws, policies and regulations that maintain public safety, health and wellbeing.

Facilitator:

Council facilitates partnerships, connects stakeholders and ensures that local needs are heard and addressed.

Advocate:

Council represents the interests of the community to other levels of government or other stakeholders. This could involve making the case and negotiating funding, policy changes or programs that benefit the local community.

Connected Community



KEY DIRECTION 1

A socially cohesive community

Actions

Outcome: All members of our community feel that they belong, are valued and respected

Strategic priority 17:	Deliver Council's Fair Access Policy to ensure women and girls can equally use local sports facilities and feel supported to get involved in sport and recreation.	HP DAP
Action 1:	Deliver education modules to sports clubs and undertake an Expression of Interest for usage of the Regional Sports Precinct as part of the implementation of Council's Fair Access Policy.	
Strategic priority 44:	Support service providers to expand initiatives that promote inclusion and participation of people with disabilities in community life, employment and education.	DAP
Action 2:	Support service providers to develop a work readiness program that will engage local employers and community organisations to build awareness and capacity to create viable work and volunteer opportunities for young people with disability.	

Outcome: Our community strengthens connections between diverse cultures

Strategic priority 4:	Deliver and facilitate culturally safe services and programs for First Peoples children and their families, suited to local needs.	HP DAP
Action 3:	Provide First Peoples children and their families with culturally responsive local family engagement opportunities.	

Outcome: Our community shares stories and learns from one another

Strategic priority 49:	Partner with other Councils to renew the regional Library Services Agreement and to transition the service to a new entity as required by the *Local Government Act 2020.*	HP DAP
Action 4:	Continue to consider the future arrangements for the delivery of Library Services, including opportunities for collaboration with other Councils.	

Outcome: Our community values and respects First Peoples and celebrates their rich, diverse cultures

Strategic priority 39:	Partner with First Peoples communities to co-design and deliver programs and activities at the Aboriginal Gathering Place throughout the municipality that support social, physical, cultural, emotional and wellbeing needs.	HP DAP
Action 5:	Partner with First Peoples communities to co-design and establish programs and activities at the Aboriginal Gathering Place.	

KEY DIRECTION 2

A healthy and safe community

Actions

Outcome: Our community is healthy, well and physically active

Strategic priority 19:	Deliver and operate the Regional Sports Precinct in Mernda consisting of an indoor stadium with multi-purpose courts, lit outdoor netball courts, a netball pavilion, car parking, pathways, lighting, landscaping and wetlands.	HP DAP
Action 6:	Continue construction of Stage 2 of the Regional Sports Precinct including the indoor stadium and outdoor netball courts.	
Strategic priority 20:	Deliver the new Wollert Sports Reserve consisting of playing fields with lighting, multi-purpose sporting spaces, playground, car parking and a community pavilion.	HP DAP
Action 7:	Commence the design of a new sports reserve in Wollert (Alkira).	
Strategic priority 21:	Deliver the Huskisson Reserve Multi-Purpose Facility in Lalor consisting of new multi-purpose community pavilion and redevelopment of the existing tennis courts into new courts with lighting, car parking, pathways and landscaping.	HP DAP
Action 8:	Commence the redevelopment of the Huskisson Recreation Reserve sports facilities with fencing and lighting, a new community sports pavilion, additional car parking, connecting paths and landscaping.	
Strategic priority 22:	Deliver the new Edgars Creek Recreation Reserve in Wollert consisting of a new multi-purpose community pavilion, an additional oval, outdoor sport courts, open space and a recreation area and car parking.	HP DAP
Action 9:	Complete design of a natural turf sports oval and synthetic cricket wicket with lighting, netball courts with fencing and lighting, community sports pavilion, additional car parking, connecting paths, passive open space and landscaping.	
Strategic priority 23:	Deliver the new Ashley Park Recreation Reserve in Doreen consisting of playing fields with lighting, a new multi-purpose community pavilion, playground and car parking.	HP DAP
Action 10:	Complete design of soccer pitches with lighting, community sports pavilion, playground, additional car parking, connecting paths, passive open space and landscaping.	
Strategic priority 42:	Facilitate local services to improve access to fresh, healthy, affordable, culturally appropriate food; respond to food insecurity and promote healthy eating.	HP DAP
Action 11:	Advocate and partner for better access to fresh, healthy, safe, affordable and culturally appropriate food systems to increase healthy eating.	

Outcome: Our children and young people are supported to thrive

Strategic priority 3:	Partner with the Victorian Government and stakeholders to implement the Best Start, Best Life Reform, including free kindergarten for 3- and 4-year-old children and extending kindergarten hours.	HP DAP
Action 12:	Develop a Kindergarten Position Paper for Council endorsement that outlines Council's future role in implementing the Victorian Government's Best Start, Best Life Reform.	
Strategic priority 5:	Advocate for funding from other levels of government to establish a dedicated youth hub and create additional youth-friendly spaces where young people can thrive.	HP DAP
Action 13:	Advocate for funding to develop a dedicated youth hub and youth-friendly spaces for middle years and young people, providing access to services, programs and support.	

HP Health Plan DAP Disability Action Plan

KEY DIRECTION 2

A healthy and safe community

Outcome: Our children and young people are supported to thrive		
Strategic priority 50:	Deliver the West Wollert Community Centre providing kindergarten/early years rooms, maternal child health consulting rooms, a community hall, lounge and library space, meeting rooms and a community garden.	HP DAP
Action 14:	Continue construction of the West Wollert Community Centre.	
Strategic priority 51:	Deliver the Murnong Community Centre in Donnybrook providing kindergarten/early years rooms, maternal child health consulting rooms, a community hall, lounge and mini-branch library space and meeting rooms.	HP DAP
Action 15:	Complete the construction of the Murnong Community Centre and commence operations of the new community facility including a library.	
Outcome: Our community experiences financial wellbeing		
Strategic priority 40:	Facilitate increased awareness and advocate about the risks of gambling harm in the City of Whittlesea.	HP DAP
Action 16:	Partner with health providers to develop local awareness about gambling harm.	
Strategic priority 41:	Advocate for and facilitate the expansion of local services for individuals experiencing homelessness and those at risk.	HP DAP
Action 17:	Partner with external agencies to pilot a homelessness outreach program.	
Outcome: Our community feels safe and supported		
Strategic priority 43:	Advocate for and facilitate improved access to mental health services and partner to raise awareness and deliver preventative programs.	HP DAP
Action 18:	Partner with local organisations to increase access to services that are culturally safe, inclusive and accessible to diverse communities including marginalised groups.	
Strategic priority 48:	Deliver accessible precincts for people living with a significant disability and their carers, including enhanced facilities, sensory spaces and greater flexibility in utilising community facilities.	DAP
Action 19:	Deliver a feasibility study on the development of an accessible neighbourhood pilot project to better meet the needs for people living with a significant disability and their carers.	
Outcome: Our community experiences healthy, equal and respectful relationships, and live free from abuse and family violence		
Strategic priority 30:	Advocate for equality and partner on initiatives that build a safe, respectful community with zero tolerance for all forms of violence, including family, gender-based, racial, faith-based and LGBTIQA+ violence.	HP DAP
Action 20:	Partner with local health services to pilot a program that engages men to help stop gender-based violence and promote gender equity.	
Outcome: Our community is prepared and able to respond to and recover from emergencies		
Strategic priority 29:	Partner with external emergency and welfare services to explore the feasibility of a Safer Neighbourhoods Expo to enhance community education and awareness of available services.	HP DAP
Action 21:	Deliver a feasibility assessment for a Safer Neighbourhoods Expo to enhance community education and awareness of available services.	

HP Health Plan DAP Disability Action Plan



Liveable Neighbourhoods



KEY DIRECTION 1

Smart, connected transport network

Actions		
Outcome: Our community has options to easily travel where they need to go		
Strategic priority 6:	Deliver the Yan Yean Pipe Track and Edgars Creek Trail shared paths to increase recreation opportunities and sustainable transport options in line with the City of Whittlesea Walking and Cycling Plan and Northern Trails Strategy.	HP DAP
Action 22:	Complete design for Edgars Creek Shared Path from Main Street to Kingsway Drive, Lalor.	
Action 23:	Commence construction of the Yan Yean Shared Path from Childs Road to Centenary Drive, Mill Park.	
Strategic priority 8:	Advocate for expanded transportation options and improvements to the transport network, including road upgrades, enhanced shared pathways and increased public transport, such as the Wollert Rail.	HP DAP
Action 24:	Commence design for the signalisation of the intersection of Findon Road and The Great Eastern Way to improve safety, ease congestion and improve local access to surrounding community facilities.	



KEY DIRECTION 2

Well designed neighbourhoods and vibrant town centres

Actions		
Outcome: Our neighbourhoods are attractive and desirable places to live, work and play		
Strategic priority 18:	Deliver the Granite Hills Major Community Park featuring an adventure park and playground, open-air pavilion, public barbecues, giant slides, nature and water play and public toilets with a Changing Places facility.	HP DAP
Action 25:	Complete the Granite Hills Playground featuring an adventure park and playground, open-air pavilion, public barbecues, giant slides, nature and water play, boardwalks and connecting paths, landscaping and public toilets with a Changing Places facility.	
Strategic priority 28:	Deliver the Suburb Place Frameworks to enhance the municipality's distinct character, improve safety, enhance public spaces and upgrade infrastructure.	HP DAP
Action 26:	Complete the Mill Park Place Framework identifying opportunities to address the distinct needs for the area, including safer streets, enhanced public places and improved infrastructure and develop an implementation action plan.	
Strategic priority 31:	Deliver revitalised and upgraded neighbourhood streetscapes and shopping precincts to enhance accessibility, local character and support local spending.	HP DAP
Action 27:	Commence the upgrade of The Boulevard Shops in Thomastown including tree planting, garden beds, improved pedestrian footpaths, reconfigured car parking, raised pedestrian crossings, road resurfacing and improved drainage.	
Strategic priority 32:	Deliver a review of the Whittlesea Planning Scheme to ensure planning policies and controls achieve high quality design and sustainable development outcomes.	HP DAP
Action 28:	Commence a review of the Whittlesea Planning Scheme to ensure planning policies and controls continue to deliver high quality design and sustainable development outcomes.	
Outcome: Our neighbourhoods are well-designed and enable all people to connect		
Strategic priority 24:	Deliver the staged construction of VR Michael Reserve Master Plan in Lalor providing an upgraded dog off leash area, central lawn, circuit paths, toilet facilities, exercise fitness station and car parking.	HP DAP
Action 29:	Commence the design of dog off-leash area, playground and picnic facilities, new public toilet, lighting, upgraded access road and car park, connecting paths, passive open space and landscaping at VR Michael Reserve.	
Strategic priority 25:	Deliver the staged construction of Whittlesea Park Master Plan in Whittlesea Township providing trees, play spaces, circuit paths, bridges and car parking.	HP DAP
Action 30:	Continue upgrading pedestrian bridges over the Plenty River and the construction of connecting paths.	
Strategic priority 26:	Deliver the staged construction of Lalor Recreation Reserve Master Plan in Lalor, Lowalde Master Plan in Epping, Nick Ascenzo Reserve in Thomastown, Whittlesea Public Gardens in Lalor and Mernda Recreation Reserve Master Plan in Mernda.	HP DAP
Action 31:	Commence design of the park improvements at Nick Ascenzo Reserve.	

HP Health Plan DAP Disability Action Plan

KEY DIRECTION 3

Housing for diverse needs

Actions		
Outcome: Our community has the right mix and supply of housing to provide choices for all		
Strategic priority 33:	Deliver an affordable housing plan which defines Council's role as well as future projects that deliver diverse housing opportunities for our community.	HP DAP
Action 32:	Deliver an affordable housing plan which defines Council's role and identifies associated actions over the short, medium and longer term that deliver diverse housing opportunities for our community.	
Strategic priority 34:	Deliver the Ashline Street Affordable Housing Project in Wollert, partnering with a community housing organisation to provide affordable homes and a community park.	HP DAP
Action 33:	Commence construction of Ashline Street Affordable Housing Project in Wollert, providing affordable homes and a community pocket park.	
Strategic priority 35:	Deliver the Johnsons Road residential development in Mernda, comprising at least 35 homes, including affordable housing, open spaces and pathways linking to the Plenty River.	HP DAP
Action 34:	Complete the design and commence the construction of the Johnsons Road residential development in Mernda, including affordable housing.	

HP Health Plan DAP Disability Action Plan





Strong Local Economy

Strong local economy

KEY DIRECTION 1

Increased local employment

Actions		
Outcome: Our municipality attracts investment to provide more local jobs to match population growth		
Strategic priority 38:	Advocate for the creation of local jobs and other community benefits as outcomes from the planning and development of the Intermodal Freight Precinct in Beveridge, which on completion will be the largest intermodal precinct in Australia transforming the nation's supply chain and providing economic benefits to the region.	DAP
Action 35:	Advocate as part of the planning for the Intermodal Freight Precinct in Beveridge, led by the Federal Government, including for enhanced environmental outcomes, accessible open space, protection of heritage assets, upgrades to the road network and increased employment land supply.	
Outcome: Our economy is inclusive and accessible for all		
Strategic priority 45:	Deliver a campaign to attract major festivals and events to the region to increase visibility and promote social cohesion.	HP DAP
Action 36:	Develop an industry prospectus to promote local function and event spaces through tourism networks and support PRACC to position itself as a venue of choice for the performing arts and creative industries.	

KEY DIRECTION 3

Successful, innovative local businesses

Actions		
Outcome: Our economy has a diverse base that fosters small business development		
Strategic priority 37:	Develop and implement a new Strong Local Economy Strategy to support the growth of the local business community, promote investment, local employment and education opportunities, enhancing social connections and economic sustainability.	HP DAP
Action 37:	Develop a new Strong Local Economy Strategy, inclusive of a night-time economy plan to respond to current and continued growth in the municipality.	

HP Health Plan DAP Disability Action Plan



Sustainable Environment



KEY DIRECTION 1

Valued natural landscapes and biodiversity

Actions		
Outcome: Our landscapes, waters and species are protected, improved and valued		
Strategic priority 16:	Deliver the revitalisation of Peter Hopper Lake in Mill Park to improve water quality and habitat for flora and fauna and enhance local area.	HP DAP
Action 38:	Complete the rehabilitation of Peter Hopper Lake and commence the refilling of the lake.	

KEY DIRECTION 2

Climate ready

Actions		
Outcome: Our city's green cover is enhanced to reduce the risk of extreme heat		
Strategic priority 11:	Deliver the City Forest program, planting more than 60,000 trees and working towards a target of an additional tree per resident across the municipality, to increase canopy cover, decrease urban heat and enhance biodiversity.	HP DAP
Action 39:	Deliver the annual tree planting programs for main roads, residential streets, parks, creek corridors and conservation reserves.	

KEY DIRECTION 3

Leaders in clean, sustainable living

Actions		
Outcome: Our city becomes a net zero emissions municipality		
Strategic priority 9:	Deliver and advocate for initiatives that help people and businesses make homes and workplaces more comfortable, energy-efficient and environmentally friendly.	HP DAP
Action 40:	Partner with providers to deliver a pilot household program for energy upgrades.	
Strategic priority 10:	Provide additional opportunities to generate local carbon offsets on Council owned and private land to help reduce municipal wide carbon emissions.	HP DAP
Action 41:	Commence the bunjil nganga Parkland (Quarry Hills) tree planting program.	
Outcome: Our city is low waste and transitions to a circular economy		
Strategic priority 13:	Deliver a targeted program to eliminate rubbish dumping, including stronger enforcement, shorter wait times for collection and community education on waste minimisation, illegal dumping and recycling.	HP DAP
Action 42:	Enhance the hard waste collection service including the trial of a home collection service for whitegoods, e-waste, clothing and small household items.	

HP Health Plan DAP Disability Action Plan



High Performing Organisation

High performing organisation

KEY DIRECTION 1

Driving better community outcomes

Actions		
Outcome: Our community finds it easy to interact with Council		
Strategic priority 52:	Deliver innovative and technology-driven solutions to continually enhance customer experience and improve the effectiveness and efficiency of Council's operations.	HP DAP
Action 43:	Increase our digital offering to enable self-service and make it easier for our community to interact with us online.	

KEY DIRECTION 2

More informed council decisions

Actions		
Outcome: Our communities engage with us on issues and activities that affect them		
Strategic priority 53:	Facilitate the reduction, removal and prevention of barriers for marginalised and at risk groups to contribute to Council decisions.	HP DAP
Action 44:	Establish a Disability Advisory Committee to facilitate communication and consultation between people with disabilities and Council on matters that affect their lives.	

KEY DIRECTION 3

More cost-effective investment and engaged workforce

Actions		
Outcome: Our community is confident that City of Whittlesea can fund community needs in the future		
Strategic priority 54:	Deliver service and innovation reviews to identify ways to improve efficiency, investing in technology like artificial intelligence to boost productivity, optimise resource use and lower costs.	DAP
Action 45:	Commence the review of Council Fees and Charges, in accordance with Council's Pricing policy to ensure Council services are financially sustainable.	
Action 46:	Begin a review of Council services that considers financial sustainability and alignment with Council priorities.	

HP Health Plan DAP Disability Action Plan



Linkages to the Municipal Public Health and Wellbeing Plan and Disability Action Plan

Please refer to appendix 4 of the Community Plan for more information.

ID	Strategic Priority	Health Plan						Disability Action Plan			
		Climate change	Family violence	Social connection	Healthy eating	Active living	Homelessness	Goods	Employment	Inclusion	Discrimination
SP1	Deliver and facilitate expansion of programs and services that keep older residents independent, connected and supported close to home.			✓		✓					
SP2	Deliver the commencement of Home Care Packages to help older residents stay in their own homes, live independently and enjoy a high quality of life as their needs change.			✓		✓					
SP3	Partner with the Victorian Government and stakeholders to implement the Best Start, Best Life Reform, including free kindergarten for 3- and 4-year-old children and extending kindergarten hours.		✓	✓				✓		✓	
SP4	Deliver and facilitate culturally safe services and programs for First Peoples children and their families, suited to local needs.			✓	✓	✓		✓		✓	
SP5	Advocate for funding from other levels of government to establish a dedicated youth hub and create additional youth-friendly spaces where young people can thrive.		✓	✓	✓	✓	✓	✓	✓	✓	✓
SP6	Deliver the Yan Yean Pipe Track and Edgars Creek Trail shared paths to increase recreation opportunities and sustainable transport options in line with the City of Whittlesea Walking and Cycling Plan and Northern Trails Strategy.	✓		✓		✓		✓		✓	
SP7	Deliver a Parking Policy to manage the allocation and regulation of parking, balancing the needs of all users while supporting Council's safety, efficiency and environmental sustainability goals.							✓		✓	
SP8	Advocate for expanded transportation options and improvements to the transport network, including road upgrades, enhanced shared pathways and increased public transport, such as the Wollert Rail.	✓				✓		✓		✓	
SP9	Deliver and advocate for initiatives that help people and businesses make homes and workplaces more comfortable, energy-efficient and environmentally friendly.	✓		✓		✓			✓	✓	
SP10	Provide additional opportunities to generate local carbon offsets on Council owned and private land to help reduce municipal wide carbon emissions.	✓		✓		✓			✓	✓	
SP11	Deliver the City Forest program, planting more than 60,000 trees and working towards a target of an additional tree per resident across the municipality, to increase canopy cover, decrease urban heat and enhance biodiversity.	✓		✓		✓				✓	
SP12	Deliver new stormwater harvesting at Council-owned sports fields and facilities to reduce potable water reliance, enhance water conservation and generate savings.	✓		✓		✓		✓			
SP13	Deliver a targeted program to eliminate rubbish dumping, including stronger enforcement, shorter wait times for collection and community education on waste minimisation, illegal dumping and recycling.	✓		✓				✓		✓	
SP14	Deliver the food and garden waste service to all households in the municipality and trial new waste and recycling collection services for waste such as soft plastics.	✓									
SP15	Deliver increased reuse and repurposing of materials in Council's asset maintenance and renewal programs.	✓									
SP16	Deliver the revitalisation of Peter Hopper Lake in Mill Park to improve water quality and habitat for flora and fauna and enhance local area.	✓				✓				✓	
SP17	Deliver Council's Fair Access Policy to ensure women and girls can equally use local sports facilities and feel supported to get involved in sport and recreation.		✓	✓	✓	✓	✓	✓		✓	✓
SP18	Deliver the Granite Hills Major Community Park featuring an adventure park and playground, open-air pavilion, public barbecues, giant slides, nature and water play and public toilets with a Changing Places facility.	✓	✓	✓		✓		✓		✓	✓

ID	Strategic Priority	Health Plan						Disability Action Plan			
		Climate change	Family violence	Social connection	Healthy eating	Active living	Homelessness	Goods	Employment	Inclusion	Discrimination
SP19	Deliver and operate the Regional Sports Precinct in Mernda consisting of an indoor stadium with multi-purpose courts, lit outdoor netball courts, a netball pavilion, car parking, pathways, lighting, landscaping and wetlands.	✓	✓	✓		✓	✓	✓		✓	✓
SP20	Deliver the new Wollert Sports Reserve consisting of playing fields with lighting, multi-purpose sporting spaces, playground, car parking and a community pavilion.	✓	✓	✓	✓	✓	✓	✓		✓	✓
SP21	Deliver the Huskisson Reserve Multi-Purpose Facility in Lalor consisting of a new multi-purpose community pavilion, redevelopment of the existing tennis courts into new courts with lighting, car parking, pathways and landscaping.	✓	✓	✓	✓	✓	✓	✓		✓	✓
SP22	Deliver the new Edgars Creek Recreation Reserve in Wollert consisting of a new multi-purpose community pavilion, an additional oval, outdoor sport courts, open space and a recreation area and car parking.	✓	✓	✓	✓	✓	✓	✓		✓	✓
SP23	Deliver the new Ashley Park Recreation Reserve in Doreen consisting of playing fields with lighting, a new multi-purpose community pavilion, playground and car parking.	✓	✓	✓	✓	✓	✓	✓		✓	✓
SP24	Deliver the staged construction of VR Michael Reserve Master Plan in Lalor providing an upgraded dog off leash area, central lawn, circuit paths, toilet facilities, exercise fitness station and car parking.	✓	✓	✓	✓	✓		✓		✓	✓
SP25	Deliver the staged construction of Whittlesea Park Master Plan in Whittlesea Township providing trees, play spaces, circuit paths, bridges and car parking.	✓	✓	✓		✓		✓		✓	✓
SP26	Deliver the staged construction of Lalor Recreation Reserve Master Plan in Lalor, Lowalde Recreation Reserve Master Plan in Epping, Nick Ascenzo Reserve in Thomastown,Whittlesea Public Gardens in Lalor and Mernda Recreation Reserve Master Plan in Mernda.	✓	✓	✓		✓		✓		✓	✓
SP27	Deliver improved lighting of shared paths to provide the community with extended hours for exercise and recreation, enhance perceptions of safety and provide increased sustainable transport options.		✓	✓		✓		✓		✓	
SP28	Deliver the Suburb Place Frameworks to enhance the municipality's distinct character, improve safety, enhance public spaces and upgrade infrastructure.	✓	✓	✓		✓		✓		✓	
SP29	Partner with external emergency and welfare services to explore the feasibility of a Safer Neighbourhoods Expo to enhance community education and awareness of available services.		✓	✓		✓		✓		✓	
SP30	Advocate for equality and partner on initiatives that build a safe, respectful community with zero tolerance for all forms of violence, including family, gender-based, racial, faith-based and LGBTIQA+ violence.		✓	✓				✓		✓	✓
SP31	Deliver revitalised and upgraded neighbourhood streetscapes and shopping precincts to enhance accessibility and local character and support local spending.	✓	✓	✓		✓		✓		✓	
SP32	Deliver a review of the Whittlesea Planning Scheme to ensure planning policies and controls achieve high quality design and sustainable development outcomes.	✓						✓	✓	✓	✓
SP33	Deliver an affordable housing plan which defines Council's role and proposes future projects that deliver diverse housing opportunities for our community.			✓		✓	✓	✓	✓	✓	✓
SP34	Deliver the Ashline Street Affordable Housing Project in Wollert, partnering with a community housing organisation to provide affordable homes and a community park.			✓		✓	✓	✓	✓	✓	✓
SP35	Deliver the Johnsons Road residential development in Mernda, comprising at least 35 homes, including affordable housing, open spaces and pathways linking to the Plenty River.			✓		✓	✓	✓	✓	✓	✓
SP36	Deliver feasibility assessments for key future infrastructure for our growing community.	✓	✓	✓		✓		✓	✓	✓	✓

ID	Strategic Priority	Health Plan						Disability Action Plan			
		Climate change	Family violence	Social connection	Healthy eating	Active living	Homelessness	Goods	Employment	Inclusion	Discrimination
SP37	Develop and implement a new Strong Local Economy Strategy to support the growth of the local business community, promote investment, local employment and education opportunities, enhancing social connections and economic sustainability.	✓	✓	✓	✓	✓		✓		✓	
SP38	Advocate for the creation of local jobs and other community benefits as outcomes from the planning and development of the Intermodal Freight Precinct in Beveridge which on completion will be the largest intermodal precinct in Australia transforming the nation's supply chain and providing economic benefits to the region.								✓		
SP39	Partner with First Peoples communities to co-design and deliver programs and activities at the Aboriginal Gathering Place and throughout the municipality that support social, physical, cultural, emotional and wellbeing needs.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
SP40	Facilitate increased awareness and advocate about the risks of gambling harm in the City of Whittlesea.		✓	✓	✓		✓		✓		
SP41	Advocate and facilitate the expansion of local services to support individuals experiencing homelessness and those at risk.		✓				✓	✓		✓	
SP42	Facilitate local services to improve access to fresh, healthy, affordable and culturally appropriate food; respond to food insecurity and promote healthy eating.	✓	✓	✓	✓	✓	✓	✓			
SP43	Advocate for and facilitate improved access to mental health services and partner to raise awareness and deliver preventative programs.		✓	✓				✓		✓	
SP44	Support service providers to expand initiatives that promote inclusion and participation of people with disabilities in community life, employment and education.							✓	✓	✓	✓
SP45	Deliver a campaign to attract major festivals and events to the region to increase visibility and promote social cohesion.		✓	✓				✓		✓	
SP46	Deliver a revitalisation program for the Plenty Ranges Arts and Convention Centre (PRACC) to enhance its role as a hub for performing arts and creative industries.			✓						✓	
SP47	Facilitate greater community use and activation of Council-owned facilities to encourage a broader range of uses, participation across all life stages and improved accessibility for everyone in the community.	✓	✓	✓		✓		✓		✓	
SP48	Deliver accessible precincts for people living with a significant disability and their careers, including enhanced facilities, sensory spaces and greater flexibility in utilising community facilities.							✓		✓	✓
SP49	Partner with other Councils to renew the regional Library Services Agreement and to transition the service to a new entity as required by the *Local Government Act 2020.*	✓	✓	✓		✓	✓	✓	✓	✓	✓
SP50	Deliver the West Wollert Community Centre providing kindergarten/early years rooms, maternal child health consulting rooms, a community hall, lounge and library space, meeting rooms and a community garden.	✓	✓	✓		✓	✓	✓		✓	
SP51	Deliver the Murnong Community Centre in Donnybrook providing kindergarten/early years rooms, maternal child health consulting rooms, a community hall, lounge and mini-branch library space and meeting rooms.	✓	✓	✓		✓	✓	✓		✓	
SP52	Deliver innovative and technology-driven solutions to continually enhance customer experience and improve the effectiveness, transparency and efficiency of Council's operations.			✓				✓	✓	✓	✓
SP53	Facilitate the reduction, removal and prevention of barriers for marginalised and at risk groups to contribute to Council decisions.			✓				✓	✓	✓	✓
SP54	Deliver service and innovation reviews to identify ways to improve efficiency, investing in technology like artificial intelligence to boost productivity, optimise resource use and lower costs.							✓	✓	✓	
SP55	Deliver the long-term financial sustainability of Council through the optimisation of resources, infrastructure and asset management.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



City of Whittlesea

COUNCIL OFFICES
Civic Centre
25 Ferres Boulevard
South Morang VIC 3752

Opening hours
Monday – Friday, 8.30am-5pm

Whittlesea Services Hub
63 Church Street,
Whittlesea VIC 3752

Opening hours
Monday – Friday, 9.30am-5pm

Telephone 03 9217 2170
National Relay Service 133 677
(ask for 9217 2170)

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CityWhittlesea

September 2025

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Appendix 1:
Our story and suburbs



City of Whittlesea

Whittlesea 2040
A place for all

Our story

Whittlesea's distinctive landscape

The City of Whittlesea owes its distinctive landscape to a location spanning the boundary of two major geological regions of Victoria.

The south and west of the municipality is underlain by the eastern extent of the vast volcanic plain, where the most recent eruption of Mount Fraser, 800,000 years ago, cloaked the country in lava flows.

The north and east are defined by the geologically older, lower relief of the eastern uplands. The steep slopes of the Great Dividing Range are situated in our north, and the isolated horseshoe-shaped elevations of Granite Hills and Quarry Hills located in the centre of the City.

Traversing through the municipality from north-south are key waterways including the Plenty River which has cut a gorge through the lava fill from the Mt Fraser eruption, and the Merri, Darebin and Edgars creeks which are all fed by a number of smaller creeks, streams and tributaries.

First Peoples' cultural landscape

The Wurundjeri Willum clan of the Kulin Nations are Traditional Owners of 99.83% of the area now known as the City of Whittlesea. Small areas of our northeast, where isolated slopes of the Great Dividing Range face the Murray River drainage, are lands of the Taungurung People. Thousands of archaeological sites are registered for the Whittlesea local government area including subsurface remains, stone and glass artefact scatters, hearths, ancestral burials and scarred trees.

First Peoples connections to Country then and now reflect deep, indivisible associations between land, people and culture. Physical attributes of land and environment, management practices, resource exploitation and subsistence activities combine in a wholistic cultural landscape permeated with First Peoples oral traditions, ancestral ties, social and cultural behaviours, shared cultural norms and spiritual beliefs. Family groups lived, travelled and gathered across Country, following a cycle of seven seasons each year.

Historic cultural period

Beginning from the 1820's, early explorers ventured out along the Merri Creek to the area now known as the City of Whittlesea including Hume and Hovell in 1824, Batman in 1835 and JT Gellibrand in 1836. In 1837, George Sherwin established a sheep station in Upper Plenty, the area surrounding present-day Whittlesea township and in 1838 the Whittlesea and Geelong areas were the first two regions of Victoria to be subdivided for major land sales.

The Plenty and Merri valleys were soon recognised as major agricultural regions of the Port Phillip district from the 1860s, first as centres of wheat growing and flour production, and

later as commercial-scale suppliers of whole milk from farms located from Thomastown to Epping and Wollert.

The township of Whittlesea was surveyed in 1853, and a rail line connected the town to the south from 1889, until it was removed in 1959. In 1850, the arrival of five German Wendish families who settled along Edgars Creek in Thomastown established the Westgarthtown enclave of houses, a cemetery and a Lutheran church by 1856.

In 1857, the Yan Yean Reservoir and water supply system was completed to supply the burgeoning Melbourne with water, an engineering marvel of its day.

The City of Whittlesea is also noteworthy for the intensity of dry stone walls surviving in areas from Epping through to Wollert and Donnybrook, a direct consequence of land management practices of small farmers who settled after 1850. The walls reflect the agrarian history of our City and are some of our most enduring historic cultural heritage assets.

Growth and Diversity

In the time period after World War Two, suburbs including Thomastown, Lalor and Bundoora became home to many new migrants fleeing Europe for a better life. This has set the tone for the diverse multicultural population in the City of Whittlesea today.

Since the approval of the State Government's Plenty Valley Strategic Plan in the 1980s, which designated areas in South Morang, Mernda/Doreen and Whittlesea Township for future residential growth, the City of Whittlesea has been on a defining journey of managing urban growth and change.

The addition of the State significant Cooper Street Employment Precinct in Epping and major residential precincts of Epping North, Wollert and Donnybrook in the western corridor of the municipality in the 2000's has only accelerated the growth in recent years.

This has resulted in the City's population growing by over 100% since 2001 and so diverse that 45 per cent of our residents speak a language other than English at home. Our newer growth areas are dominated by young families moving in whilst our more established suburbs have many older families and couples.

The City of Whittlesea has been at the forefront of strategic planning for its new communities and actively engaged in shaping the City's future. This has included leading the structure planning for its growth areas and key activity centres, leveraging development to deliver community benefits. This is highlighted by the development of the bunjil nganga Parkland Quarry Hills, an open space of regional significance which will ultimately be over 1000 hectares in size. It will protect significant ecological and cultural values and provide significant open space for both the growing population of the City of Whittlesea and for visitors across greater Melbourne.

Council has also been a strong advocate for affordable housing to meet an increasing need for more affordable homes in our growing community and has successfully incorporated affordable housing outcomes in a number of precincts.

As the population has grown, Council has also been at the forefront of planning for new employment precincts and local job opportunities. We have prioritised the designation and planning for dedicated employment areas in Thomastown and Epping and within our town centres. This has supported our residents having opportunities to work close to where they live. Improvements to the transport network highlighted by rail line extensions to South Morang in 2012 and Mernda in 2018 have also provided our residents with greater access to jobs and services further afield.

We have also ensured the neighbourhoods are well designed to ensure that residents have easy access to local services, including schools, shops, community centres and open space. The planning and design for new areas has sought to create walkable town centres, attractive streetscapes, residential neighbourhoods characterised by tree-lined boulevards, active street frontages, high quality-built form and protection of Whittlesea's significant environmental and heritage assets.

Protecting our Environment and Heritage

The City of Whittlesea has an incredibly rich landscape and heritage, highly valued by our community. As growth has occurred, we have needed to balance competing interests and look to maximise opportunities to achieve the best possible outcomes for our current and future residents and the environment. Our environment and heritage continue to be what makes the City of Whittlesea special and which connect the community to the places where they live.

Our majestic River Red Gums, many hundreds of years old, are our signature landscape character element. The creeks and waterways flow through the municipality providing corridors of biodiversity habitat and recreational pathways. Our remnant grasslands, forests and eucalypt woodlands are home to many endangered species and ecological communities.

Our ancient stony knolls and dry-stone walls characterise the rich heritage of this place. Our rural and green wedge areas provide panoramic landscapes, areas of environmental significance and intersected with agriculture and other rural activities. And our distinctive neighbourhoods reflect the waves of development, the people who live there and the environmental and heritage features unique to each place.

Our Future

The future is becoming increasingly dynamic. As our growth areas continue to develop our established areas will begin to regenerate. This is likely to see a densification of our established suburbs, which will see more people living close to existing services, facilities and

transport options. This will consequentially place additional pressure on our existing infrastructure and evolve the appearance of our neighbourhoods.

As our suburbs grow, we will aim to ensure that new development is sustainable, integrates with its surroundings and is of high quality. We will also continue to advocate and support opportunities to provide more well-located affordable housing for those in our community who need it. New and expanded employment precincts such as the Beveridge Intermodal Precinct and the Epping Activity Centre will provide many more opportunities for people to work locally within the municipality. We will also take action to increase tree canopy coverage, enhance our open space areas and improve our transport network to make it easier for people to get around our City.

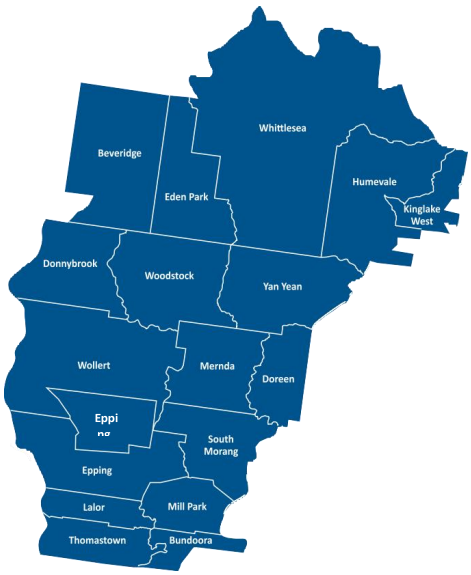
While managing growth and change will continue to be a significant challenge facing the community, the impact of short to medium term issues such as changes in government policy, demographic change, fiscal constraints and increasing environmental risks such as bushfire and flooding, coupled with broader strategic issues including climate change and technological change, will add to the complexity.

It will necessitate finding and developing innovative solutions and partnerships to support the future quality of life for our community and to protect our natural environment and significant assets.

Our Municipality

The City of Whittlesea is located in Melbourne's northern suburbs, about 20 kilometres from the city centre. It is one of Melbourne's largest municipalities, covering a land area of approximately 490 square kilometres.

Council has captured the priorities and values of people living in the City of Whittlesea's established, growth and rural areas based on almost 5,800 pieces of feedback from people across the municipality. Council also considered relevant health and demographic data about our community and other feedback received through broader engagement. Priorities differ across areas and precincts and reflect the **wide-ranging community aspirations are addressed in this Council Plan 2025-2029.**



Bundoora (established) **–** Located at the southern end of the municipality, Bundoora is an established suburb which is shared by two other municipalities, Darebin and Banyule. The Whittlesea part of the suburb has an existing population of 14,361 and is expected to grow slowly to around 19,000 in 2040. The suburb is flanked by Plenty River on its eastern edge and the Darebin Creek on its western edge. Existing residential development to the south dates back to the 1960's with more recent developments located north of the Metropolitan Ring Road, including the Rivergums Estate and University Hill. The part of the suburb in the City of Whittlesea is serviced by two neighbourhood activity centres being University Hill and Bundoora Square shopping centre. The suburb also has two university campuses including RMIT university which is located in the City of Whittlesea. Owing to its two universities, Bundoora has a high number of 18 to 24 year olds (11.3% compared to CoW 8.5%) who are renting alone or living in group households. Students share the suburb with older families and couples, many of whom have called Bundoora home for several decades.

Donnybrook (growth) **–** The suburb of Donnybrook is located in the west of the municipality, adjoining the Merri Creek and City of Hume. The suburb is the source of the Darebin Creek which runs from north to south through the western part of the suburb. The suburb is currently undergoing rapid change with many new housing estates developing along Donnybrook Road. Propelled by this recent surge in greenfield housing development, Donnybrook is transforming from a small rural town into an urban community that will grow from 3,763 to a population of more than 45,000 people by 2040. Donnybrook is dominated by young families moving into the area and housing stock which is primarily single storey detached dwellings on small lots. Donnybrook has an existing train station currently supported by V-Line train services which will be upgraded when the rail line is electrified in the future. Council is currently in the process of delivering the Murnong (Woi Wurrung for yam daisy) Community Centre to service this growing community which will include kindergarten rooms, maternal and child health, community hall and kitchen. At full development the suburb will be serviced by five new local town centres and seven new local convenience centres. The suburb will also have access to higher order services which will be delivered in the new Cloverton Metropolitan Activity Centre which is located at the junction of the City of Hume, City of Whittlesea and Shire of Mitchell.

Doreen (recently established) **–** Doreen is a suburb that has developed over the past 25 years and is renowned for its landscape character, river red gums, public spaces and educational facilities. The suburb is split over two municipalities. Its urban area is located in the City of Whittlesea while its rural area is located outside the urban growth boundary in the Shire of Nillumbik. The urban area is serviced by four local neighbourhood centres including Laurimar and Ashley Park. With 28,604 residents now calling Doreen home, it is expected to have around the same number of residents in 2040. Doreen has a high number of primary and secondary schoolers compared to other age groups (22.8% compared to CoW 17.5%). The suburb is also home to the Costa Mushroom exchange which is one of the largest employers in the municipality and is located on the eastern bank of the Plenty River. The Plenty Gorge park adjoins the river to the south of Bridge Inn Road and protects significant environmental values in the vicinity of the river.

Epping (established) **–** This vibrant precinct plays a critical role in the City of Whittlesea's economy and will continue to attract investment into the future. At the heart of the suburb, is the Epping Central Activity centre which is identified as a Metropolitan Activity Centre in the State Governments *Plan for Victoria* (2025) and services the wider region with higher order services. The activity centre supports a significant health precinct anchored by the Northern Hospital and also includes two private hospitals, the Northern Centre for Health Education Research and other health services. The activity centre also supports educational providers including a campus of Melbourne Polytechnic and an established retail, dining and entertainment precinct within Pacific Epping shopping centre. The activity centre has recently had new planning controls applied through the State Government's Activity Centre program which aims to provide additional opportunities for higher density housing and commercial development close to existing public transport and services. At the western edge of the activity centre is the New Epping development which is one of the largest urban renewal developments in metropolitan Melbourne and upon completion will support over 2,000 new homes, a new health precinct, commercial development and open space along the rehabilitated Edgars Creek. The suburb also has a state significance employment precinct including the Melbourne Wholesale Fruit Vegetable and Flower Markets and a number of high profile industrial estates lining

Cooper Street. The employment area is home to many large businesses across the food and beverage, advanced manufacturing, transport and logistics and waste recovery sectors. With a current population of 34,354 residents, Epping is currently forecasted to grow marginally to around 47,000 residents in 2040 however this is likely to be accelerated as a result of the new planning controls introduced by the State Government in and around the activity centre.

Lalor (established) – Lalor is a diverse and vibrant established suburb that was developed in the post-war period. Until 1945, Lalor was a part of Thomastown when Leo Purcell, a patient at a military hospital on the Atherton Tablelands, devised a scheme to provide low-cost homes for ex-servicemen. In February 1947 he formed the Peter Lalor Home Building Co-operative Society with a group of ex-servicemen and a program of house building began. This continued until 1954 when it was taken over by the War Service Homes Commission. Heritage listing of parts of the Peter Lalor Estate in Lalor, which was developed as part of this program, commemorate this important social history. Today, the hub of Lalor remains the Lalor Shopping centre; a vibrant and thriving shopping precinct with around 100 specialty shops which front onto Station Street, May Road and the Peter Lalor walk. The precinct is also home to Lalor library. The suburb has a high number of senior residents aged in their 70s and above (13.9% compared to CoW 8.9%) but is also popular with young couples and families, many of whom were born overseas from countries including India, Iran and Iraq. 62.3% of Lalor residents speak a language other than English at home (compared to CoW 45.1%). Lalor's population of 23,701 is not expected to exceed 28,000 residents by 2040. Lalor is also home of the Whittlesea Public Gardens located in the western part of the suburb.

Mernda (Woi Wurrung for young girl, recently established) – Mernda is a historic township first settled in the 1850's, with many original buildings and heritage sites protected. These include the Bridge Inn Hotel on the corner of Plenty Road and Bridge Inn Road, Mayfield Farm and flour mill and Turners bakehouse. The suburb is located in the Plenty Valley between the Plenty River on its eastern border and the Quarry Hills to the west. The suburb has developed rapidly over the past two decades with a current population of 27,500. The residential areas which sit in the foothills of the Quarry Hills are embellished by tree lined streets, remnant river red gums and high-quality open space areas. The Mernda Train Station re-opened in 2018 following the completion of the Mernda rail extension project. In the vicinity of the station, a major town centre is beginning to emerge. The first stage of the retail development is now open and includes a supermarket, specialty stores and the Mernda library. The new Whittlesea Community Hospital which is located on Riverdale Boulevard is also nearing completion. Mernda continues to attract young families to the area with the population expected to hit 31,000 by 2033 and plateau around the same mark through to 2040.

Mill Park (established) – This established suburb which has developed since the 1970s. Mill Park's residential areas follow a curvilinear subdivision pattern. The neighbourhood is centred around the Stables shopping centre located on Childs Road. Nearby to the shopping centre is the Peter Hopper Lake which is a significant waterbody in the area. The lake is currently undergoing an extensive revitalisation project, led by Council to improve its water quality. The community is characterised by mature families and empty nester couples aged in their 50s and 60s (28.6% compared to CoW 16.1%). With a population of 28,935, Mill Park has limited opportunity for new housing growth and is forecast to reach just over 30,000 residents by 2040. At the northern end of the suburb is the

regionally significant Plenty Valley Town Centre which is anchored by the Westfield Plenty Valley Shopping Centre.

Rural north (including Beveridge, Eden Park, Humevale, Kinglake West, Woodstock and Yan Yean, Woi Wurrung for young male**) –** The City of Whittlesea's rural north, containing a mix of natural biodiversity, agricultural businesses and rural residential properties, is home to older families and retirees. Much of the land in the rural north is also covered by a national park and the catchment for the Yan Yean Reservoir, which is a major water storage for Melbourne. The rural North currently has a population of 3,129, which is forecast to grow marginally to 3,350 in 2040. In 2023, Council adopted a Green Wedge Management Plan to help guide its management of the 'green wedge' or rural parts of the municipality. The plan reaffirms the communities' priorities in protecting biodiversity, natural landscapes and rural character of the Whittlesea Green Wedge. The rural north is also significant to Whittlesea's economy with respect to its local food production and the visitor economy. Planning is also underway for the Beveridge Intermodal Precinct located in the northwest corner of the municipality, adjoining Mitchell Shire Council and when completed will be a major employment generator providing local jobs for residents across both municipalities.

South Morang (Woi Wurrung for cloudy/sky, established)**–** The village of South Morang located on Plenty Road dates back to the late 19th century. The area was opened for development in the 1990's and was the first major development precinct in the Plenty Valley growth corridor. The suburb is flanked by parklands including the Quarry Hills Parkland to the north and west and the Plenty Gorge Park to the east. At Granite Hills in the larger Quarry Hills Parkland, a major community park is currently under development. Nearby, the Aboriginal Gathering Place is also under construction which will be an important community hub for our aboriginal community. At the southern end of the suburb is the Plenty Valley Town Centre which straddles the border on adjoining suburbs Mill Park and Epping. The South Morang Train station was reopened in this location in 2012 after the train line was extended from Epping. The civic centre of the City of Whittlesea and Plenty Ranges Arts and Community Centre are also located in South Morang within the Plenty Valley Town Centre. This community is largely made up of families who have lived in the area for more than 10 years, with children who are at, or approaching, secondary school age. The current population is 25,268 residents which is forecast to grow slightly to 28,400 in 2040.

Thomastown (established) **–** Thomastown is home to the historically significant Westgarth town enclave established by German Wendish families and comprising houses, a cemetery and a Lutheran church by 1856. The precinct is listed on the Victorian Heritage Register. The suburb grew significantly in the post war period particularly in the 1950's and 1960's and the current character of the suburb is defined by the post-war residential development. Today, Thomastown is our most culturally diverse community, more than half of Thomastown's residents were born overseas (51.6% compared to CoW 37.6%). One in four residents are aged over 60 years (27.4% compared to CoW 17.6%), making it an ageing community. The current population of 22,200 is likely to grow steadily to 27,900 people in 2040 subject to the rate of regeneration of older properties. The main shopping precinct in Thomastown is the retail strip on High Street located opposite the Thomastown Train Station. There are some new developments currently underway in this area including a new apartment building on High Street close to the station. The suburb also has a state significant employment precinct including a number of high-profile manufacturers, established eco-system and a cluster of various dairy manufacturers which are all attracted to the precinct due to the proximity

to the Metropolitan Ring Road and freeway access including local, national, and international trade gateways.

Whittlesea Township – The township of Whittlesea is located on the Plenty River, at the foot of the Great Dividing Range. It is located within the Whittlesea green wedge area and nestled between the between the Whittlesea Hills to the west and the Eastern Hills to the east. This service hub for the City's rural north and green wedge areas has a distinctive regional character in its main street and residential areas. Some of the early heritage buildings constructed from 1860 onwards still remain including various public and commercial buildings, and residences and ruins from the earliest pastoral settlements. Council's Whittlesea Township Plan aims to protect the existing rural 'country feel' of the township. Around the township are a number of existing rural residential estates which act as a transition between the township and surrounding rural areas. The township currently has a population of 5,600, which is largely made up of maturing families with teenage children, empty nester couples and is forecasted to grow to just over 6,300 in 2040 via 500 new houses.

Wollert (Woi Wurrung for possum, growth)**–** A booming suburb located in the west of the municipality; Wollert is set to grow from 28,700 current residents to 59,000 residents in 2040. The area is renowned for its large River Red Gum trees, some hundreds of years old, which are being protected in conservation reserves or integrated into new parks. New development in Wollert integrates around large conservation reserves which have been designated to the protection biodiversity and areas of environmental significance. The landscape also features many stony rises which are of significance to the traditional owners of the land, the Wurundjeri people. The plan for the development of Wollert includes a number of new town centres, schools, community centres and open space reserves which will be located in close proximity to new residential areas. The plan also includes provision of improved transport options including upgrades to existing roads and the reservation for a future train line to the proposed Wollert town centre. The culturally diverse community is dominated by first home buyers and young families (Ages 25-34 cohort 21.3% compared to CoW 15.6%). 64.4% of Wollert residents speak a Language other than English at home compared to CoW 45.1%.

Appendix 2:
Alignment with Integrated Planning Framework



City of Whittlesea

Whittlesea 2040
A place for all

About this Appendix

This appendix shows how each Strategic Priority in the Council Community Plan aligns with the Whittlesea 2040 Goals, which are part of our Integrated Planning Framework (IPF).

The Integrated Planning Framework helps guide everything we do — from long-term vision to everyday actions — to ensure we are working towards shared community goals. At the heart of this framework is Whittlesea 2040: A Place for All, our Community Vision for a thriving, inclusive, and sustainable city by the year 2040.

What you'll find in this appendix:

- The five Whittlesea 2040 Goals are listed as headings.
- Under each of the goals, a "Goal wheel" is provided to help explain the approach towards achieving it. The wheels have 3 elements:
    - The Goal – At the centre, what the Council is working towards overall
    - Key Directions (Domains) – The next level on the wheel, with three key directions per Goal. These are the major focus areas that guide actions under each goal
    - Outcomes – What the Council is working towards to deliver our Whittlesea 2040 Vision, they represent what is intended to be achieved for the community.
- Under each goal, you will see a list of the Strategic Priorities from the Community Plan that directly support achieving that goal.

Use this appendix to explore how our Strategic Priorities align with Whittlesea's long-term Goals under our Community Vision. This structure helps you understand how each Strategic Priority connects to the broader vision, and how Council actions are planned, aligned, and delivered in a strategic and integrated way.

By linking every Strategic Priority to a Whittlesea 2040 Goal, this appendix demonstrates how the Community Plan supports our shared aspirations and ensures we're building a better future — together.

GOAL 1

Connected Community

Over the next four years we will continue to work to foster an inclusive, healthy, safe and welcoming community where all ways of life are celebrated and supported. Our community priorities are: Public safety, festivals, events, arts, culture, heritage and markets, social connection: access and inclusion, sports facilities and infrastructure and community groups and community infrastructure.

Our outcomes



Strategic priorities

Deliver and facilitate expansion of programs and services that keep older residents independent, connected and supported close to home.
Deliver the commencement of Home Care Packages to help older residents stay in their own homes, live independently, and enjoy a high quality of life as their needs change.
Partner with the Victorian Government and stakeholders to implement the Best Start, Best Life Reform, including free kindergarten for 3- and 4-year-old children and extending kindergarten hours.
Deliver and facilitate culturally safe services and programs for First Peoples children and their families, suited to local needs.
Advocate for funding from other levels of government to establish a dedicated youth hub and create additional youth-friendly spaces where young people can thrive.
Deliver Council's Fair Access Policy to ensure women and girls can equally use local sports facilities and feel supported to get involved in sport and recreation.
Deliver and operate the Regional Sports Precinct in Mernda consisting of an indoor stadium with four multi-purpose courts, lit outdoor netball courts, a netball pavilion, car parking, pathways, lighting, landscaping and wetlands.
Deliver the new Wollert Sports Reserve consisting of playing fields with lighting, multi-purpose sporting spaces, playground, car parking and a community pavilion.
Deliver the Huskisson Reserve Multi-Purpose Facility in Lalor consisting of new multi-purpose community pavilion, redevelopment of the existing tennis courts into new courts with lighting, car parking, pathways and landscaping.
Deliver the new Edgars Creek Recreation Reserve in Wollert consisting of a new multi-purpose community pavilion, an additional oval, outdoor sport courts, open space and a recreation area and car parking.
Deliver the new Ashley Park Recreation Reserve in Doreen consisting of two playing fields with lighting, a new multi-purpose community pavilion, playground and car parking.
Partner with external emergency and welfare services to explore the feasibility of a Safer Neighbourhoods Expo to enhance community education and awareness of available services.
Partner with First Peoples communities to co-design and deliver programs and activities at the Aboriginal Gathering Place throughout the municipality that support social, physical, cultural, emotional and wellbeing needs.
Facilitate increased awareness and advocate about the risks of gambling harm in the City of Whittlesea.

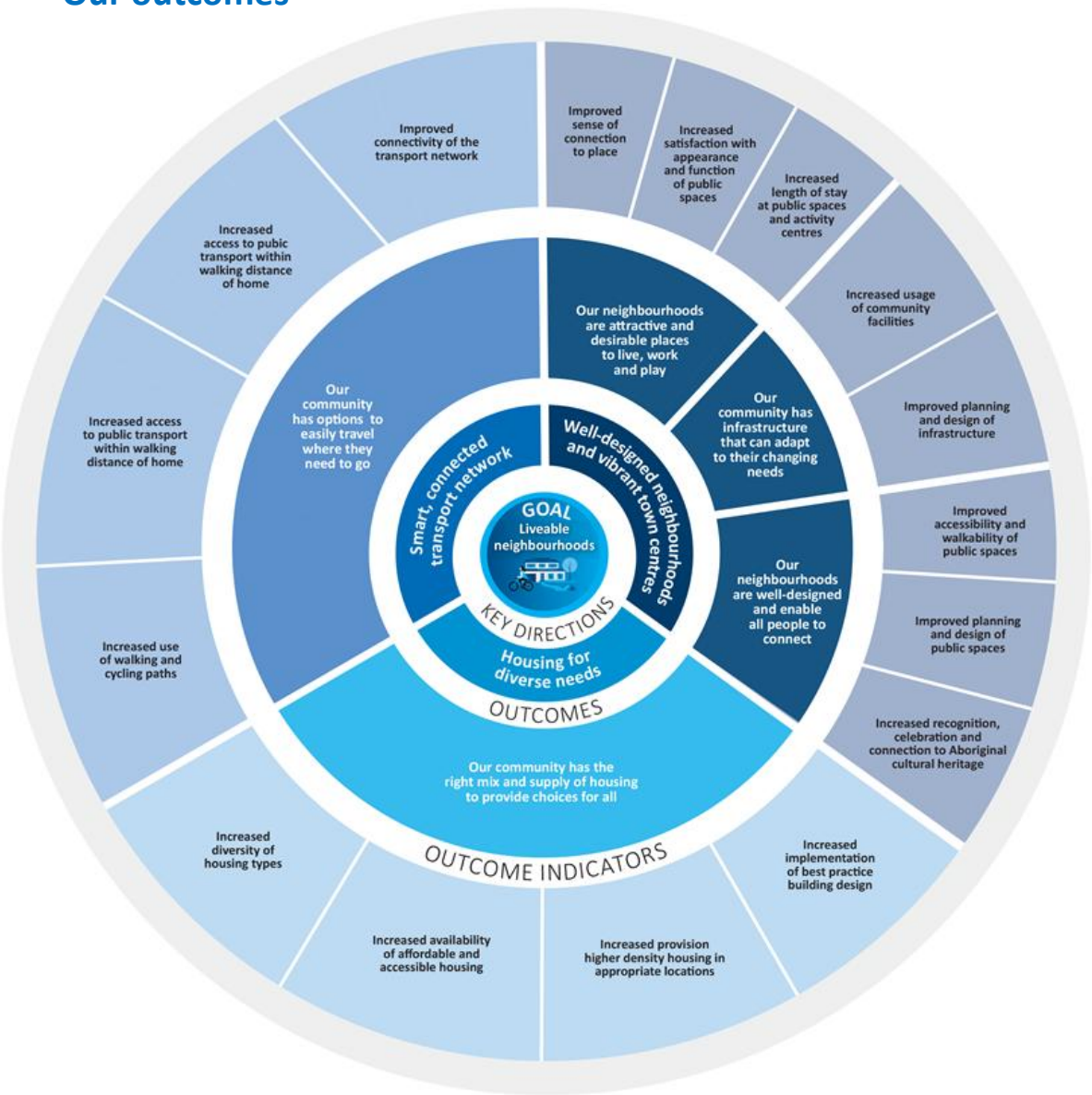
Advocate and facilitate the expansion of local services to support individuals experiencing homelessness and those at risk.
Facilitate local services to improve access to fresh, healthy, affordable, culturally appropriate food; respond to food insecurity and promote healthy eating.
Advocate for equality and partner on initiatives that build a safe, respectful community with zero tolerance for all forms of violence, including family, gender-based, racial, faith-based and LGBTQIA+ violence.
Advocate for and facilitate improved access to mental health services and partner to raise awareness and deliver preventative programs.
Support service providers to expand initiatives that promote inclusion and participation of people with disabilities in community life, employment and education.
Deliver a revitalisation program for the Plenty Ranges Arts and Convention Centre (PRACC) to enhance its role as a hub for performing arts and creative industries.
Deliver accessible precincts for people living with a significant disability and their carers, including enhanced facilities, sensory spaces and greater flexibility in utilising community facilities.
Partner with other Councils to renew the regional Library Services Agreement and to transition the service to a new entity as required by the Local Government Act 2020.
Deliver the West Wollert Community Centre providing kindergarten/early years rooms, maternal child health consulting rooms, a community hall, lounge and library space, meeting rooms and a community garden.
Deliver the Murnong Community Centre in Donnybrook providing kindergarten/early years rooms, maternal child health consulting rooms, a community hall, lounge and mini-branch library space and meeting rooms.

GOAL 2

Liveable Neighbourhoods

Over the next four years, we will ensure our city is well planned and that our neighbourhoods and town centres are convenient and vibrant places to live, work and play. Our community priorities are: new and upgraded parks and playgrounds, transport improvements, local shops, social and affordable housing, clean streets and spaces, traffic management and road safety.

Our outcomes



Strategic priorities

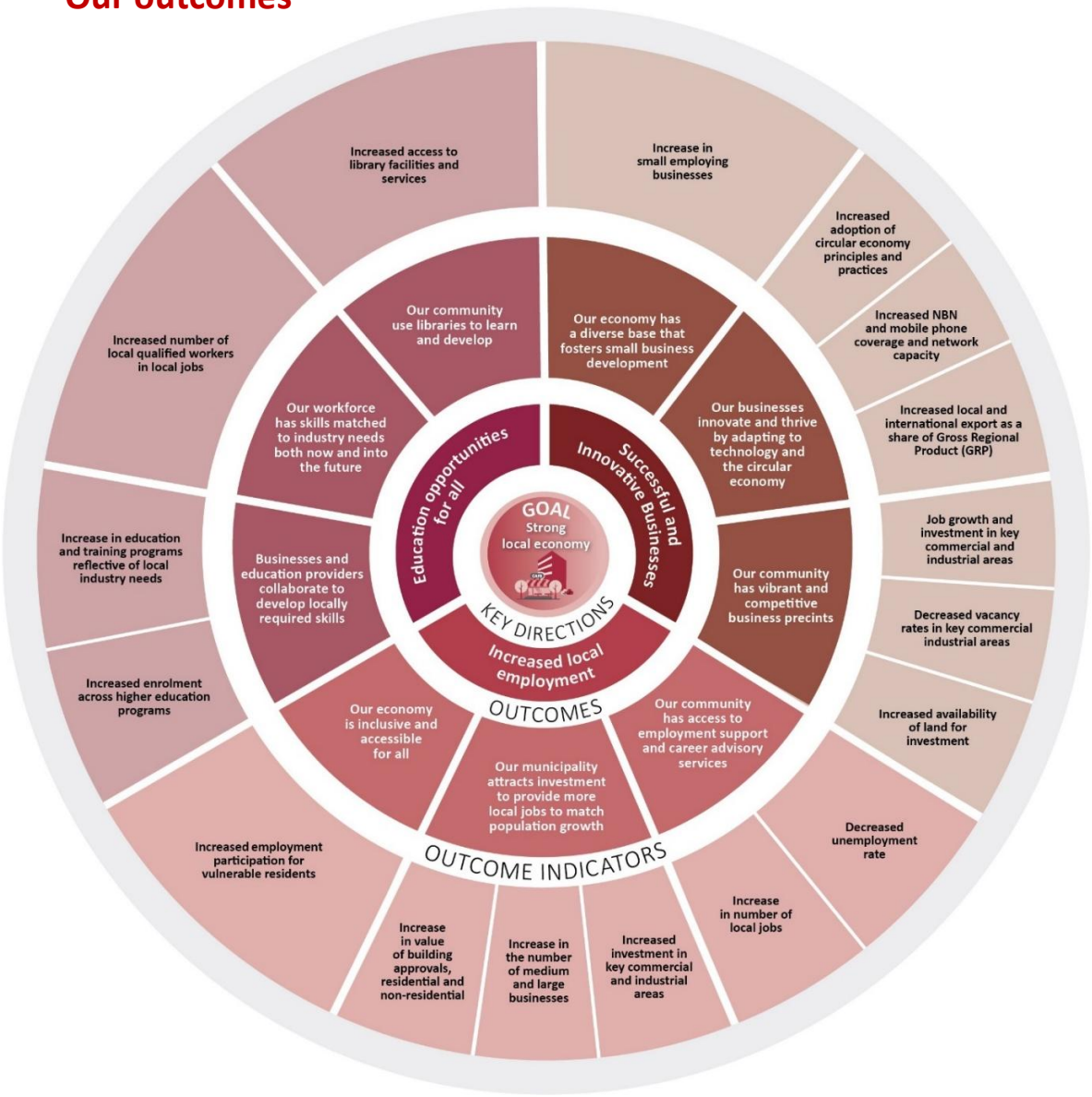
Deliver the Yan Yean Pipe Track and Edgars Creek Trail shared paths to increase recreation opportunities and sustainable transport options in line with the City of Whittlesea Walking and Cycling Plan and Northern Trails Strategy.
Deliver a Parking Policy to manage the allocation and regulation of parking, balancing the needs of all users while supporting Council's safety, efficiency, and environmental sustainability goals.
Advocate for expanded transportation options and improvements to the transport network, including road upgrades, enhanced shared pathways, and increased public transport, such as the Wollert Rail.
Deliver the Granite Hills Major Community Park featuring an adventure park and playground, open-air pavilion, public barbecues, giant slides, nature and water play and public toilets with a changing places facility.
Deliver the staged construction of VR Michael Reserve Master Plan in Lalor providing an upgraded dog off leash area, central lawn, circuit paths, toilet facilities, exercise fitness station and car parking.
Deliver feasibility assessments for key future infrastructure for our growing community.
Deliver the staged construction of Whittlesea Park Master Plan in Whittlesea Township providing trees, play spaces, circuit paths, bridges and car parking.
Deliver the staged construction of Lalor Recreation Reserve Master Plan in Lalor, Lowalde Recreation Reserve Master Plan in Epping, Nick Ascenzo Reserve in Thomastown, Whittlesea Public Gardens in Lalor and Mernda Recreation Reserve Master Plan in Mernda.
Deliver improved lighting of shared paths to provide the community with extended hours for exercise and recreation, enhance perceptions of safety, and provide increased sustainable transport options.
Deliver the Suburb Place Frameworks to enhance the municipality's distinct character, improve safety, enhance public spaces and upgrade infrastructure.
Deliver revitalised and upgraded neighbourhood streetscapes and shopping precincts to enhance accessibility local spending.
Deliver a review of the Whittlesea Planning Scheme to ensure planning policies and controls achieve high quality design and sustainable development outcomes.
Deliver an affordable housing plan which defines Council's role and proposes future projects that deliver diverse housing opportunities for our community.
Deliver the Ashline Street Affordable Housing Project in Wollert, partnering with a community housing organisation to provide affordable homes and a community park.
Deliver the Johnsons Road residential development in Mernda, comprising at least 35 homes, including affordable housing, open spaces, and pathways linking to the Plenty River.

GOAL 3

Strong Local Economy

Over the next four years we will seek to make our city a smart choice for innovation, business growth and industry investment as well as supporting local businesses to be successful, enabling opportunities for local work and education. Our community priorities are: supporting local business, local employment, economic development, delivering libraries, schools and early years education, technology and innovation and creating employment pathways.

Our outcomes



Strategic priorities

Advocate for the creation of local jobs and other community benefits as outcomes from the planning and development of the Intermodal Freight Precinct in Beveridge which on completion will be the largest intermodal precinct in Australia transforming the nation's supply chain and providing economic benefits to the region.
Deliver a campaign to attract major festivals and events to the region to increase visibility and promotion and promote social cohesion.
Facilitate greater community use and activation of Council-owned facilities to encourage a broader range of uses, participation across all life stages and improved accessibility for everyone in the community.
Develop and implement a new Strong Local Economy Strategy to support the growth of the local business community, promote investment, local employment, and education opportunities, enhancing social connections and economic sustainability.

GOAL 4

Sustainable Environment

Over the next four years we will prioritise our environment and take action to reduce waste, preserve local biodiversity, protect waterways and green spaces and address climate change. Our community priorities are: waste management, biodiversity, community education and awareness, maintaining and increasing the number of trees, sustainable energy and infrastructure, water quality and security and climate change action and awareness.

Our outcomes



Strategic priorities

Deliver and advocate for initiatives that help people and businesses make homes and workplaces more comfortable, energy-efficient, and environmentally friendly.
Provide additional opportunities to generate local carbon offsets on Council owned and private land to help reduce municipal wide carbon emissions.
Deliver the City Forest program, planting over 60,000 trees and working towards a target of an additional tree per resident across the municipality, to increase canopy cover, decrease urban heat and enhance biodiversity.
Deliver new stormwater harvesting at Council-owned sports fields and facilities to reduce potable water reliance, enhance water conservation and generate savings.
Deliver a targeted program to eliminate rubbish dumping, including stronger enforcement, shorter wait times for collection, and community education on waste minimisation, illegal dumping, and recycling.
Deliver the food and garden waste service to all households in the municipality and trial new waste and recycling collection services for waste such as soft plastics.
Deliver increased reuse and repurposing of materials in Council's asset maintenance and renewal programs.
Deliver the revitalisation of Peter Hopper Lake in Mill Park to improve water quality and habitat for flora and fauna and enhance local area.

GOAL 5

High Performing Organisation

Over the next four years we will work to ensure Council engages effectively with the community, delivers efficient and effective services and initiatives, makes decision in the best interest of the community and delivers value to the community. Our community priorities are: customer service and responsiveness, communication and engagement with our community, service quality and Council performance.

Our outcomes



Strategic priorities

Deliver innovative and technology-driven solutions to continually enhance customer experience and improve the effectiveness and efficiency of Council's operations.
Facilitate the reduction, removal and prevention of barriers for marginalised and at risk groups to contribute to Council decisions.
Deliver service and innovation reviews to identify ways to improve efficiency, investing in technology like artificial intelligence to boost productivity, optimise resource use and lower costs.
Deliver the long-term financial sustainability of Council through the optimisation of resources, infrastructure and asset management.

Appendix 3:
Supporting evidence



City of Whittlesea

Whittlesea 2040
A place for all

Every age and every stage themes

1. As I enter my later years, I want to maintain my independence. How will you support me in this?

The community told us…

- You value at home services including domestic assistance, delivered meals and personal care
- You want more support services to enable safe and independent living
- You want programs that improve mental wellbeing and social connection such as seniors' clubs
- You want to be more aware of available programs and services offered by Council and other service providers

The data tells us…

Australia is experiencing a demographic shift, with the proportion of people aged 65 and over steadily increasing. This is largely driven by longer life expectancy, which has risen to about 81 years for men and 85 years for women[1]. This national trend is evident in the City of Whittlesea, with the population of residents aged 65 and over forecast to grow by over 70 per cent (estimated an additional 24,000 people) between 2025 and 2040[2]. In 2040, this will be around 16% of the population, consistent with the current percentage of Australia aged over 65.

Research shows that living independently within one's own community enhances wellbeing by allowing older adults to stay connected to familiar environments and social networks, maintain autonomy, and engage in meaningful daily activities that support mental, physical, and cognitive health. Over 1300 residents currently in Council's 'Let Everyone Participate' program, which provides a range of free physical and social activities for residents over 50.

More than 2,600 clients currently receive support from Council through the Commonwealth Home Support Program, helping them to age safely and independently at home. Services include domestic assistance, personal care, meal delivery and home maintenance.

2. I'm a parent or carer. How will you help children thrive through different life stages?

The community told us…

- Kindergarten and Maternal Child Health services are important to you
- You value programs that support youth leadership and personal development including the Young Women's Leadership Program and teen Mental Health First Aid
- You want more information and education on issues families are dealing with including cyber safety and managing kids screen time
- You are reasonably satisfied with local amenities including libraries parks, gardens and trails and sports and recreation facilities

[1] AIHW, Life Expectancy, 2025 - Deaths in Australia, Life expectancy - Australian Institute of Health and Welfare
AIHW, Life Expectancy, 2025 - Deaths in Australia, Life expectancy - Australian Institute of Health and Welfare (accessed 15/05/2025)
[2] Population Forecasts by .id and Place Info Pty age population forecasts, 2024.

The data tells us…

On average, 8 to 9 babies are born each day in the City of Whittlesea, and households with children are the most common household type[3]. By 2040, the number of households with young children (aged 0-11) is expected to grow by 10,000 compared to today[4].

Around 10 percent of young children in the City of Whittlesea are considered developmentally vulnerable when starting school, similar to the Victorian average. Research shows that for young children to develop well, it is important they have a nurturing and supportive environment, access to quality early education, positive relationships with caregivers, adequate nutrition, regular physical activity, and opportunities for play and exploration to build their cognitive, emotional, and social skills. To support early childhood education, Council currently owns and maintains 44 sessional kindergartens across the municipality and delivers Family Day Care for around 100 children. There are over 40 community playgroups in the City of Whittlesea and parents and carers are supported through parenting sessions delivered by Council.

There are currently over 40,000 young people aged 12-24 living in the City of Whittlesea, increasing to over 60,000 by 2040[5]. Young people in growth areas have comparatively higher rates of social isolation, loneliness and disengagement from education, which is evident in the City of Whittlesea, particularly following the COVID-19 pandemic. Young people flourish when they have access to safe public spaces, affordable housing, mental health and wellbeing support, opportunities for meaningful social connection, access to quality education and pathways to training and employment. Council's EDGE facility in South Morang provides support services for young people through external agencies.

3. I will have different transportation needs across my lifetime. How will you help me get around easily?

The community told us…

- You appreciate when local roads and paths are regularly maintained and updated
- You would like to see more lighting added to shared used paths to increase safety
- You want Council to advocate for additional bus services, especially in growth areas
- Less than half of families are satisfied with their commute to work or school

The data tells us…

Motor vehicles are the main mode of transport for residents in the City of Whittlesea. Over 60% of households have two or more motor vehicles[6]. In 2024, 5% of residents reported walking or cycling to work and 26% walking or cycling to school or study[7].

[3] ABS, Census of Housing and Population, 2021
[4] Population Forecasts by .id and Place Info Pty age population forecasts, 2024
[5] Population Forecasts by .id and Place Info Pty age population forecasts, 2024
[6] ABS, Census of Population and Housing, 2021. Compiled and presented by .id
[7] City of Whittlesea, Community Insights Study, Wave 1.1, 2024

More than 60% of City of Whittlesea residents travel outside the municipality for work[8]. Nearly 30% of working residents spend more than an hour getting to and from work and over 7% spend more than two hours commuting.[9]

While train accessibility has increased slightly for City of Whittlesea residents, the proportion of households within 400 metres of any type of public transport stop has remained steady at about from 65% between 2018 and 2024.[10]

Residents in the municipality have increasingly diverse transport needs. Over 6% report requiring assistance with daily activities due to disability; more parents are navigating the municipality with young children; the older population is growing; the proportion of electric vehicles is rising; and there is a growing demand for transport options that do not depend on private cars.

4. I want to protect the environment and be ready for a changing climate. How will you support our community and neighbourhood to be green and sustainable?

The community told us…

- You want to see more urban greening in the City of Whittlesea to help increase shade canopy
- You want to see more community education programs that focus on preparing for climate change and supporting biodiversity
- You love spending time in nature, surrounded by trees and wildlife like kangaroos and birds
- You see addressing climate change as an important priority for your health and wellbeing

The data tells us…

Climate change is being increasingly recognised as a critical global issue, with the frequency and intensity of extreme weather events such as heatwaves, droughts, floods, and storms on the rise, impacting the environment and communities in many ways.

Data shows that at a local level, climate change can be reduced through sustainable practices such as using renewable energy, reducing energy consumption, minimising waste and using sustainable transportation. Greenhouse gas emissions from the City of Whittlesea decreased by over 15 per cent between 2018/19 and 2022/23.

Green spaces and trees contribute to climate change reduction by soaking up greenhouse gases, keep neighbourhood's cooler, and boosting the overall health of the environment, making areas better able to handle climate challenges. There are over 5,000 hectares of green spaces in the City of Whittlesea, however, the municipality has about 11% tree cover (tree shade) in urban areas and 38% in rural areas[11]. This contributes to higher than average temperatures in the City of Whittlesea compared with Melbourne overall.[12]

[8] ABS, Census of Population and Housing, 2021. Compiled and presented by .id
[9] City of Whittlesea, Community Insights Study, Wave 1.1, 2024
[10] AUO, Liveability Index 2018 and 2024.
[11] Greening Whittlesea City Forest Strategy 2020-2040, p19
[12] Greening Whittlesea City Forest Strategy 2020-2040

5. I want our streets, neighbourhoods and waterways to be clean. How will you manage waste and encourage people to do the right thing?

The community told us…

- Recycling matters most, followed by tackling dumped rubbish, hard waste collections, and waste education
- You would like to see more maintenance to clean up public toilets and remove graffiti
- You would like more education and awareness programs on your how to dispose of waste and recycling properly
- You would like more access to hard waste collections

Your satisfaction with waste management was about 70%[13]

The data tells us…

Council collected 45,000 tonnes of waste for landfill in 2023-24. Additionally, Council collected 18,000 tonnes of recycling, and 19,000 tonnes of food and garden waste, 2,400 tonnes of hard waste, 1,740 tonnes of bundled branches, and 1,155 tonnes of e-waste in 2023-24. The total amount would fill about 35 Olympic swimming pools.

The percentage kerbside waste diverted from landfill has increased from 42.9% in 2020 to 44.5% in 2024. Council worked with Visy to install four reverse container deposit vending machines within the community, which have collected more than 1.5 million containers. Additionally, we undertake compliance and enforcement for illegal waste dumping in our municipality.

6. I like being physically active and enjoy the outdoors. How will I be able to do this locally?

The community told us…

- you love our parks and would like to see continued maintenance and renewal of existing parks and playgrounds
- you appreciate the variety of sporting and aquatic facilities Council provide, but feel there should be more
- you would like more dog and pet friendly spaces
- you love the workout/fitness equipment that has been added to existing parks/playgrounds
- you have highlighted being physically and socially active as a priority for your health and wellbeing

The data tells us…

[13] LGV CSS Survey 2024

Around a third of City of Whittlesea residents meet global physical activity guidelines, which is slightly below the Victorian average[14]. Almost half of the women aged 25-34 in the municipality meet the recommended activity level, compared to 66% of men in the same age bracket.

In 2024, 86% of residents reported engaging in 1 to 10 hours of moderate physical activity each week, while 86% also participated in 1 to 10 hours of vigorous activity. Furthermore, nearly half of residents visited sports and recreation facilities at least twice a week[15].

When asked about participation in physical activity for recreation and leisure, 45% of males reported undertaking vigorous physical activity for at least 10 minutes at a time, compared with only 36% of females.[16]

A high proportion of residents reported that they understand how certain behaviours can positively impact their future health, including getting adequate sleep, having a balanced diet, reducing smoking/vaping, regulating alcohol/drug consumption and getting regular exercise. Some health conditions such as Arthritis, Cancer and Heart Disease, have lower rates of incidence in City of Whittlesea compared with the average of all LGAs in the North East Public Health area[17]. However, the City of Whittlesea has comparatively higher rates of obesity, diabetes, and kidney disease[18].

There are over 5,000 hectares of public open space across the municipality, including 1,500 local parks, four major community parks, 41 exercise and fitness parks, 10 off-leash dog parks and 10 public skate parks and BMX facilities. In addition, Council manages more than 50 sports and leisure facilities.

7. I want to feel physically, culturally and psychologically safe in my community. What will you do to keep me free from harm and promote responsible and respectful behaviour?

The community told us…

- you would like to see more lighting in public spaces
- you would like more programs that promote prevention of violence against women
- you love that Council have school crossing supervisors to keep families and children safe in our community
- most residents feel safe during the day but less than half feel safe after dark
- walking and cycling paths, local parks, and public transport are the places people feel most unsafe after dark[19]
- you support Council programs that prevent all forms of violence in our community
- you support increasing services that enable people with a disability to live safely and independently in the community

[14] Population Profile of the NEPHU Catchment Area 2025
[15] City of Whittlesea, Community Insights Study, Wave 1.2, 2024
[16] City of Whittlesea, Community Insights Study, Wave 1.2, 2024
[17] Population Profile of the NEPHU Catchment Area 2025, p209
[18] Population Profile of the NEPHU Catchment Area 2025, p209
[19] Community Insights Wave 1.2 July 2024

- you support events and initiatives that promote mental wellbeing and strengthen social connections
- you see improving mental wellbeing and social connection, preventing all forms of violence, increasing active living, increasing healthy living, reducing homelessness and improving financial wellbeing as your top six health and wellbeing priorities (in order); followed by reducing harm from alcohol, gambling and smoking /e-cigarettes
- you are concerned about social and demographic challenges facing the community include crime and personal safety (particularly family violence), the ageing population, high levels of loneliness and isolation and high demand for mental health services within the community[18]

The data tells us…

The data tells us that although the number of offences has risen, the offence rate is lower than neighbouring areas

- There were 14,962[20] offences in 2024 in City of Whittlesea. This is up from 12,923 in 2023
- **The offence rate[19] per 100,000 residents by category were** is follows:
  - "Crimes against the person" 993 compared to Hume 1,238
  - "Drug offences" 336 compared to Hume 431
  - "Property and deception offences" 3,321 compared to Hume 4,196
  - "Public order and security offences" 239 compared to Hume 391

Family violence is rising with 1,149 reported family violence incidents per 100,000 in 2024. This is a 6.8% increase in the rate of incidents compared to 2022-23.

Community perception of safety appears to have been impacted by media and news coverage. 21% told us they feel unsafe during the day on walking & cycling paths[18] and 63% told us they feel unsafe after dark on walking & cycling paths[18]

8. I'm proud to live here. How will you ensure my neighbourhood meets our diverse housing needs, is functional and well-designed?

The community told us…

- you want the community to understand the need for diverse and affordable housing and have access to more of it locally
- you would like to see a vibrant events program across different areas of the City of Whittlesea
- you love our community activity centres and believe they could be used more for a greater variety of activities
- most residents feel proud to live in their neighbourhood and many feel connected to their community

[20] Crime Statistics Agency - Recorded Crime Stats & Offender Inscidents (up to June 2024)

- some trust their neighbours and see a strong sense of community, while others feel there's room to grow
- people are generally happy with local amenities like libraries, parks, gardens, trails, and sports facilities

The data tells us…

Well-designed neighbourhoods help people live healthier, happier lives. Safe streets, local parks, nearby services, and places to walk or ride make it easier to stay active, connect with others and feel part of the community. Having amenities such as shops, schools and health services close by saves time and money on travel, encourages walking, and helps people of all ages be active and independent.

Vibrant town centres are attractive places for people to work, study shop and play. When well-planned they have more usage and longer dwell times. Our municipality includes over 60 town centres (or activity centres) ranging from the state and regional scale of Metropolitan Activity Centres (Epping) and Major Activity Centres to Large and Small Neighbourhood Activity Centres, and convenience stores.

In 2024, 62%[21] of residents reported that they are proud to live in their neighbourhood while 52% feel that they are part of the community. Additionally, there is a high level of trust with 46% residents that most people in their neighbourhood can be trusted, while 40% felt that people in their neighbourhood have a strong sense of community.

The housing crisis has highlighted the need for affordable housing. It is estimated that there is currently a shortage of 4,400[22] affordable homes in the municipality.

The municipality has low numbers of homeless people. However, it is increasing with 21923 more people reported as homeless in 2021 compared to 2019.

In the 12 months to December 2024, only 1% of houses for sale and only 0.2% of rentals were affordable to households on very low incomes. Those on low incomes were only marginally better off in the buyers' market with 8% of houses for sale. However, 48.5% of rentals were affordable to households on low incomes.

Separate houses (85%) are the dominant house type in the City of Whittlesea. Medium-density dwellings account for just 13%[24] of stock. However, Bundoora is the suburb with the highest proportion of medium-density dwellings at 30%, followed by South Morang at 23%. Donnybrook has the lowest proportion of high-density housing, at just under 2%

Residents are very reliant on private vehicles with 63.5% of employed people drove to work, while less than 5% caught public transport[25].

Around 80%[26] of our residents have access to a bus stop within 400 metres of their residence, but only 13%[24] have access to a train station with 800 metres (even with the Mernda Rail Extension Project). Tram route 86 connects RMIT, and Uni Hill, Bundoora with municipalities and suburbs to

[21] Community Insights Survey Wave 1.3 (October 2024)
[22] Figures published by .id using data sourced from 2021 ABS Census and Homelessness figures
[23] ABS Census of Population and Housing, 2021 and 2016. Compiled and presented by .id (informed decisions).
[24] ABS Census 2021
[25] ABS Census 2021
[26] Australian Urban Observatory

the south through to the Melbourne CBD, with a similarly low proportion of households having close access to tram stops in the City of Whittlesea.

The Walking & Cycling Plan identifies that only 14.9% of residents walk on a daily basis, with 49.6% choosing to not walk at all.

9. I'm a business owner. How will you support the local economy and help businesses create local employment opportunities?

The community told us…

- you want Council to support local business and employment
- you would like to see more retail hubs, including a vibrant night-time economy, to better support local businesses and boost the local community
- you would like to see a growth in tourism providing a boost to the local economy
- you like that Council offers learning programs at community centres
- you love libraries and would like there to be more
- you want more employment opportunities other than fast food restaurants for youth

The data tells us…

In 2024, nearly 23,000 businesses were registered in the City of Whittlesea, a 35% increase since 2016. The most common business sectors include transport, construction, and professional services. The municipality also supports nearly 82,000 local jobs, with healthcare, construction and retail being the largest employers.

Local industries experiencing the strongest recent growth include healthcare, construction, transport and warehousing, and education and training. Demand is expected to stay high for healthcare and education services, housing construction, and to rise for transport and logistics workers, driven by key developments like the Melbourne Wholesale Market and the Beveridge Intermodal Freight Terminal.

Despite a growing number of businesses and jobs, more than 60% of City of Whittlesea residents currently travel outside the municipality for work. Around half of local workers are employed by small businesses with fewer than 20 employees, many of which only employ the owner/s. Compared to the Hume, Casey and Wyndham growth areas, the City of Whittlesea has seen fewer new employing businesses each year and slower growth in small businesses of 1–4 employees and larger businesses with 200+ employees. As of the December 2024 quarter, the City's unemployment rate was 4.4%, slightly higher than the Victorian average of 4.3%.[27]

[27] ABS, Labour force survey catalogue number 6202.0 and Department of Employment Small Area Labour markets. Compiled and presented by .id, 2024

Compared to the Victorian average, the City of Whittlesea has a lower proportion of residents with university degrees, a similar proportion with diplomas and a higher percentage with vocational qualifications. In 2021, 9% of residents were enrolled in either university or vocational education.[28]

10. I love being part of my community – meeting people, getting involved and exploring different neighbourhoods. How will you help me stay connected, feel welcome and enhance my health and wellbeing?

The community told us…

- you support Council programs that improve mental wellbeing and social connection
- you love that Council offers a community grants program that support community groups
- you support inclusive and accessible services including Aboriginal Services, multicultural, disability and LGBTIQA+
- you see improving mental wellbeing and social connection as the highest health and wellbeing priority

The data tells us…

Research shows that strong social connections help people feel supported, improve mental health, and create friendlier, more connected neighbourhoods. However, social isolation and loneliness are on the rise in Australia, affecting people of all ages. Recent data indicates that the frequency of social contact has been declining across all age groups, and of particular note is the 15–24 age group, which has been experiencing a continuous increase in social isolation since around 2008. Across Australia, a quarter of males aged 15-24 reported feeling socially isolated and 17% of females in 2022.[29]

In 2024, three quarters of residents in the City of Whittlesea reported that they connected with family and friends at least once per week. In the same survey, City of Whittlesea residents reported their participation in community groups, with the highest participation in sports groups (20%), followed by religious groups (9%), multicultural groups (4%) and special interest groups (3%)[30]. Nearly two-thirds of residents felt very attached to their neighbourhood, and 59% said their neighbourhood felt very special to them. While many residents feel connected, 32% reported feeling lonely in the past week and almost 1 in 5 sought mental health support during the previous year[31].

[28] ABS, Census of Population and Housing, 2021
[29] AIHW analysis of Household and Labour Dynamics in Australia (HILDA) data, waves 1–22, 2022.
[30] City of Whittlesea, Community Insights Study, Wave 1.2, 2024
[31] City of Whittlesea, Community Insights Study, Wave 1.3, 2024

11. I want to contribute to Council decisions and stay up to date. How will you keep me informed, seek my views and make it easy for me to engage with Council?

The community told us…

- you like to know what the level of influence is when providing feedback on projects
- your preferred method to engage with Council to share insights and feedback is via email or community-based pop-ups
- you like that you have the option to use the website as well as come into Council offices when you need information

The data tells us…

The way people want to engage with local government is changing, with a growing preference for flexible, accessible and digital ways to participate that fit into their daily lives.

In 2024, around 415,000 people visited the City of Whittlesea website, Council's customer service team handled over 150,000 phone calls and assisted more than 12,000 people in person. Additionally, residents shared their views on over 50 Council projects via our community engagement. These included:

- 4,213 contributions made in person
- 138 community-based pop-ups
- 21 Citizenship ceremonies
- 7 Community Focus Groups
- 2 Internal Focus Groups
- 2 Reference Groups
- 1 Community Forum
- 74,959 visits to the Engage Whittlesea website
- 4,756 contributions made on the Engage Whittlesea website

The community are feeling more informed. In the 2021 household survey, very few people said that they had engaged directly with government (7%). Over the last 12 months (as at 2024), residents participated in Council activities through doing surveys (11%), contacted a Council administrator (11%), visited a Council pop-up stall (4%) or attended an information session run by Council (2%)[32]. In 2024, 1 in 5 City of Whittlesea residents perceived the opportunities to inform Council decision making were good or excellent.

[32] City of Whittlesea Community Insights Study, Wave 1.2

12. As a ratepayer, I expect Council to operate efficiently and effectively. What will you do to ensure resources are being used wisely?

The community told us…

- Council offers a broad range of essential services that are a part of our daily life
- Many residents are surprised of the breadth of services available outside of those relevant to their current life stage
- You feel that Council assets such as roads, buildings, stormwater pipes, pathways, parks, sporting fields and recreation facilities meet the diverse and changing needs of the community
- You feel that infrastructure decisions consider environmental, social and financial sustainability

The data tells us…

Technology has advanced faster than ever over the past 10 years, changing how people live, work and interact with services like those provided by Council. Through adoption of new technology, Council has enhanced its efficiency by automating routine tasks, improving data collection and analysis and enabling faster, more transparent service delivery.

As an example, following the implementation of the customer service platform, Council can more accurately track the time it takes to resolve issues and identify and improve the processes across the organisation. There has been a significant reduction in the average resolution time of 8.6 days since the deployment of the new customer service platform. In the period November 2024 to May 2025, 102,781 cases were resolved at an average of 13.65 days. In the year prior there were 132,561 cases resolved at an average of 22.37 days. It is expected that this will improve further as new features are implemented and new processes are adopted.

Under the Local Government Performance Reporting Framework (LGPRF), all councils in Victoria are required to measure and report on their performance and costs across 59 service areas, such as roads, planning, animal management and waste services. In the 2023/24 financial year, the cost per resident of City of Whittlesea services compared to the Interface Councils (Cardinia, Casey, Hume, Melton, Mitchell, Mornington Peninsula, Nillumbik, Wyndham, Yarra Ranges) was lower for most services, except for food safety, road resealing and statutory planning. Overall, City of Whittlesea's cost per resident was $270 lower than the Interface Council average.

Health and wellbeing priority areas

1. Advance gender equality and prevention of gendered violence

The community told us…

Family violence and related deaths are preventable, and every person is entitled to feel safe in their community.

The data tells us…

- Gender inequity is the main cause of family violence, with social norms and behaviors contributing to unequal gender power relationships
- Men are the main perpetrators of family violence against women
- Between 2023–2024, reports of family violence increased by **9.5%** and **181** emergency department visits related to family violence
- **194 incidents of stalking, harassment, and threats involved female residents**, compared to **103 incidents** involving **male residents**.
- The three most common abuse types recorded between 2023-2024 were verbal abuse (**38.6%**), emotional abuse (**28.4%**) and physical abuse (**15.8%)**.

Everyone deserves equal opportunities, no matter their gender – ensuring community can live safely and well in the community. Preventing gender-based violence brings economic, social and health benefits for everyone and is a responsibility for us all to share.

2. Help reduce the negative health impacts of climate change

The community told us…

Urgent action is needed to address climate change, to protect the environment and ensure a fair and sustainable future for young people.

The data tells us…

- Temperatures are expected to rise by **2–3°C** by 2050, with nearly twice as many extremely hot days as the number experienced in the 1990s
- Whittlesea has low tree cover (only 11% in urban areas) compared to more than 20% in other areas.
- Not having enough green spaces makes it harder to stay cool during hot weather.
- Women face higher risks during and after extreme climate events and other natural disasters, including increased risk of family violence and decreased job and income security

Climate change presents serious risks to our health including heat stress, respiratory problems and mental illness. We need to support the community to be better prepared for extreme climate events and to protect their health and wellbeing.

3. A - Improving wellbeing and social connection – mental health

The community told us…

Social interaction and strong connections are essential for good mental health and contribute to high levels of wellbeing across the community.

The data tells us…

High levels of social connection create strong and resilient communities, bringing a sense of belonging and purpose to our lives and reducing the negative impacts of isolation and loneliness on our relationships, work and physical health.

- In 2023, **18.5%** of residents asked for help with mental health issues.
- **22.4%** of residents reported high or very high psychological distress, up from **16.5%** in 2017.
- Women face more mental health challenges than men, including anxiety, mood disorders, PTSD, self-harm, and eating disorders, and higher risk of hospitalizations due to mental illness.
- A range of factors can increase a person's risk of experiencing mental illness, including their age, chronic illness and cultural isolation.

3. B - Address and reduce the negative impacts of gambling

The community told us…

Gambling harm is a serious but preventable issue, that reduces the health and wellbeing of our community and must be addressed.

The data tells us…

Gambling harm can cause individuals, families and the broader community harm in the form of financial problems, damaged relationships, job loss, social isolation, and poor mental health.

- Pokies (electronic gaming machines) cause the most gambling harm, both serious and preventable.
- In 2023–24, Whittlesea residents lost **$139 million** on pokies - the **third highest loss** in Victoria
- A person's risk of gambling harm can be impacted by where they live, their income, culture, family life, and mental health.

4. Make it easier for everyone to access healthy, nutritious, culturally appropriate food by supporting local food programs and raising awareness about healthy eating options.

The community told us…

We need improved access to fresh, healthy, affordable, and culturally diverse foods, and greater promotion of nutritious cultural food options over fast-food establishments.

The data tells us…

Ensuring everyone has access to fresh, healthy, safe, affordable and culturally appropriate food allows people to maintain a nutrient-rich diet, essential for disease prevention. To support this, we need a robust and sustainable local food production and distribution system that promotes healthy eating options.

- **In 2022, 10%** of residents ran out of money to buy food, making it harder for them to get healthy food needed for good health
- Only **6.3%** of adult residents and **2%** of children eat enough vegetables every day, while **66.2%** of adults and **71%** of children eat enough fruit.
- **57.5%** of adult residents are overweight or obese, while **24.9%** of 3-5-year-olds and **51.5%** of 12-year-olds have decayed, missing, or filled teeth.

5. Support and promote active lifestyles by providing a range of programs and creating spaces that inspire and support people to be more physically active.

The community told us…

We need a greater range of accessible, free spaces and physical activities opportunities to meet the diverse active living needs across the community.

The data tells us…

A majority of Whittlesea residents consider regular physical exercise to be important and central to their health and wellbeing. The aim is to support this community priority through the creation of more accessible and affordable public spaces to meet the differing and diverse needs of the community.

- Only **32%** of residents meet the recommended physical activity levels, slightly below the Victorian average of **35.1%**.
- **47%** of women aged 25-34 meet the recommended activity level, compared to **66%** of men.
- The Northeastern Melbourne region has the lowest percentage of children (ages 5-13) meeting activity guidelines, at **42.9%**, compared to the Victorian average of **51.2%**.
- More active living opportunities are needed for young First Nations people, grandparents who are carers and older adults at risk of social isolation.

6. Support enhanced initiatives to prevent homelessness by supporting programs that provide stable housing and offer assistance to those at risk.

The community told us…

Without stable housing, people struggle to meet basic needs, which impacts their health, wellbeing, and ability to contribute to their community.

The data tells us…

- In 2021, **854** people in Whittlesea were homeless, ranking us twelfth in Victoria. Since 2006, homelessness has increased by **150%**.

- The main causes of homelessness include family violence, lack of affordable housing, and high living costs.
- From June 2021 to 2023, the number of employed people seeking homelessness help grew by **23%**, with **74%** of the increased demand from employed women.
- Homelessness disproportionately affect First Nations people, young people, LGBTIQA+ individuals, women over 55, and people with disabilities.

Access to secure housing supports community health and wellbeing. Homelessness can negatively impact education, personal safety, privacy and access to social support services. To address homelessness, we need early intervention and a strong, coordinated prevention approach involving all levels of government.

Priority areas for disability inclusion and equity

1. Support fair and equitable access to services and facilities

The community told us…

- There is a need to improve the accessibility of venues, facilities and amenities across the community
- There are significant gaps in essential health and human services for people with disability

The data tells us…

In 2022 – 23, 50% of disability discrimination complaints received by the Australian Human Rights Commission were about accessing goods, services and facilities.

In 2015, only 15% of complaints to the Australian Human Rights Commission were about disability discrimination. By 2022, this had grown to over half (52%) of all complaints.

Council is committed to upholding the rights of people with disability to access goods, services, and facilities.

2. Facilitate securing and sustaining meaningful employment

The community told us…

- There is a need for more work experience opportunities for students with disability
- There is a lack of sustainable work options for people with disability

The data tells us…

- In 2021, the unemployment rate amongst residents who need daily assistance due to disability is 15.1% compared to 7.2% for the municipality's broader population.
- Between 2016 – 2024, the proportion of residents with daily support needs who are not in the labour force has increased by 24.3%

Having a job and financial stability helps people stay physically and mentally healthy by improving independence, self-esteem and social connection. It's important to create fair opportunities so people with disability have access to the health and wellbeing benefits of employment.

3. Support equal participation in community life

The community told us…

You told us there is a need to create more opportunities to support people with disability to be active in the community, including:

- more information about local activities and groups
- more free and accessible public venues and spaces for people of different ages and cultural backgrounds
- more programs and activity groups
- more venues and public spaces that are accessible to people with extremely high support needs

The data tells us…

The most common social activities where people with disability face barriers are:

- socialising in someone else's home (43.2%)
- visiting a restaurant, café, bar, club (35.7%)
- participating in sports, recreation and exercise (34.3%)

Council recognises social participation is a key contributor to health and wellbeing and is well placed to work with communities to ensure social, recreational and cultural events are affordable and accessible to people with disability.

4. Drive real change in attitudes and behaviours that lead to discrimination

The community told us…

- Young people with disability regularly experience discrimination
- The Companion Card is not accepted at all major community events
- More leadership and group facilitation courses are needed for people with disability

The data tells us…

In the city of Whittlesea, people with disability continue to face discrimination with 1 in 10 Australians known to experience because of a disability including:

- 17% of young people aged 15 – 34 years
- 28% of LGBTIQ+ people

It is a crime under Commonwealth and Victorian law to discriminate against or treat unfairly a person because of a disability. Council is committed to protecting the legal rights of people with disabilities to live free from discrimination and participate fully in the community.

Appendix 4:

Linkages to the Municipal Public Health and Wellbeing Plan and Disability Action Plan



City of Whittlesea

Whittlesea 2040
A place for all



Artwork © Mandy Nicholson, 2017

Acknowledgement

We recognise the rich Aboriginal heritage of this country and acknowledge the Wurundjeri Willum Clan and Taungurung People as the Traditional Owners of lands within the City of Whittlesea.

The lands along the Birrarung River and its tributaries - the Merri, Edgars and Darebin Creeks and the Plenty River were home to the Wurundjeri Willum and Taungurung Peoples. This Country offered more than just sustenance; it provided fresh water, food, shelter and a thriving environment rich with fish and birdlife.

For countless generations, Country offered places of living and gathering. Cultural ceremonies, trade and important business were conducted at sacred sites - places that continue to hold deep cultural and spiritual significance today. More than seventy of these sites remain in the City of Whittlesea, along with many scarred trees, standing as living testaments to an enduring connection to Country.

In acknowledging this heritage, we honour the knowledge, resilience and custodianship of the Traditional Owners, whose care for this land stretches back tens of thousands of years and continues today.

Introduction

How to use this table to link the Strategic Priorities to Health and Disability Priority Areas

This appendix contains a table that illustrates how each of the 55 Strategic Priorities in the Council Community Plan and Community Action Plan relates to key Health and Wellbeing Priority Areas and Disability Action Plan priority areas listed below:

Health and Wellbeing Priority Areas

1. **Climate change –** Help protect community health in a changing climate by supporting people to stay safe, well and prepared during events like heatwaves, floods and bushfires.
2. **Family violence –** Advance gender equality and prevention of gendered violence by addressing its root causes, challenging harmful gendered norms, and supporting safe, respectful communities.
3. **Social connection –** Enhance mental health and social connection by:
   a. providing programs and facilities that offer safe, welcoming spaces for people to come together and build community; and
   b. awareness-raising, reducing gambling harm to give people back time, resources, and space to connect, feel supported, and take part in community life.
4. **Healthy eating –** Improve access to healthy, nutritious, and culturally appropriate food by supporting local food programs and providers.
5. **Active living –** Support and promote active lifestyles by providing a range of programs and creating spaces that increase participation and support people to be more physically active.
6. **Homelessness –** Enhance homelessness prevention by advocating for and supporting programs that provide stable housing solutions and assistance to people at risk or without secure housing.

Priority Areas for Disability Inclusion and Equity

1. **Goods –** Deliver and facilitate fair and equitable access to local services and facilities by eliminating and preventing physical, economic, attitudinal, technological and communication barriers.
2. **Employment** – Support access to meaningful and sustained local job opportunities by building awareness, facilitating training and providing support and advice around identification, reduction and removal of barriers.
3. **Inclusion –** Support equal participation by creating inclusive programs and spaces where everyone can be involved.
4. **Discrimination –** Drive real change in discriminatory attitudes and behaviours by promoting respect, inclusion, and greater understanding across the community.

In this Appendix, you will see:

- The list of all 55 Strategic Priorities down the left side.
- Columns across the top representing the Priority Areas from both the Municipal Public Health and Wellbeing Plan (6 Health Priority Areas) and the Disability Action Plan (4 Disability Priority Areas).

How to read the table:

- If a Strategic Priority has an icon next to it in the Community Plan or the Community Action Plan, this shows it is linked to at least one Health or Disability Priority.
- A tick (✓) in a box means that the Strategic Priority supports that specific Health or Disability Priority Area.

This table helps you:

- Understand which parts of the plan support health and wellbeing, and which support disability inclusion.
- Find the specific Health or Disability Priority Areas each Strategic Priority aims to deliver.
- See the Council's commitment to making our community healthier and more inclusive for all.

Linkages to the Municipal Public Health and Wellbeing Plan and Disability Action Plan

ID	Strategic Priority	Health Plan						Disability Action Plan			
		Climate change	Family violence	Social connection	Healthy eating	Active living	Homelessness	Goods	Employment	Inclusion	Discrimination
SP1	Deliver and facilitate expansion of programs and services that keep older residents independent, connected and supported close to home.			✓		✓					
SP2	Deliver the commencement of Home Care Packages to help older residents stay in their own homes, live independently and enjoy a high quality of life as their needs change.			✓		✓					
SP3	Partner with the Victorian Government and stakeholders to implement the Best Start, Best Life Reform, including free kindergarten for 3- and 4-year-old children and extending kindergarten hours.		✓	✓				✓		✓	
SP4	Deliver and facilitate culturally safe services and programs for First Peoples children and their families, suited to local needs.			✓	✓	✓		✓		✓	
SP5	Advocate for funding from other levels of government to establish a dedicated youth hub and create additional youth-friendly spaces where young people can thrive.		✓	✓	✓	✓	✓	✓	✓	✓	✓
SP6	Deliver the Yan Yean Pipe Track and Edgars Creek Trail shared paths to increase recreation opportunities and sustainable transport options in line with the City of Whittlesea Walking and Cycling Plan and Northern Trails Strategy.	✓		✓		✓		✓		✓	
SP7	Deliver a Parking Policy to manage the allocation and regulation of parking, balancing the needs of all users while supporting Council's safety, efficiency and environmental sustainability goals.							✓		✓	
SP8	Advocate for expanded transportation options and improvements to the transport network, including road upgrades, enhanced shared pathways and increased public transport, such as the Wollert Rail.	✓				✓		✓		✓	
SP9	Deliver and advocate for initiatives that help people and businesses make homes and workplaces more comfortable, energy-efficient and environmentally friendly.	✓		✓		✓			✓	✓	
SP10	Provide additional opportunities to generate local carbon offsets on Council owned and private land to help reduce municipal wide carbon emissions.	✓		✓		✓			✓	✓	
SP11	Deliver the City Forest program, planting more than 60,000 trees and working towards a target of an additional tree per resident across the municipality, to increase canopy cover, decrease urban heat and enhance biodiversity.	✓		✓		✓				✓	
SP12	Deliver new stormwater harvesting at Council-owned sports fields and facilities to reduce potable water reliance, enhance water conservation and generate savings.	✓		✓		✓		✓			
SP13	Deliver a targeted program to eliminate rubbish dumping, including stronger enforcement, shorter wait times for collection and community education on waste minimisation, illegal dumping and recycling.	✓		✓				✓		✓	
SP14	Deliver the food and garden waste service to all households in the municipality and trial new waste and recycling collection services for waste such as soft plastics.	✓									
SP15	Deliver increased reuse and repurposing of materials in Council's asset maintenance and renewal programs.	✓									
SP16	Deliver the revitalisation of Peter Hopper Lake in Mill Park to improve water quality and habitat for flora and fauna and enhance local area.	✓				✓				✓	
SP17	Deliver Council's Fair Access Policy to ensure women and girls can equally use local sports facilities and feel supported to get involved in sport and recreation.		✓	✓	✓	✓	✓	✓		✓	✓
SP18	Deliver the Granite Hills Major Community Park featuring an adventure park and playground, open-air pavilion, public barbecues, giant slides, nature and water play and public toilets with a Changing Places facility.	✓	✓	✓		✓		✓		✓	✓

ID	Strategic Priority	Health Plan						Disability Action Plan			
		Climate change	Family violence	Social connection	Healthy eating	Active living	Homelessness	Goods	Employment	Inclusion	Discrimination
SP19	Deliver and operate the Regional Sports Precinct in Mernda consisting of an indoor stadium with multi-purpose courts, lit outdoor netball courts, a netball pavilion, car parking, pathways, lighting, landscaping and wetlands.	✓	✓	✓		✓	✓	✓		✓	✓
SP20	Deliver the new Wollert Sports Reserve consisting of playing fields with lighting, multi-purpose sporting spaces, playground, car parking and a community pavilion.	✓	✓	✓	✓	✓	✓	✓		✓	✓
SP21	Deliver the Huskisson Reserve Multi-Purpose Facility in Lalor consisting of a new multi-purpose community pavilion, redevelopment of the existing tennis courts into new courts with lighting, car parking, pathways and landscaping.	✓	✓	✓	✓	✓	✓	✓		✓	✓
SP22	Deliver the new Edgars Creek Recreation Reserve in Wollert consisting of a new multi-purpose community pavilion, an additional oval, outdoor sport courts, open space and a recreation area and car parking.	✓	✓	✓	✓	✓	✓	✓		✓	✓
SP23	Deliver the new Ashley Park Recreation Reserve in Doreen consisting of playing fields with lighting, a new multi-purpose community pavilion, playground and car parking.	✓	✓	✓	✓	✓	✓	✓		✓	✓
SP24	Deliver the staged construction of VR Michael Reserve Master Plan in Lalor providing an upgraded dog off leash area, central lawn, circuit paths, toilet facilities, exercise fitness station and car parking.	✓	✓	✓	✓	✓		✓		✓	✓
SP25	Deliver the staged construction of Whittlesea Park Master Plan in Whittlesea Township providing trees, play spaces, circuit paths, bridges and car parking.	✓	✓	✓		✓		✓		✓	✓
SP26	Deliver the staged construction of Lalor Recreation Reserve Master Plan in Lalor, Lowalde Recreation Reserve Master Plan in Epping, Nick Ascenzo Reserve in Thomastown,Whittlesea Public Gardens in Lalor and Mernda Recreation Reserve Master Plan in Mernda.	✓	✓	✓		✓		✓		✓	✓
SP27	Deliver improved lighting of shared paths to provide the community with extended hours for exercise and recreation, enhance perceptions of safety and provide increased sustainable transport options.		✓	✓		✓		✓		✓	
SP28	Deliver the Suburb Place Frameworks to enhance the municipality's distinct character, improve safety, enhance public spaces and upgrade infrastructure.	✓	✓	✓		✓		✓		✓	
SP29	Partner with external emergency and welfare services to explore the feasibility of a Safer Neighbourhoods Expo to enhance community education and awareness of available services.		✓	✓		✓		✓		✓	
SP30	Advocate for equality and partner on initiatives that build a safe, respectful community with zero tolerance for all forms of violence, including family, gender-based, racial, faith-based and LGBTIQA+ violence.		✓	✓				✓		✓	✓
SP31	Deliver revitalised and upgraded neighbourhood streetscapes and shopping precincts to enhance accessibility and local character and support local spending.	✓	✓	✓		✓		✓		✓	
SP32	Deliver a review of the Whittlesea Planning Scheme to ensure planning policies and controls achieve high quality design and sustainable development outcomes.	✓						✓	✓	✓	✓
SP33	Deliver an affordable housing plan which defines Council's role and proposes future projects that deliver diverse housing opportunities for our community.			✓		✓	✓	✓	✓	✓	✓
SP34	Deliver the Ashline Street Affordable Housing Project in Wollert, partnering with a community housing organisation to provide affordable homes and a community park.			✓		✓	✓	✓	✓	✓	✓
SP35	Deliver the Johnsons Road residential development in Mernda, comprising at least 35 homes, including affordable housing, open spaces and pathways linking to the Plenty River.			✓		✓	✓	✓	✓	✓	✓
SP36	Deliver feasibility assessments for key future infrastructure for our growing community.	✓	✓	✓		✓		✓	✓	✓	✓

ID	Strategic Priority	Health Plan						Disability Action Plan			
		Climate change	Family violence	Social connection	Healthy eating	Active living	Homelessness	Goods	Employment	Inclusion	Discrimination
SP37	Develop and implement a new Strong Local Economy Strategy to support the growth of the local business community, promote investment, local employment and education opportunities, enhancing social connections and economic sustainability.	✓	✓	✓	✓	✓		✓		✓	
SP38	Advocate for the creation of local jobs and other community benefits as outcomes from the planning and development of the Intermodal Freight Precinct in Beveridge which on completion will be the largest intermodal precinct in Australia transforming the nation's supply chain and providing economic benefits to the region.								✓		
SP39	Partner with First Peoples communities to co-design and deliver programs and activities at the Aboriginal Gathering Place and throughout the municipality that support social, physical, cultural, emotional and wellbeing needs.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
SP40	Facilitate increased awareness and advocate about the risks of gambling harm in the City of Whittlesea.		✓	✓	✓		✓		✓		
SP41	Advocate and facilitate the expansion of local services to support individuals experiencing homelessness and those at risk.		✓				✓	✓		✓	
SP42	Facilitate local services to improve access to fresh, healthy, affordable and culturally appropriate food; respond to food insecurity and promote healthy eating.	✓	✓	✓	✓	✓	✓	✓			
SP43	Advocate for and facilitate improved access to mental health services and partner to raise awareness and deliver preventative programs.		✓	✓				✓		✓	
SP44	Support service providers to expand initiatives that promote inclusion and participation of people with disabilities in community life, employment and education.							✓	✓	✓	✓
SP45	Deliver a campaign to attract major festivals and events to the region to increase visibility and promote social cohesion.		✓	✓				✓		✓	
SP46	Deliver a revitalisation program for the Plenty Ranges Arts and Convention Centre (PRACC) to enhance its role as a hub for performing arts and creative industries.			✓						✓	
SP47	Facilitate greater community use and activation of Council-owned facilities to encourage a broader range of uses, participation across all life stages and improved accessibility for everyone in the community.	✓	✓	✓		✓		✓		✓	
SP48	Deliver accessible precincts for people living with a significant disability and their careers, including enhanced facilities, sensory spaces and greater flexibility in utilising community facilities.							✓		✓	✓
SP49	Partner with other Councils to renew the regional Library Services Agreement and to transition the service to a new entity as required by the *Local Government Act 2020.*	✓	✓	✓		✓	✓	✓	✓	✓	✓
SP50	Deliver the West Wollert Community Centre providing kindergarten/early years rooms, maternal child health consulting rooms, a community hall, lounge and library space, meeting rooms and a community garden.	✓	✓	✓		✓	✓	✓		✓	
SP51	Deliver the Murnong Community Centre in Donnybrook providing kindergarten/early years rooms, maternal child health consulting rooms, a community hall, lounge and mini-branch library space and meeting rooms.	✓	✓	✓		✓	✓	✓		✓	
SP52	Deliver innovative and technology-driven solutions to continually enhance customer experience and improve the effectiveness, transparency and efficiency of Council's operations.			✓				✓	✓	✓	✓
SP53	Facilitate the reduction, removal and prevention of barriers for marginalised and at risk groups to contribute to Council decisions.			✓				✓	✓	✓	✓
SP54	Deliver service and innovation reviews to identify ways to improve efficiency, investing in technology like artificial intelligence to boost productivity, optimise resource use and lower costs.							✓	✓	✓	
SP55	Deliver the long-term financial sustainability of Council through the optimisation of resources, infrastructure and asset management.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



City of Whittlesea

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25 Ferres Boulevard
South Morang VIC 3752

Opening hours
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Whittlesea Services Hub
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5.3 Planning Scheme Amendment C280 - Update to Existing Heritage Overlay - Request for Authorisation

Director/Executive Manager: Director Planning & Development

Report Author: Strategic Planner

In Attendance: Manager Strategic Futures

Executive Summary

This report presents proposed Planning Scheme Amendment C280wsea – Heritage Overlay (Amendment C280wsea), which seeks to update the Whittlesea Planning Scheme (Planning Scheme) in relation to 73 heritage places that are already listed in the Heritage Overlay.

Heritage places play a vital role in the City of Whittlesea. They strengthen community identity and foster a strong sense of place by providing meaningful, tangible links to the past and people.

Places of local heritage significance are protected by the Heritage Overlay (Clause 43.01) in the Planning Scheme. The Schedule to the Heritage Overlay in the Planning Scheme lists all the places of local heritage significance in Whittlesea. Currently there are 173 heritage places protected under the Heritage Overlay in the Whittlesea Planning Scheme including farm complexes, churches and cemeteries, schools, bridges, commercial buildings, houses and homesteads.

The Heritage Overlay protects local heritage places by preserving their cultural and historical value, enriching the community's identity, and ensuring that future generations can enjoy and learn from these important sites. The planning controls require a planning permit to carry out works on a listed heritage place.

In 2021, a gap analysis of heritage places on the Heritage Overlay was undertaken and listed places that required additional or updated heritage citations and Statement of Significance were identified. An external grant was obtained, and heritage consultant David Helms Heritage Planning was engaged to prepare the *Whittlesea HO Places Review, Volume 1 and Volume 2 (Helms Heritage Places Review,* see *Attachment 1*). The Helms *Heritage Places Review* provides more accurate and rich information in relation to significance of 66 heritage places already listed in the Heritage Overlay.

Having more comprehensive and accurate information and data provides for a clearer framework to make well-informed decisions about development proposals and permit applications. This will streamline the assessment of permit applications, provide more clarity for developers and property owners, improve the quality of information Council receives from heritage advisers and support design responses that respond effectively to heritage values, as part of future development proposals.

Amendment C280wsea proposes to implement recommendations of the Helms *Heritage Places Review* and update the information contained in the Whittlesea Planning Scheme in relation to the 66 existing heritage places. Administrative updates to the Heritage Overlay Schedule have also been made to a further seven existing heritage places. In total, 73 existing heritage places are affected by the Amendment which will provide enhanced protection to the significance of these places. No new places are proposed to be added to the Heritage Overlay as part of this Amendment process.

This report recommends that Council resolve to commence Amendment C280wsea and seek authorisation from the Minister for Planning to prepare and exhibit the Amendment. Following authorisation from the Minister for Planning, the Amendment will be publicly exhibited to the community. Individual affected property owners and occupiers will be contacted through a consultation process. The outcomes of the public exhibition and consultation process will be subsequently reported back to Council as part of a future report.

The Amendment will ensure that more comprehensive information about the significance of existing heritage places is included in the Whittlesea Planning Scheme to enhance the protection and conservation of these significant places for the Whittlesea community into the future.

Officers' Recommendation

THAT Council:

1. **Note the recommendations of *Whittlesea HO Places Review, Volume 1 and Volume 2 (April 2025)* at *Attachment 1* including the updated heritage citations and Statement of Significances to existing heritage places included in this review.**
2. **Resolve to commence Planning Scheme Amendment C280wsea to the Whittlesea Planning Scheme, which seeks to implement the recommendations of the *Whittlesea HO Places Review, Volume 1 and Volume 2 (April 2025).***
3. **Authorise the Chief Executive Officer, or their delegate, to:**
    a. **Seek authorisation from the Minister for Planning, for Council to prepare and exhibit the proposed Planning Scheme Amendment C280wsea, as outlined in *Attachment 3*, in accordance with section 8A of the *Planning and Environment Act 1987*.**
    b. **Make any further changes to the Amendment to comply with the Minister for Planning's conditions of authorisation and to make administrative changes to correct errors and grammatical changes.**

Background / Key Information

Introduction - Heritage places in the City of Whittlesea

Heritage plays a vital role in City of Whittlesea as it strengthens community identity and fosters a strong sense of place. It offers continuity in an evolving built and natural environment, by providing meaningful, tangible links to the past and people. In addition to their cultural value, heritage assets also support tourism, boost local economies, and contribute to long-term environmental sustainability.

There are currently 173 heritage places of local heritage significance protected in Whittlesea's Planning Scheme. The type of heritage of places includes farm complexes, churches and cemeteries, schools, bridges, retail and commercial buildings, houses and homesteads. These comprise a mixture of public and private buildings and properties located across all parts of the municipality.

The Heritage Overlay

The Heritage Overlay is the primary planning control used at a local level to conserve and enhance heritage places of natural or cultural significance and ensuring that development supports and does not harm their heritage significance.

The heritage controls in the Planning Scheme protect locally significant heritage places and ensure that the potential impact of new development on the heritage value of these places is considered as part of development proposals and achieves the best planning outcomes.

It is noted that places of Aboriginal cultural heritage significance are protected under the *Aboriginal Heritage Act 2006* and not included in the Heritage Overlay.

The heritage places listed in the Heritage Overlay are required to meet the standard criteria contained in State Government's Planning Practice Note 01: Applying the Heritage Overlay. It is noted that this criteria is currently under review by the State Government.

The Planning Practice Note 01 establishes the criteria to be used for the assessment of the heritage value of each heritage place. In addition, the Planning Practice Note 01 requires Statement of Significance for each proposed heritage place to be included in the Planning Scheme as an incorporated document. This is to help guide decision making in respect to development proposals which may affect heritage values by identifying 'What is significant?', 'How is it significant?' and 'Why is it significant?'.

The Statement of Significance identifies the important features of the heritage place, why those features are valuable and how they contribute to the heritage importance. This differs from the heritage citation which includes relevant information about the heritage place and provides a description of the history and surviving fabric of the place.

Development on land affected by a Heritage Overlay including buildings and works, subdivision or demolition, generally requires a planning permit. As part of the planning permit assessment process decision makers must consider the significance of the place and whether the proposal will adversely affect the significance of the place.

Protecting Heritage Places within City of Whittlesea

As a land use planning authority, the City of Whittlesea must meet legislative obligations under *the Planning and Environment Act 1987* and the *Heritage Act 2017* to identify, assess and protect heritage places under Clause 43.01 in the Whittlesea Planning Scheme.

Planning for the protection and conservation of heritage places in the City of Whittlesea builds on the foundational work of the Meredith Gould Heritage Study (1990). This early survey and study provided valuable recommendations, but it did not include individual place citations or Statements of Significance as is now required for listing on the Heritage Overlay.

This gap was addressed in 2013 through a study by Context Pty Ltd which updated the original Gould findings.

In 2021, Council officers undertook a gap analysis of heritage places on the Heritage Overlay and identified 70 heritage places would benefit from more comprehensive data and information.

Having more comprehensive and accurate information provides for a clearer framework to make well-informed decisions about development proposals and planning permit applications. This will streamline the assessment of permit applications and supporting more confident and efficient decision making. External stakeholders accessing information about listed heritage places – including developers, property owners and heritage consultants – also benefit from up to date and accurate data and mapping.

Whittlesea Heritage Overlay Places Review

Heritage Places Review

Utilising a grant secured through State Government's *Streamlining for Growth* funding program, Council engaged David Helms Heritage Planning in 2022 to prepare the *Whittlesea HO Places Review, Volume 1 and Volume 2, April 2025 (Helms Heritage Places Review)*.

The purpose of the Helms *Heritage Places Review* is to update existing and/or prepare new heritage citations and Statements of Significance for existing heritage places identified in the Council gap assessment.

The recommendations from the Helms *Heritage Places Review* were to:

- Ensure accurate names and/or addresses for each heritage place.
- Update specific planning controls such as tree controls, external paint and internal alteration, where necessary.

- Make changes to Heritage Overlay curtilages (boundaries) and/or Heritage Overlay numbers for some places.
- Remove Heritage Overlay on land that contains no significant fabric.
- Resolve Heritage Overlay boundaries that cut through buildings or significant features.
- Delete individual Heritage Overlays and replace with (or retain) a single Heritage Overlay as appropriate.

The Helms *Heritage Places Review* provides updated place citations and/or Statements of Significance for 82 existing heritage places currently in the Heritage Overlay.

Some examples of the new information identified in the review include:

- HO23 Turner's Bakery (Former): The Turner's Bakery complex located in Mernda one of the oldest surviving commercial buildings in the municipality. The updated Statement of Significance now recognises the cast iron oven within the bakehouse.

- HO39 Ivy Bank (Shultz Farm): The Ivy Bank (Shultz Farm) in Mernda is notable as one of the earliest and most intact surviving dairy farm complexes in the City of Whittlesea. The heritage place holds historical significance as a key example of post-contact settlement and agricultural development in the Wollert district following the first land sales in the 1850s. Although the heritage place has been on the Heritage Overlay for some time, the *Heritage Place Review* was able to establish a comparative analysis of the site with some other early dairy farms and identify some of the historical, representative and rarity significance of this heritage place.

- HO37 Mornmoot Stud: The Mornmoot Stud in Whittlesea is notable for its association with Russell Chirnside who played an important role in the development of the dairying industry in Victoria. The most remarkable feature in this heritage place is the library, which is unique within the City of Whittlesea and extremely rare within Victoria where some of the original collection remains. The *Heritage Place Review* builds upon previous heritage studies and makes recommendations to update the planning controls to more clearly identify the heritage features on the property including trees, the library and outbuildings.

- HO31, HO50 and HO130 Thomastown Village: The Thomastown Village group listing comprises a group of heritage places including the Methodist Cemetery, the former Wesleyan Methodist Church and the adjoining mature Pepper trees and the Thomastown State School No.631. The *Heritage Place Review* recommends that due to the historic associations of these heritage places that the three existing heritage overlays be replaced with a single heritage overlay HO192.

The review also identified opportunities to remove unnecessary planning controls from areas without heritage significance, alleviating the need for actions for property owners and Council alike. These improvements enable appropriate development while maintaining the integrity of genuinely significant heritage places. Using technology like GIS (Geographical Information Systems) and updated cadastral data further enhances the accuracy of heritage overlay mapping.

In considering implementation of the Helms *Heritage Places Review,* 66 heritage places are proposed to be included in the Amendment subject to this report. 17 additional heritage places include dry stone walls and will be included in subsequent Amendment which will focus on protecting the heritage significance of dry stone walls.

Changes arising in addition to the Helms *Heritage Places Review* process

In addition to the Helms *Heritage Places Review,* seven additional administrative changes will be made to the existing Heritage Overlay. These are:

- Two places will include the "prohibited uses allowed" column in the Schedule to the Heritage Overlay. Allowing heritage buildings to be used for use which would otherwise not be permissible can aid in conservation. This provides for adaptive re-use of heritage places while protecting significant built heritage fabric. An example may be using a heritage building in a residential area for a cafe or office. A planning permit is still required to ensure that the use is appropriate and will not adversely affect the place's cultural significance or the amenity of the surrounding area. It is proposed to amend the planning controls for HO115 (Lalor Fire Station) and HO116 (635 Bridge Inn Road, Mernda) to allow prohibited uses at these places.

- Since the Helms *Heritage Places Review*, one site was approved for demolition (HO27), and one was subsequently destroyed by fire (HO178). Both places are proposed to be removed from the Schedule to the Heritage Overlay.

- One heritage place will be relocated within the Table in the Schedule to Clause 43.01. HO202 will be moved from being erroneously listed under Yan Yean suburb to being listed under Epping suburb.

- One heritage place was spelled incorrectly. HO120 will be updated in the Heritage Place name as Rock Bank (Jeffrey property).

- One heritage place has been identified as being in the Victorian Heritage Register (VHR): Maroondah Aqueduct bridge over Plenty River (HO89). As such the listing will be relocated to the top of the list in the Heritage Overlay Schedule alongside other VHR places. The Reference No. Is H2381.

Proposed Planning Scheme Amendment C280wsea – Updates to existing Heritage Overlay (Amendment C280wsea)

Amendment C280wsea will ensure continued protection for places identified in the Helms *Heritage Places Review*, by including updated information including place citations and Statement of Significances in the Whittlesea Planning Scheme. Updated Statements of Significance will allow better informed decision making by users of the Planning Scheme.

The proposed Amendment applies to 73 places, including 66 from that were identified in the *Whittlesea HO Places Review, Volume 1 and Volume 2, April 2025* and an additional seven places identified by Council officers.

Table of Heritage Places affected (see *Attachment 2)* lists the individual places, along with the addresses, mapping references, Statements of Significance and proposed changes to the Schedule to Clause 43.01 (Heritage Overlay). This list is also included in the Explanatory Report (see *Attachment 3*).

In summary, Amendment C280wsea will:

- Update the 'Heritage conservation in Heritage Overlay areas' local policy, to include reference to the *Whittlesea HO Places Review, Volume 1 and Volume 2*, April 2025 enabling users of the Planning Scheme to use it to inform decision-making in relation to the places included in the review.
- Updates the Schedule to the Heritage Overlay (see *Attachment 4*), to ensure details are accurate to streamline the planning permit process, as follows:
    - Correct the name and addresses of 45 places.
    - Update the planning controls for 33 places.
    - Include reference to the Statements of Significance for 48 places.
    - Remove five places that are no longer extant.
    - Update 11 places that are being amalgamated to reduce other minor complexities and inconsistencies.
    - Remove one listing that no longer satisfied the threshold for local significance.
- Updates the curtilages (the land surrounding the heritage place to which the Heritage Overlay applies) for eight heritage places. This will ensure only those protecting buildings, sites, landscapes, trees, and other structures with heritage value are included in the Heritage Overlay mapping (refer to *Attachment 5* for location plans of the heritage places).
- Add 48 Statements of Significance as incorporated documents (see *Attachment 6*). These statements identify the cultural heritage significance of heritage place and act as a guide for decision-makers and property owners to understand and conserve a place's cultural heritage values.
- Add *Whittlesea HO Places Review, Volume 1 and Volume 2, April 2025* as background documents to provide context, information, and rationale for planning provisions.

The Amendment will achieve a net community benefit by:

- Ensuring Council's legislative obligations to protect heritage places for the benefit of our community are carried out.
- Protecting Whittlesea's heritage places and features that could currently be at risk where the Heritage Overlay is incorrectly mapped.
- Ensuring that the details about the significance of Whittlesea's listed heritage places are accurate and accessible by incorporating revised Statements of Significance and *Helms Heritage Places Review* into the Whittlesea Planning Scheme.
- Ensuring all elements of a heritage place are included within the curtilage (the land surrounding the heritage place to which the Heritage Overlay applies) listed on the Heritage Overlay.
- Reducing the administrative burden to landowners who are currently required to unnecessarily apply for a planning permit under the Heritage Overlay where it is incorrectly applied to non-significant areas. In many instances, this includes removing the extent of the curtilage shown in the Heritage Overlay from a place that is incorrectly spilling over onto neighbouring properties.
- Providing greater clarity for property developers and landowners on the heritage significance of existing heritage places.
- Assisting external heritage advisors employed by permit applicants, ensuring that Council receives applications supported by robust, accurate information and recommendations.
- Support more sympathetic design responses which respond to the identified heritage values as part of future development proposals.

Future Dry Stone Walls Heritage Overlay Amendment

The recommendations relating to enhanced protection for Dry Stone Walls identified as part of the *Helms Heritage Place Review* are proposed to be implemented as part of a future Planning Scheme Amendment (Amendment C285wsea) that will be subject to a future report to Council in 2026. This consolidates all changes relating to Dry Stone Walls into a single Amendment. Therefore, updates to the citations for 17 heritage places (HO1, HO4, HO40, HO41, HO78, HO79, HO80, HO81, HO85, HO93, HO163, HO164, HO169, HO170, HO173, HO186, HO200) have not been included in this Amendment as they are proposed to be included in Amendment C285wsea.

Next steps

Amendment C280wsea is at the initial stage of the Planning Scheme Amendment process (refer to the Planning Scheme Amendment process diagram at *Attachment 7)*. Should Council resolve to commence the Planning Scheme Amendment process for proposed Amendment C280wsea, the draft Amendment will be submitted to the Minister for Planning with a request for authorisation to prepare and exhibit the Amendment. Upon receiving authorisation, the Amendment will be exhibited in accordance with the requirements of the Act, as outlined in the Community Consultation and Engagement Section of this report. The outcomes of the exhibition process will be reported back to Council at a future meeting.

Alignment to Community Plan, Policies or Strategies

Alignment to Whittlesea 2040 and Community Plan 2021-2025:

Liveable Neighbourhoods
Our City is well-planned and beautiful, and our neighbourhoods and town centres are convenient and vibrant places to live, work and play.

The proposed changes to the Heritage Overlay and the Heritage local planning policy will ensure that existing heritage places are appropriately protected and that heritage places enhance the amenity and diversity of built form in the immediate surrounds and broader neighbourhood for local residents.

Considerations of *Local Government Act (2020)* Principles

Financial Management
Costs for the amendment process including statutory fees and exhibition are included in Council's operating budget.

Costs for the heritage assessments and Helms *Heritage Places Review* were covered by an external grant.

The amendment will result in efficiencies and cost savings for Council going forward, by removing the need for Council officers to contract external expert heritage advisors for information and assessment of heritage places relating to individual planning permit applications.

Community Consultation and Engagement
Subject to Council's resolution to seek authorisation, the Amendment will be submitted to the Minister for Planning. If authorisation is granted, the Amendment will be placed on public exhibition in accordance with the requirements of the *Planning and Environment Act 1987* (the Act).

Public exhibition and consultation will include:

- Notification in a combination of local newspapers;
- Direct correspondence to relevant landowners, stakeholders and State Government agencies;
- Individual meetings with stakeholders or affected landowners as required;
- Publication in the Victorian Government Gazette; and
- Promotion via Council's public consultation web platform (Engage Whittlesea).

All submissions and feedback received during the exhibition period will be reviewed by officers and reported back to Council at a future meeting.

Other Principles for Consideration

Overarching Governance Principles and Supporting Principles

(a) Council decisions are to be made and actions taken in accordance with the relevant law.

(b) Priority is to be given to achieving the best outcomes for the municipal community, including future generations.

(c) The economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted.

(d) Regional, state and national plans and policies are to be taken into account in strategic planning and decision making.

Public Transparency Principles

(a) Council decision making processes must be transparent except when the Council is dealing with information that is confidential by virtue of the *Local Government Act 2020* or any other Act.

(b) Council information must be publicly available unless—
(i) the information is confidential by virtue of the *Local Government Act 2020* or any other Act; or
(ii) public availability of the information would be contrary to the public interest.

(c) Council information must be understandable and accessible to members of the municipal community.

(d) Public awareness of the availability of Council information must be facilitated.

Council Policy Considerations

Environmental Sustainability Considerations

The Amendment will support the preservation and adaptive reuse of existing building fabric, therefore minimising the need for new materials, maintaining embodied energy and reducing construction waste. Protecting heritage sites significantly contributes to environmentally sustainable outcomes.

Social, Cultural and Health

The Amendment is expected to have a positive social and cultural effect by protecting heritage assets which recognises that:

- Heritage places play a vital role in City of Whittlesea as it strengthens community identity and fosters a strong sense of place.
- Heritage places offer continuity in an evolving built and natural environment, while heritage places serve as meaningful, tangible links to the past.

These protections ensure that heritage places are preserved for future generations to enjoy and benefit from their cultural, social and environmental significance.

Economic

As the places included in the Amendment are already protected in the Heritage Overlay and this Amendment provides more clarity and certainty to property owners, the economic effect is negligible.

The changes proposed will provide further guidance, clarity and assist in the protection of the existing heritage places.

Heritage protected places also support tourism, boost local economy, and contribute to long-term environmental sustainability.

Legal, Resource and Strategic Risk Implications

The Amendment is not anticipated to have a significant impact on the resource and administrative costs of the Council. As stated, planning approval is already required for the affected 73 heritage places under Clause 43.01 (Heritage Overlay) of the Planning Scheme.

The resourcing of the Amendment process has been factored into operational plans and budgets.

Planning Policy

Planning and Environment Act 1987

The *Planning and Environment Act 1987* (the Act) is the primary legislation guiding planning in the State of Victoria. The Act outlines the process for amending a Planning Scheme.
The Amendment implements the objectives of the Act in particular:

- *to provide for the fair, orderly, economic and sustainable use, and development of land;*
- *to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;*
- *to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria; and*
- *to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c).*

Ministerial Directions

The Amendment considers and complies with the following ministerial directions:

- Direction: The Form and Content of Planning Schemes.
- Direction No. 11: Strategic Assessment of Amendments.

Planning Practice Notes

The Amendment considers and implements the following practice notes:

- Planning Practice Note 1 – Applying the Heritage Overlay.
- Planning Practice Note 46 – Strategic Assessment Guidelines.

Whittlesea Planning Scheme

The Amendment is supported by and implements the following clauses

- Clause 15.03-1L (Heritage conservation in Heritage Overlay areas);
- Clause 43.01 (Heritage Overlay);
- Clause 72.04 (Documents Incorporated in this Planning Scheme); and
- Clause 72.08 (Background Documents).

Implementation Strategy

Communication

Subject to Council's resolution to seek authorisation, Amendment C280wsea will be submitted to the Minister for Planning. If authorisation is granted, the Amendment C280wsea will be placed on public exhibition in accordance with the requirements of the *Planning and Environment Act 1987*.

Critical Dates

N/A.

Declaration of Conflict of Interest

Under Section 130 of the *Local Government Act 2020* officers providing advice to Council are required to disclose any conflict of interest they have in a matter and explain the nature of the conflict.

The Responsible Officer reviewing this report, having made enquiries with relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

Attachments

1. Whittlesea HO Places Review, Volume 1 and Volume 2, April 2025 [**5.3.1** - 546 pages]
2. Table of Heritage Places affected [**5.3.2** - 22 pages]
3. Proposed Planning Scheme Amendment C280wsea - Explanatory Report [**5.3.3** - 41 pages]
4. Proposed Planning Scheme Amendment C280wsea - Proposed Heritage Overlay Schedule - Tracked Changes [**5.3.4** - 60 pages]
5. Proposed Planning Scheme Amendment C280wsea - Maps [**5.3.5** - 12 pages]
6. Proposed Planning Scheme Amendment C280wsea – Statements of Significance [**5.3.6** - 78 pages]
7. Planning Scheme Amendment process [**5.3.7** - 1 page]



Whittlesea HO Places Review

Volume 1: Methodology and recommendations

Prepared for City of Whittlesea

DAVID HELMS HERITAGE PLANNING | APRIL 2025

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Prepared by: DAVID HELMS, HERITAGE CONSULTANT

Final v3 – April 2025

Cover image: Janefield Training Centre (former Administration building)

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1 Introduction

1.1 Purpose

The *Whittlesea HO Places Review* (the Review) has been prepared for the City of Whittlesea. The purpose of the Review is to update existing and/or prepare new heritage citations and statements of significance for heritage places currently included in the Heritage Overlay (HO) of the Whittlesea Planning Scheme to ensure:

- Local heritage values are identified and documented, and provide a sound basis for future management.
- The documentation is in accordance with relevant policy and legislation, including *Planning Practice Note 1: Applying the heritage overlay* (PPN1).

Specifically, the Review includes:

- *Preparing heritage citations including Statements of Significance* (SoS) in accordance with PPN1 for 63 heritage places identified in Appendix 1 in the Brief.
- *Preparing or updating SoS* in accordance with PPN1 for a further 7 heritage places (of which two require a comparative analysis) identified in Appendix 2 of the Brief.
- Identifying future work or investigation, as required.

During the Review, the lists of places to be reviewed were varied to include additional places, which have incomplete citations and to incorporate information and findings of the *Dry stone Wall Significance Assessment* study (the dry stone wall study), which commenced in mid-2023 (see section 2.3).

This final report provides an overview of the methodology used and records the decisions, findings and statutory recommendations arising from the Review. The updated heritage citations and SoS form Volume 2.

Development of the documentation for places on the HO for the City of Whittlesea was carried out with the assistance of a grant from the *Streamlining for Growth Funds 2022,* Victorian Planning Authority to the City of Whittlesea.

Background

The brief for the Review includes the following:

Meredith Gould completed the initial City of Whittlesea Heritage Study In 1991, producing a two- volume report of historical information and heritage assessments for places to be considered for the Heritage Overlay (HO). For reasons not clear to current Officers, Gould's research was not developed into separate place citations and Statements of Significance (SoS) and added to the property file for each place that eventually was heritage-listed. In 2013 Context was employed to write citations and SoSs for some but not all places on the HO.

The absence of rationale and significance statements for HO places results in a lack of information for Council staff, particularly when permit applications are received. It also disadvantages property owners and permit applicants who may wish to understand the basis for HO-listing. Further, it causes delays when applications are submitted for works or development – citations and SoSs are being developed individually and on an ad hoc basis as the need arises.

This current contract aims to correct that oversight. An internal analysis of all places on the HO has been completed and a list developed of those which have no information in the property file or have a Statement of Significance that is incomplete. For the most part, Gould 1991 contains basic historical research as well as the original assessment of significance. It is anticipated that Gould's research will provide much of the information needed although additional research may be necessary for the required citations and SoSs. Field checks are expected for a number of places on the list. A photographer will be hired to record the 70 HO places in their current state.

1.2 Acknowledgements

The assistance of the Steering Committee (see section 2.2) and the following people, who assisted with access to heritage places owned or managed by them and/or provided information about the places is gratefully acknowledged:

- Salman Khan.
- Penni Lyons.
- Elizabeth and David Trenerry.

1.3 Study team

David Helms prepared the Review. He was responsible for the assessment of all places including undertaking site inspections, historic research, comparative analysis and preparing the statutory recommendations.

1.4 Report revisions

The final report was submitted to the City of Whittlesea in January 2024. This revised version prepared in April 2025 includes the following changes in response to feedback from the City of Whittlesea:

- An individual citation for each of the Wollert Dairy Farms (See Appendix C to Volume 1). The Wollert Dairy Farms group listing citation remains in section 9 of Volume 2.
- The removal of the updated citation for Carome Homestead (HO17), as it was recently amended via Amendment C287wsea. Carome has been retained, where relevant, in histories and comparative analyses for other places.
- Minor updates to correct errors and inconsistencies in the report (for example, in relation to names, addresses and HO numbers).

2 Approach and methodology

2.1 Introduction

This Review has been prepared in accordance with the Australia ICOMOS *Charter for Place of Cultural Significance*, 2013 (the Burra Charter) and its guidelines using the Hercon criteria (refer Appendix B). All terminology is consistent with the Burra Charter.

The methodology and approach to this review and its recommendations was also guided by:

- PPN1,
- Comments made by relevant Planning Panel reports and, in particular, the Advisory Committee report for the *Review of Heritage Provisions in Planning Schemes* (the Advisory Committee Report), completed in August 2007, and the *Heritage Issues: Summaries from recent Panel reports*, June 2018 prepared by Planning Panels Victoria (the 2015 PPV Heritage Issues report), and
- Guidelines for using the Hercon criteria and significance thresholds prepared by Heritage Victoria.

2.2 Project plan and Steering Committee

The Review was guided by a project plan and overseen by a Steering Committee (SC).

The SC comprised:

- David Helms, heritage consultant
- Ashley Lamers, Heritage Programs Officer
- Colleen Lazenby, Coordinator, Heritage Strategy and Programs
- Lenice White, Heritage Officer – VPA Projects
- Stephanie Chen, Heritage Project Officer.

2.3 Variation to the project brief

The brief for the Review identified 70 heritage places that require updated citations and/or SoS.

During the Review, errors and issues were identified with 12 other citations, as listed in Table 2.1. These places were added to the Review list, making a total of 82 places overall.

Table 2.1 – Additional places

No.	HO	Heritage place	Reason for inclusion
1.	HO45	**Burnside Dairy (Former)** 2033-35 Donnybrook Road, Yan Yean	Errors in the citation and SoS
2.	HO61	**Westgarthtown Heritage Area** Thomastown and Lalor	No citation or SoS
3.	HO99	**Catholic Denominational School No.238 (Former)** 15 Coulstock Street, Epping	SoS is not in the PPN1 format and does not adequately describe the significance of the place

No.	HO	Heritage place	Reason for inclusion
4.	HO122	Monier Bridge over Barber's Creek Bridge Inn Road, Wollert	SoS is not in the PPN1 format and does not adequately describe the significance of the place. Logical to review with the other Monier bridge, which is in the Project Brief
5.	HO124 & HO188	Hunters Road Dairy (HO124) 105W Hunters Road, South Morang Sea View Park (HO188) 105W Hunters Road, Mernda (NOTE: Correct address for both places is 105 Hunters Road, South Morang)	These two places have a shared history. There are two citations for HO124. A single citation (with SoS) in the PPN1 format is required for both places.
6.	HO163	Springvale-Bodycoats Farm 80 Bodycoats Road, Wollert	SoS is not in the PPN1 format
7.	HO164	Cragieburn [sic] Homestead 521 Cragieburn [sic] Road, Wollert	Errors in the citation and SoS
8.	HO169	Stimsons House (Bickleys) 700 Epping Road, Wollert	Errors in the citation and SoS
9.	HO170	Paynes House-Old Bodycoat farmhouse 715 Epping Road, Wollert	Errors in the citation and SoS
10.	HO174	Tower Hill 145 Selkirk Road, Woodstock	Errors in the citation and SoS
11.	HO187	Former South Morang Station Master's House 11 Old Plenty Road, South Morang	SoS is not in the PPN1 format. Also, the context of the place has changed significantly due to the recent Mernda railway extension, and the citation should be updated to reflect this
12.	HO200	Inverlochie 395 Epping Road, Wollert	Update SoS to PPN1 format

Dry stone Wall Significance Assessment

Several places included in the Review contain dry stone walls, which were inspected and assessed separately as part of the dry stone wall study. The relevant historic and descriptive information gathered by the dry stone wall study for the places included in the Review and recommendations for inclusions of dry stone walls within HOs was considered and incorporated into citations, as relevant.

2.4 Joint assessments, precincts, and group, thematic or serial listings

During the Review, it became evident that there were several places that have a shared history and/or a strong thematic/typological connection with at least one other place and should be assessed either as a:

Single heritage place, or

A small precinct or group, thematic or serial (GTS) listing as defined by PPN1.

These places are listed in Table 2.2.

Table 2.2 – Joint assessments

No.	HO	Heritage place	Type and rationale
1.	HO16, HO18, HO65, HO201	**Mayfield (Mernda) Village precinct** 1321, 1325, and 1345 Plenty Road, Mernda	Small precinct comprising a house and former hotel (The Poplars/Brittania Inn), the former Mernda State School and residence and the Mayfield Presbyterian Church. The buildings all date from the nineteenth century and have strong connections with the Thomas family, and three of the four buildings are built of local bluestone. The three places are currently included in two HOs: an individual HO applied to the specific property and a precinct HO (HO201) applied to the precinct. There are individual citations for each and a precinct citation.
2.	HO53, HO56, HO57, HO58, HO59	**Janefield Training Centre group listing** 30, 34, 40, & 44 Linacre Road & 2 Manchester Crescent, Bundoora	GTS listing - five buildings associated with the former Janefield Training Centre.
3.	HO31, HO50, HO130	**Thomastown Village group listing** 4, 10 & 16 Spring Street & 1W Stewart Street, Thomastown	GTS listing - this comprises the former Methodist Church, Methodist Cemetery, and the former State School, which was originally established as a Denominational school by the Methodist Church.
4.	HO40, HO41, HO78, HO79, HO80, HO81	**Wollert Dairy Farms group listing** 45A Harvest Home Road, Epping, and 286A Epping Road, 80 Harvest Home Road, 65 Lehmanns Road, 10 Muggabah Road & 230 Saltlake Boulevard, Wollert	GTS listing – this comprises six small dairy farms with similar histories. The extant buildings are mostly of bluestone construction, and some are complemented by dry stone walls. Most were established by German settlers, and several are linked by family associations.
5.	HO38, HO122	**Monier Arch Bridges** Old Plenty Road Mernda (Barber's Creek) & Bridge Inn Road, Wollert	GTS listing - Two reinforced concrete arch bridges designed and built by Monash & Anderson in 1898 and 1901.
6.	HO12, HO19	**Mayfield, Bridge Inn & Thomas Mill** Bridge Inn Road & 1410 Plenty Road, Mernda	Single citation – these three places have a shared history as places owned and developed by the Thomas family. While in separate HOs they are physically proximate.
7.	HO124, HO188	**Hunters Road Dairy & Sea View Park** 105 Hunters Road, South Morang	Single citation - These two places are situated on the same property and have a shared history as they are associated with farms established and developed by the same family.

2.5 Fieldwork

The HO places were inspected where possible. The purpose was to identify the buildings and other features that contribute to the heritage significance of the place, and (in particular) to note any changes since the original citation was prepared.

Most of the inspections were external only of the places as viewed from the public realm. Some on-site inspections were arranged with owner's permission and assistance. See Appendix A for details.

However, site inspections of all places were not possible, as some are situated on private property and not visible from the road. For places that were not inspected, descriptions were prepared using:

Photographs provided by the City of Whittlesea. These were taken by a professional photographer during 2022, and/or

Descriptive and photographic information in heritage studies or conservation management plans.

The citations for places that were not inspected include a clear statement in the Description to this effect and cites the source of information for the description of the place.

2.6 Place assessment and documentation

All places were assessed and documented in accordance with the Burra Charter, and PPN1 using the methodology in Appendix B. This included:

Historic research to supplement the information contained in the current heritage citation using selected primary (Public Records Office of Victoria files, land title information, newspaper, historic photos, and journal articles) and secondary (local histories and heritage studies) and other sources. Generally, a place history will document when the place was created, for what purpose, for and by whom (including the architect, if possible), and major changes in its physical form and/or use over time.

A description of the place, indicating the extent of the significant fabric, highlighting any features of note, integrity, and recording contributory features (for example, buildings, early and original fences, outbuildings, and trees) as well as those features that have no heritage significance (for example, recent outbuildings and extensions).

Comparative analysis. The purpose of comparative analysis is to establish a benchmark to understand which places clearly meet the threshold for local significance. To facilitate comparative analysis assessment of the places was undertaken in typological groups:

- Farm complexes.
- Churches and cemeteries
- Schools.
- Bridges.
- Retail and commercial.
- Houses and homesteads.
- Other places.

Places were compared with other examples in the HO in the City of Whittlesea. Additional information about dry stone walls was provided by the dry stone wall study.

Statement of significance (SoS). The new SoS have been prepared in accordance with PPN1:

- The Hercon criteria have been used in the assessment of significance,
- The SoS is in the 'What?' 'How?' and 'Why?' format with the reasons why a place is significant expressed in relation to the Hercon criteria.

The outcome was a draft heritage citation for each place, precinct, or serial listing. Each draft citation was:

Reviewed by the SC, and

Peer reviewed by Ray Tonkin. Ray Tonkin is part of the team for the dry stone wall study.

2.7 Other tasks

The statutory recommendations in relation to the changes to, or proposed application of, the HO schedule and mapping follow the guidance set out in PPN1. Specifically:

Where a specific HO schedule control currently applies (External paint, internal alteration, Tree controls, Solar Energy system, Outbuildings or fences, Prohibited uses), the need or justification for the control was reviewed having regard to the significance of the place and retained, amended or removed, as required. Specifically:

- Solar energy system controls are recommended to be 'switched off' for buildings which would not be impacted by solar panels.
- Prohibited uses controls are recommended where they could support the conservation of a building by providing greater opportunities for adaptive re-use.

New specific HO schedule controls are recommended where this is justified by the significance of the place.

The HO is usually applied to the whole of the property as defined by the title boundaries. However, in accordance with the PPN1 exceptions include large sites where the HO is applied only to the part of that site containing the significant buildings or features, and a small amount of land to form a curtilage in order to retain the setting of the heritage place, and manage development in proximity to it.

Where possible, uncomplicated, or easily recognised boundaries (such as a fence line) have been defined to ensure there is no room for potential dispute in terms of the land affected by the HO. Boundaries should not cut through the middle of buildings or features. 'Ground truthing' during fieldwork and aerial photos have been used to establish proposed new HO boundaries.

In several cases, extensions of HO boundaries are recommended to include additional dry stone walls. These are in accordance with findings and recommendations made by the dry stone wall study and should form part of a future amendment to implement that study.

3 Key findings and recommendations

3.1 Victorian Heritage Register

The citation for the Maroondah Aqueduct Bridge (HO89) was not reviewed, as it is included on the Victorian Heritage Register. The VHR citation contains the relevant SoS for the place.

3.2 Remove from HO

Table 3.1 lists the five places that no longer satisfy the threshold of local significance and should be removed from the HO schedule and maps.

3.1 No longer of local significance – remove from HO

No.	HO	Heritage place	Rationale
1.	HO21	Graff's House 1480 Plenty Road, Mernda	The house has been destroyed by fire and there are no above-ground remains.
2.	HO61	Westgarthtown Heritage Area Thomastown and Lalor	HO61 contains land alongside Edgars Creek extending from Pioneer Court in the south to Kalara Close in the north, which historically formed part of the Westhgarthtown German settlement. However, the land contains no significant heritage fabric (all the buildings associated with the Westgarthtown settlement are included within separate, individual HOs). In summary, HO61 is not required as there is nothing to protect or manage within the area covered by the overlay.
3.	HO63	South Morang Primary School Surrounds 875 Plenty Road, South Morang	The site does not contain any significant heritage buildings, trees, or features. It does not contribute to the setting of the former South Morang Primary School, which is included within a separate HO.
4.	HO82	Former Red Brick Stable 25W Silverstone Court, Wollert	Demolished.
5.	HO83	Former Weatherboard cottage 22W Redrock Road, Wollert	The original house was demolished, and an interpretive structure was built on a different site. Because of this, there is no understanding of the original house, or its context.

3.3 Local significance

The Review confirms the significance of the 76 other places at the local level.

Changes to the HO schedule are recommended for some places to:

Correct errors with names and/or addresses, and/or

Amend or remove specific controls (external paint, internal alteration, etc.), as required.

Changes to HO map extents and/or HO numbers are recommended for some places to, as relevant:

Remove land that contains no significant fabric.

Avoid HO boundaries that cut through buildings or significant features.

Delete individual HOs and replace with (or retain) a single HO. This applies to:

- HO16, HO18, and HO65, which apply to the properties forming part of the proposed Mayfield South Heritage precinct. The existing HO201 precinct overlay is retained.
- HO53, HO56, HO57, HO58, and HO59, which apply to the properties forming part of the proposed Janefield Training Centre group listing and replace with a new single HO.
- HO31, HO50 and HO130, which apply to the properties forming part of the proposed Thomastown Village group listing and replace with a new single HO.
- HO124 and HO188 which apply to two places (Goadby Lodge and Sea View Park) on the same property (105 Hunters Road, South Morang) and replace with a new single HO.

(Note: The Monier Arch bridges at Mernda and Wollert and the Wollert Dairy Farms serial listing should retain individual HOs as the HO schedule lists places by suburb.)

Please refer to the table in Appendix A, which provides a summary of recommended changes for all places. The citations in Volume 2 contain the maps showing the recommended changes to HO extents, as required.

House, 27 Old Plenty Road, South Morang

This is a bluestone house, which was constructed by 1865. The house was relatively intact in 1990 when it was assessed by the *City of Whittlesea Heritage Study*. It is included within HO27.





Left: The house c.1990 (Source: City of Whittlesea Heritage Study) and Right: the house in 2022

In 2020 the house was significantly damaged by fire. A report prepared in March 2020 by Hawthorn Consulting Engineers, assessed the condition of the building after the fire:

The original timber roof framing and shingles and other timber details such as the original windows have been almost fully destroyed. Later roofing iron has been removed.

The brick chimneys have collapsed.

The front verandah is damaged but in 2020 it was still standing with cast iron brackets intact (The overgrown garden means that it is now not visible from the street).

The bluestone walls remain standing. These have been rendered, but where the render has fallen away around the window brick quoining around the windows is visible.

This building is amongst the earliest houses in the South Morang township as it extended along Old Plenty Road and is a rare example of a house associated with the first phase of permanent settlement after the initial land sales of the 1850s. Despite the damage to the house, the bluestone construction, location on the Old Plenty Road alignment and other surviving details identify this as an early house. It compares with other ruined bluestone

houses included in the HO such as Bald Hill (McCormack or Goss Farm), 1145 Donnybrook Road, Donnybrook (HO186), and Timm's House, 130 Bindts Road, Wollert (HO162).

Despite the very poor condition of this house, it should remain in HO27. This will ensure that all options for conservation can be fully explored and, if demolition is the only feasible option, then appropriate recording and interpretation, as required, can be prepared, and implemented as a condition of the planning permit. If the HO is removed, then the ability to do this will be lost.

The citation for this house has not been updated and no changes to the HO schedule control or mapping are recommended.

3.4 Future work

Dry stone walls

Consider including in the HO remnant dry stone walls associated with the following places in accordance with the recommendations of the *Dry Stone Wall Significance Assessment* study:

HO186 Bald Hill (McCormack or Goss Farm), 1145 Donnybrook Road, Donnybrook.

HO164 Springfield, 521 Craigieburn Road, Wollert.

HO169 Stanton Hill, 700 Epping Road, Wollert.

HO173 Woodstock Hotel (Former, later Woodlands), 910 Epping Road, Woodstock.

HO80 Young or Brock Farm, 80 Harvest Home Road, Wollert.

On-site inspections

It would be desirable to arrange an on-site inspection for the following properties, for which the assessment relied on secondary sources such as conservation plans or heritage studies:

HO2 Camoola, 2025 Merriang Road, Beveridge.

HO186 Bald Hill (McCormack or Goss Farm), 1145 Donnybrook Road, Donnybrook.

HO5 Breadalbane, 170-172 Fifth Avenue, Eden Park.

HO37 Mornmoot Stud, 390 Wildwood Road, Whittlesea.

HO164 Springfield, 521 Craigieburn Road, Wollert.

HO169 Stanton Hill, 700 Epping Road, Wollert.

HO173 Woodstock Hotel (Former, later Woodlands), 850 & 910 Epping Road, Woodstock.

Once this is done, the citations and SoS should be updated, as required.

Additional places

There are two places that could not be included within the scope of this Review, which require the preparation of updated citations and SoS:

HO68, Preston Hall, 1485 Plenty Road, Mernda. This was assessed by the 1990 *City of Whittlesea Heritage Study*. The citation is incomplete, with limited (and incorrect) historic information and no SoS.

HO147, Plenty Valley Stock Feed, 2434 Plenty Road, Whittlesea. This was assessed by the 2015 *Whittlesea Heritage Study*. Although it has a citation and SoS, the historic

information is limited and the place is incorrectly identified as a commercial building, when it is actually an early residence.

Places of potential State significance

Table 3.2 lists places of potential State significance.

3.2 Potential State significance

No.	HO	Heritage place	Rationale
1.	HO1	Braemore 1700 Merriang Rd, Beveridge	Rare example of bluestone homestead and unusual octagonal outbuilding in Picturesque Gothic style. Rare early iron fence.
2.	HO31	Methodist Cemetery 1W Stewart Street, Thomastown	A rare example of a churchyard cemetery. By the time of European settlement in Victoria, such cemeteries had become less popular, and few were developed in the State. Dating to 1855, this may be the only private Wesleyan burial ground in Victoria, and it contains the graves of many of the original Wesleyan settlers in the district including John and Mary Thomas and other members of the Thomas family, after whom the area is named. Other extant suburban churchyard cemeteries include Westgarthtown (VHR H899), St Andrew's Church of England, Brighton (VHR H124), St Katherine's Church of England, Greensborough, and Scots Church, Campbellfield (VHR H127).
3.	HO37	Mornmoot Stud 390 Wildwood Road, Whittlesea	Rare example of a private library, which was designed and purpose-built including glass-fronted bookshelves to house the collection. Some of the original collection remains. Associations with the Chirnside family and other features such as the long avenue of trees to the entry drive enhance the significance of the place.
4.	HO39	Ivy Bank 45 Bridge Inn Road, Wollert	Rare example of a complete dairy farm associated with a German family. More intact than the examples at Westgarthtown included on the VHR and includes a rare example of a mud and lathe barn demonstrating Medievally based German building techniques. Under threat during to on-going quarrying operations.
5.	HO44	Fenwick Stud 1740 Donnybrook Road, Woodstock	Historic associations with Dora Maclean who owned, managed, and developed Fenwick Stud from 1924 until her death in 1978 and made an important contribution to horse breeding in Australia. It is recognised as one of the longest, continuously breeding Arab horse studs in the southern hemisphere and as the longest, continuous, Shetland breeding stud in Australia. It is notable as the management and development of Fenwick Stud was overseen, from 1925, by Dora Maclean who from the 1940s onwards employed only female staff.

No.	HO	Heritage place	Rationale
			Also, one of the finest collections of dry stone walls in Victoria and an outstanding cultural landscape.
6.	HO53, HO56, HO57, HO58, HO59	Janefield Training Centre (Former) 30, 34, 40 & 44 Linacre Road and 2 Manchester Crescent, Bundoora	Historic associations with the Janefield Training Centre, one of the new institutions created by the State government following the passing of the *Mental Hygiene Act* in 1934 which led to a new approach with an emphasis on education and training of intellectually disabled children. This more progressive approach was reflected in the modern design and layout of the facility (designed under the direction of Percy Everett), which included a dedicated school building.
7.	HO77	The Farm Vigano 10 Bushmans Way, South Morang	Historic associations with the Vigano family and demonstrates the impact of migration upon Melbourne's culture during the twentieth century. Mario and Maria Vigano were among a small number of Italian emigrants who pioneered the introduction of Italian culture in Victoria through their restaurant, Mario's, which they ran for over 30 years from 1932 to 1966. Their legacy was continued by their children and grandchildren, and the family made a remarkable contribution to dining, hospitality, culture, and the arts in Melbourne in the second half of the twentieth century. The Farm functioned as an extension of Mario's restaurant, and besides supplying it with produce, became a focus of family life and a salon for progressive and influential people in Melbourne society. The size and detailing of the house demonstrate the success of the family and provides an understanding of their approach to hospitality. As Mario's Restaurant has been demolished, the Farm Vigano is now the last tangible physical connection with Mario and Maria Vigano.

4 References

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Planning Practice Note 1: *Applying the Heritage Overlay*

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APPENDIX A – HERITAGE PLACE ASSESSMENT SUMMARY

These are ordered by suburb and then by HO number. Site inspections were from the street unless specified as 'on site'.

No.	HO	Current name and address	New name and address	Site inspection?	New citation and SoS?	HO schedule changes?	HO map changes?
		BEVERIDGE					
1.	HO1	Braemore 1700 Merriang Road	No change	Yes – on site	Yes	• In the 'Heritage place' column, replace the description with: *Braemore* *The heritage place comprises the bluestone homestead, octagonal bluestone outbuilding, shearer's quarters, timber stables, dry stone walls to garden beds in front of the homestead, and the iron gates and fences and woven wire fence within the homestead garden.* *1700 Merriang Road, Beveridge.* • In the 'Tree controls apply' column, change 'Yes Mature trees enclosing homestead' to 'No'.	No
2.	HO2	Camoola 2025 Merriang Road	Camoola (Spring Vale)	No	Yes	• In the 'Heritage place' column, replace the description with: *Camoola (Spring Vale)* *The heritage place comprises the bluestone homestead and stables, shearer's quarters, shearing shed, hay shed, sharefarmer's house, and mature Pines (Pinus radiata) windrows.*	No

No.	HO	Current name and address	New name and address	Site inspection?	New citation and SoS?	HO schedule changes?	HO map changes?
						2025 Merriang Road, Beveridge. • In the 'Solar Energy System' column, change 'Yes' to 'No'.	
		BUNDOORA					
3.	HO53	Janefield Special School	Janefield Training Centre (Former)	No	Yes, a single citation for all five buildings	Replace the separate HO numbers with a single 'Group Listing' HO number (HO53), with the following description in the 'Heritage place' column: *Janefield Training Centre (Former)* *The heritage place comprises:* • *Former Ward F2, 30 Linacre Drive, Bundoora* • *Former Ward F2, 34 Linacre Drive, Bundoora* • *Former Administration block, 40 Linacre Drive, Bundoora* • *Former Ward F4, 44 Linacre Drive, Bundoora* • *Former Special School, 2 Manchester Crescent, Bundoora* Apply external paint controls. Other specific controls are not required.	Apply new Group Listing HO number (HO53) to existing HO extents (HO53, HO56, HO57, HO58, HO59).
4.	HO56	Janefield Brick Administration building	As above	No	As above	As above	As above
5.	HO57	Janefield Brick Ward Building (Building F2-c1939)	As above	No	As above	As above	As above

No.	HO	Current name and address	New name and address	Site inspection?	New citation and SoS?	HO schedule changes?	HO map changes?
6.	HO58	Janefield Brick Ward Building (Building F3-c1951)	As above	No	As above	As above	As above
7.	HO59	Janefield Brick Ward Building (Building F4-c1952)	As above	No	As above	As above	As above
8.	HO89	Maroondah Aqueduct Bridge over Plenty River	No change	No	No – VHR place	Not applicable	Not applicable
		DONNYBROOK					
9.	HO93	Property adjoining Donnybrook Mineral Springs 130 Springs Road	Woodstock (Abbott Farm) 110 Springs Road	Yes – on site	Yes	• In the 'Heritage place' column, replace the description with: *Woodstock (Abbott Farm)* *The heritage place comprises the timber and bluestone house, bluestone house ruin, and bluestone outbuilding.* *110 Springs Road, Donnybrook.* • In the 'Outbuildings or fences etc.' column, replace 'Yes' with 'Yes – bluestone outbuilding only'.	No
10.	HO94	Donnybrook Mineral Springs 130 Springs Road	Donnybrook Mineral Springs (Former)	No	Yes	In the 'Heritage place' column replace the description with: *Donnybrook Mineral Springs (Former)* *130 Springs Road, Donnybrook* *The heritage place comprises:* • *The channel with cement and stone walls and small timber bridge.* • *The small brick building adjacent to the channel, the flanking rock walls*	No

No.	HO	Current name and address	New name and address	Site inspection?	New citation and SoS?	HO schedule changes?	HO map changes?
						and the adjoining pump and well structure. • *The c.1950s shelters and picnic tables.* • *Mature exotic and native trees*.	
11.	HO186	Donnybrook Road Homestead 1145 Donnybrook Road	Bald Hill (McCormack or Goss Farm) 1145 Donnybrook Road	No	Yes	• In the 'Heritage place' column, replace the description with: *Bald Hill (McCormack or Goss farm)* *The heritage place comprises the remains of the stone and brick cottage and homestead, two cistern/wells, Pepper (Schinus molle) and Cypress (Cupressus sp.) trees, and remnant stone driveway.* *1145 Donnybrook Road, Donnybrook.* • In the 'Tree controls apply' column, replace 'No' with 'Yes – Peppers and Cypresses'	No
		DOREEN					
12.	HO73	Neumann's Farmhouse 20B Bassetts Road	Neumann Farmhouse 15 Neumann Road	Yes – on site	Yes	• In the 'Heritage place' column, replace the description with: *Neumann Farmhouse* *The heritage place comprises the house, mature Cypress, and concrete tank.* *15 Neumann Road, Doreen.*	Remove HO73 from 20 Smithson Road

No.	HO	Current name and address	New name and address	Site inspection?	New citation and SoS?	HO schedule changes?	HO map changes?
						• In the 'Tree controls apply' column, replace 'Mature trees' with 'Mature Cypress' • In the 'Outbuildings or fences etc.' column, replace 'Outbuildings' with 'Concrete tank and roof'. • In the 'Solar Energy System' column, change Yes to No.	
13.	HO74	Graff's Farm Cottage 32W Eminence Boulevard	Mount View (Graff Farm) 32 Eminence Boulevard	Yes – on site	Yes	• In the 'Heritage place' column, replace the description with: *Mount View (Graff Farm)* *The heritage place comprises the remnant brick chimneys, mature Pepper trees, and infilled well.* *32W Eminence Boulevard, Doreen.* • In the 'Solar Energy System' column, change Yes to No.	No
		EDEN PARK					
14.	HO5	Breadalbane 170-172 Fifth Avenue	No change	Yes	Yes	• In the 'Heritage place' column, replace the description with: *Breadalbane* *The heritage place comprises the c.1860 brick homestead and the mature Pine (Pinus sp.) trees.* *170-172 Fifth Avenue, Eden Park.* • In the 'Tree controls apply' column, change 'Yes' to 'Yes, mature Pines (Pinus sp.) only'.	No

No.	HO	Current name and address	New name and address	Site inspection?	New citation and SoS?	HO schedule changes?	HO map changes?
15.	HO6	Cordell's Cottage 215 Fourth Avenue	No change	Yes	Yes	No	No
		EPPING					
16.	HO8	St John's Church of England 789-795 High Street	No change	No	Yes	• In the 'Heritage place' column replace the description with: *St John's Church of England* *The heritage place is the bluestone church built in 1869.* *789-795 High Street, Epping* • In the 'Tree controls apply? column replace 'Yes Cypress avenue' with 'No', as the trees have been removed. • In the 'Solar energy system controls apply?' column replace 'Yes' with 'Yes – bluestone church only'.	Yes, see Volume 2 citation
17.	HO9	Epping Primary School building and former school residence 805 High Street	Epping State School No.1477 and residence (Former) 805 High Street	Yes – on site	Yes	• In the 'Heritage place' column replace the description with: *Epping State School No.1477 and residence (Former)* *The heritage place comprises the bluestone school (built 1874) and residence (1877).* *805 High Street, Epping* • In the 'Tree Controls Apply? column replace 'Yes. Mature pine plantings' with 'No', as there are no mature	No

No.	HO	Current name and address	New name and address	Site inspection?	New citation and SoS?	HO schedule changes?	HO map changes?
						pine trees or significant trees on the site. • In the 'Solar energy system controls apply?' replace 'Yes' with 'Yes - bluestone school and residence only'.	
18.	HO78	Lochaber 45A Harvest Home Road	No change	Yes – on site	Yes	• In the 'PS map ref' column replace 'H078' with 'HO78' • In the 'Heritage place' column replace the description with: *Lochaber* *45A Harvest Home Road, Epping* *The heritage place includes the nineteenth century house, barn or milking shed, underground tank, and mature Pepper trees (Schinus molle)* • In the 'Tree controls' column replace 'Yes Mature exotic trees' with 'Yes – mature Pepper trees'. • In the 'Outbuilding and fences …' column replace 'Yes Outbuilding and dry stone walls' with 'Yes – barn or milking shed and underground tank'.	No
19.	HO85	Epping Presbyterian Church 773 High Street	No change	No	Yes	• In the 'Heritage place' column replace the description with: *Epping Presbyterian Church* *The heritage place comprises the bluestone church built in 1867 and the dry stone wall along the west boundary.*	No

No.	HO	Current name and address	New name and address	Site inspection?	New citation and SoS?	HO schedule changes?	HO map changes?
						773 High Street, Epping	
20.	HO99	Former Catholic School No.238 15 Coulstock Street	Catholic Denominational School No.238 (Former) 15 Coulstock Street	No	Yes	• In the 'Heritage place' column replace the description with: *Catholic Denominational School No.238 (Former)* *The heritage place is the bluestone former school built in 1871.* *15 Coulstock Street, Epping* • In the 'Solar energy system controls apply?' column change 'Yes' to 'Yes – bluestone former school only'	No
		LALOR					
21.	HO49	Maltzahn's Farmhouse 127 Gardenia Road	No change	Yes	Yes	No	No
22.	HO61	Westgarthtown Heritage Area Lalor and Thomastown	Not applicable	Yes	No	Yes, delete HO61, as there is no extant heritage fabric or features.	Remove HO61
23.	HO87	Brick dwelling 44 Tramoo Street	House and front fence (former McAuliffe House) 44 Tramoo Street	Yes	Yes	• In the 'Heritage place' column, change the name of the place to 'House and front fence (former McAuliffe House)'. • In the 'Outbuildings and fence etc.' column change 'No' to 'Yes – front fence only'.	No
24.	HO184	Peter Lalor Housing Cooperative Precinct 16 Gratwick Street	House (Vibon) 16 Gratwick Street	Yes	Yes	In the 'Heritage place' column, change the name of the place to 'House (Vibon)'	No

No.	HO	Current name and address	New name and address	Site inspection?	New citation and SoS?	HO schedule changes?	HO map changes?
		MERNDA					
25.	HO12	Thomas Mill 640 Bridge Inn Road	Bridge Inn (1841), Thomas Mill & the Miller's Cottage 640 Bridge Inn Road & Plenty Gorge State Park, Mernda	No	Yes	• In the 'Heritage place' column, replace the description with: *Bridge Inn (1841), Thomas Mill & the Miller's CottageThe heritage place comprises the remains of the Bridge Inn and the Thomas Mill including the weir, quarry and bluestone wall, water race, mill and mill cottage remains, mill wheel structure ruins and remains of bluestone lane (Berry Lane).* *640 Bridge Inn Road & Plenty Gorge State Park, Mernda*	No
26.	HO14	Black Braes Farm 65A Cravens Road	Black Braes 33 Farmstead Way	Yes – on site	Yes	• In the 'Heritage place' column, replace the description with the following: *Black Braes* *The heritage place includes the weatherboard and brick homestead and the domed brick well.* *33 Farmstead Way, Mernda*	Yes, see Volume 2 citation
27.	HO15	Hazelmere – Horner's House 32-36 Hayes Road	Hazelmere 32-36 Hayes Road	Yes	Yes	• In the 'Heritage place' column, replace the description with: *Hazelmere* *The heritage place comprises the house, two gabled brick outbuildings and roofed well built in the nineteenth century.* *32-36 Hayes Road, Mernda.*	No

No.	HO	Current name and address	New name and address	Site inspection?	New citation and SoS?	HO schedule changes?	HO map changes?
						• In the 'Solar Energy System' column, change 'Yes' to 'Yes – house only'. • In the 'Outbuildings or fences etc.' column, change 'No' to 'Yes – two nineteenth century brick outbuildings'.	
28.	HO16	Mayfield School and Residence 1325 Plenty Road	SEE HO201 MAYFIELD PRECINCT	-	-	Yes, delete HO16 (HO201 will continue to apply to the Mayfield South Heritage Precinct, which includes this property)	Yes, remove HO16
29.	HO18	Mayfield Presbyterian Church 1345 Plenty Road	SEE HO201 MAYFIELD PRECINCT	-	-	Yes, delete HO18 (HO201 will continue to apply to the Mayfield South Heritage Precinct, which includes this property)	Yes, remove HO18
30.	HO19	Mayfield Farm, Dairy & Berry Lane 1410A & 1410C Plenty Road	Mayfield 1410 Plenty Road	No	Yes	• In the 'Heritage place' column, replace the description with: *Mayfield* *The heritage place comprises the homestead, laundry, stables, milking shed and adjacent well, bluestone dairy, and surrounding mature trees.* *1410 Plenty Road, Mernda.* • In the 'Tree controls apply' column, replace the existing text with 'Yes Mature trees surrounding farm complex'.	Yes, see Volume 2 citation
31.	HO20	Mernda Mechanics' Institute and Library and adjacent caretaker's house	Mernda Mechanics' Institute and former caretaker's residence 1438-1440 Plenty Road	Yes	Yes	Yes, in the 'Heritage place' column replace the name with 'Mernda Mechanics' Institute and former caretaker's residence'.	No

No.	HO	Current name and address	New name and address	Site inspection?	New citation and SoS?	HO schedule changes?	HO map changes?
		1438-1440 Plenty Road					
32.	HO21	Weatherboard House adjoining St Joseph's Catholic Church – Graff's house 1480 Plenty Road	NA	Yes	No	Yes, delete HO21 as the building has been destroyed by fire.	Yes, remove HO21
33.	HO23	Turners Bakery 107 Schotters Road	Turner's Bakery (Former) 107 Schotters Road	Yes	Yes	• In the 'Heritage place' column, replace the description with: *Turner's Bakery (Former)* *The heritage place comprises the former shop and residence, bakehouse including the cast iron oven, domed brick well, stables and carriage house.* *107 Schotters Road, Mernda* • In the 'Internal alterations controls apply? column replace 'No' with 'Yes – cast iron oven within bakehouse only'. • In the 'Solar energy system controls apply? column replace 'Yes' with 'No'.	No
34.	HO64	Cockerell's Cottage (Earl Gray Road) 30 Regent Street	Cockerell's Cottage 16 Farmstead Way	Yes	Yes	• In the 'Heritage place' column replace the description with: *Cockerell's Cottage* *16 Farmstead Way, Mernda* • In the 'Tree controls apply' column, replace 'Yes – mature trees' with: *Yes – mature English Elm and Pomegranate*	Yes, see Volume 2 citation

No.	HO	Current name and address	New name and address	Site inspection?	New citation and SoS?	HO schedule changes?	HO map changes?
35.	HO65	The Poplars 1321 Plenty Road	SEE HO201 MAYFIELD PRECINCT	-	-	Yes, delete HO65 (HO201 will continue to apply to the Mayfield South Heritage Precinct, which includes this property)	Yes, remove HO65
36.	HO66	Morang Cattle Markets 1415 Plenty Road	Morang Market (Former) 1415 Plenty Road	No	Yes	Yes, in the 'Heritage place' column replace the name with 'Morang Market (Former)'.	No
37.	HO67	Bridge Inn Road Hotel 1425 Plenty Road	Bridge Inn 1425 Plenty Road	Yes	Yes	• In the 'Heritage place' column, replace the description with: *Bridge Inn* *The heritage place comprises the 1891 two storey brick hotel.* *1425 Plenty Road, Mernda* • In the 'Solar energy systems controls apply? column replace 'Yes' with 'No'. • In the 'Outbuildings or fences etc.? column replace 'Yes outbuildings' with 'No'.	No
38.	HO69	St Joseph's Catholic Church 1490 Plenty Road	No change	Yes	Yes	• In the 'Heritage place' column replace the description with: *St Joseph's Catholic Church* *1490 Plenty Road, Mernda* • In the 'Tree Controls Apply? column replace 'Yes Mature trees' with 'No', as there are no significant trees on the site. • In the 'Outbuildings or fences etc.?' column replace 'Yes Dry stone walls'	No

No.	HO	Current name and address	New name and address	Site inspection?	New citation and SoS?	HO schedule changes?	HO map changes?
						with 'No', as there are no dry stone walls on the site.	
39.	HO70	Bluestone Bridge – Plenty River Bridge Inn Road	Morang Bridge Bridge Inn Road	No	Yes	In 'Heritage Place' replace 'Bluestone Bridge' with 'Morang Bridge'	No
40.	HO71	Brick Dwelling 31-35 Johnsons Road	Clydebank 31-35 Johnsons Road	Yes	Yes	In the 'Heritage place' column replace the description with: *Clydebank* *The heritage place comprises the brick house and two Canary Island palms.* *31-35 Johnsons Road, Mernda*	No
41.	HO72	Linton Park 265 Hazel Glen Drive	No change	Yes	Yes	No	No
42.	HO119	Residence 100 Cravens Road	Simpson Farmhouse 100 Cravens Road	Yes	Yes	In the 'Heritage place' column change the name of the place to 'Simpson Farmhouse'.	No
43.	HO122	Barbers Creek Monier Bridge Old Plenty Road	Monier Arch Bridge (Barbers Creek) Old Plenty Road	Yes	Yes	In the 'Heritage place' column change the description to: *Monier Arch Bridge (Barbers Creek)* *Old Plenty Road*	No
44.	HO201	Mayfield Heritage Precinct 1321, 1325 & 1345 Plenty Road	Mayfield South Heritage Precinct 1321, 1325 & 1345 Plenty Road	Yes	Yes	• In the 'Heritage place' column, replace the description with: *Mayfield South Heritage Precinct* *The heritage place comprises the former Britannia Inn also known as The Poplars, former Mernda State School No.488 and residence and mature trees including Pines (Pinus sp.), Sugar gums (E. cladocalyx),*	No

No.	HO	Current name and address	New name and address	Site inspection?	New citation and SoS?	HO schedule changes?	HO map changes?
						and Peppers (Schinus molle), and the Mayfield Presbyterian Church and outbuilding. *1321, 1325 and 1345 Plenty Road, Mernda* • In the 'Tree controls apply' column of the HO schedule, change 'Yes' to 'Yes – 1325 Plenty Road only'. • In the 'Solar energy system controls apply' column of the HO schedule, change 'Yes' to 'Yes, 1321 and 1345 Plenty Road only'. • In the 'Outbuildings or fences etc.' column of the HO schedule, change 'Yes' to 'Yes – 1345 Plenty Road only'.	
		MILL PARK					
45.	HO52	Janefield Presbyterian Church 281-285 Plenty Road	Janefield Presbyterian Church (Former)	No	Yes	Yes, in the 'Heritage place' column replace the name with 'Janefield Presbyterian Church (Former)'.	Yes, see Volume 2 citation
		SOUTH MORANG					
46.	HO26	Residence, Stonewall and Outbuildings 64 Gordons Road	Le Page Farm (Former) 64 Gordons Road	Yes	Yes	• In the 'Heritage place' column, replace the description with: *Le Page Farm (Former)* *The heritage place comprises the brick homestead, stone cottage, remnant stone building walls,*	Yes, see Volume 2 citation

No.	HO	Current name and address	New name and address	Site inspection?	New citation and SoS?	HO schedule changes?	HO map changes?
						interwar brick outbuilding and dry stone wall. *64 Gordons Road, South Morang.* • In the 'Outbuildings or fences which are not exempt' column, change 'Yes dry stone walls' to 'Yes – stone and brick outbuildings and dry stone wall'.	
47.	HO27	Bluestone Cottage 27 Old Plenty Road	No change	Yes	No	No	No
48.	HO63	South Morang Primary School Surrounds 875 Plenty Road	NA	Yes	No	Remove from HO	Remove from HO
49.	HO76	Moorilla 1175 Plenty Road	No change	No	Yes	No	No
50.	HO77	The Farm Vigano 10 Bushmans Way	Farm Vigano	No	Yes	• In the 'Heritage place' column, replace the description with: *Farm Vigano* *The heritage place comprises the house and adjacent paved terrace and stairs, caretaker's cottage, stone walls along the entrance driveway, mature exotic trees along the driveway and in the gardens surrounding the house.* *10 Bushmans Way, South Morang.* • In the 'Tree controls apply' column, replace the existing text with 'Yes Mature Pines (*Pinus sp.*), Monterey Cypresses (*Cupressus macrocarpa*),	No

No.	HO	Current name and address	New name and address	Site inspection?	New citation and SoS?	HO schedule changes?	HO map changes?
						Canary Island palms (*Phoenix canariensis*), Bhutan cypress (*Cupressus torulosa*) row and Hoop Pine (*Araucaria cunninghamii*)'	
51.	HO124	Hunters Road Dairy 105W Hunters Road	Goadby Lodge and Sea View Park 105W Hunters Road	No	Yes	• Replace HO124 and HO188 with a single HO number to recognise the historic associations of these two places, with the following description in the 'Heritage place' column: *Goadby Lodge* *The heritage place comprises the stone outbuilding, and stone rubble house ruins.* *Sea View Park* *The heritage place comprises the stone house ruins, and two Bhutan cypresses (Cupressus torulosa) and surrounding land defined by the east title boundary, 49m from the south title boundary, 18m from the west title boundary and 679m from the north (Hunters Road) title boundary.* *105 Hunters Road, South Morang.* • Apply specific controls as follows: *Solar Energy systems - Yes* *Tree controls – 'Yes, Bhutan cypresses only'*	New HO number, no change to extent
52.	HO188	Sea View Park	Goadby Lodge and Sea View Park	No	Yes	As above.	New HO number, no

No.	HO	Current name and address	New name and address	Site inspection?	New citation and SoS?	HO schedule changes?	HO map changes?
		105W Hunters Road, Mernda	105W Hunters Road				change to extent
53.	HO127	Le Page Homestead 994-1044 Plenty Road	Hawkstowe 994-1044 Plenty Road	Yes	Yes	• In the 'Heritage place' column, replace the description with: *Hawkstowe* *The heritage place comprises the nineteenth century homestead, barn, timber cottage and stables, and mature trees.* *994-1044 Plenty Road, South Morang.* • In the 'Tree controls' column, change Yes to 'Yes Elms (*Ulmus sp.*), Cypress (*Cupressus sp.*) and River red gums (*E. camaldulensis*) only'.	No
54.	HO187	Former South Morang Station Master's House 11 Old Plenty Road	South Morang Stationmaster's Residence (Former) 11 Old Plenty Road	Yes	Yes	• In the 'Heritage place' column change the name of the place to 'South Morang Stationmaster's Residence (Former)' • In the 'Tree controls apply' column of the HO schedule, change 'Yes' to 'No'. • In the 'Solar energy system controls apply.' column of the HO schedule, change 'Yes' to 'No'.	No
		THOMASTOWN					
55.	HO31	Methodist Cemetery 1W Stewart Street	Thomastown Village 1/4 & 4 (part), 10 & 16 (part) Spring Street and 1W Stewart Street	Yes	Yes	• Replace HO31, HO50 and HO130 with a single HO number to recognise the historic associations of these three places as a	Yes, see Volume 2 citation

No.	HO	Current name and address	New name and address	Site inspection?	New citation and SoS?	HO schedule changes?	HO map changes?
						group/thematic listing. The recommended 'Heritage Place' column description is: *Thomastown Village* *The heritage place comprises the former Wesleyan Methodist Church, former Thomastown State School No.631, former Wesleyan Cemetery and mature Pepper trees (Schinus molle).* *1/4 & 4 (part), 10 & 16 (part) Spring Street and 1W Stewart Street, Thomastown.* • In the 'Tree controls' column, insert: *Yes – mature Pepper trees* Other specific controls (External paint, internal alterations, etc.) are not required.	
56.	HO50	Uniting Church 1/4 Spring Street	As above	Yes	Yes	As above	As above
57.	HO130	Thomastown Primary School 10 Spring Street	As above	Yes	Yes	As above	As above
		WHITTLESEA					

No.	HO	Current name and address	New name and address	Site inspection?	New citation and SoS?	HO schedule changes?	HO map changes?
58.	HO34	Whittlesea Court House 74 Church Street	Whittlesea Court House (Former) 74 Church Street	No	Yes	• In the 'Heritage place' column change the name of the place to 'Whittlesea Court House (Former) • In the 'Internal alteration controls apply.' column of the HO schedule, replace 'No' with 'Yes – judges bench and witness dock in court room'.	No
59.	HO36	Christ Church Parsonage 5 Wallan Road	Christ Church 5 Wallan Road	Yes	Yes	• In the 'Heritage place' column replace the description with: *Christ Church* *The heritage place comprises the church, church bell and frame, parsonage, hall, and mature Monterey and Italian cypresses (Cupressus macrocarpa, Cupressus sempervirens*) *5 Wallan Road, Whittlesea* • In the 'Tree Controls Apply? column replace 'Mature plantings surrounding house' with 'Mature Cypresses' • In the 'Solar energy system controls apply?' column replace 'Yes' with 'Yes – church and parsonage only'.	No
60.	HO37	Mornmoot Stud 430 Wildwood Road	Mornmoot Stud 390 Wildwood Road	No	Yes	• In the 'Heritage place' column, replace the description with: *Mornmoot Stud* *The heritage place comprises the main house and library and other*	No

No.	HO	Current name and address	New name and address	Site inspection?	New citation and SoS?	HO schedule changes?	HO map changes?
						houses and outbuildings dating from c.1900 to c.1945 including the office, house and residence near the main house, the second group of brick, weatherboard and corrugated iron clad buildings to the northeast of the main house and library, the 'gatehouse', the mature trees surrounding the main house and library, and the avenue of Oaks along the entrance driveway. *390 Wildwood Road, Whittlesea.* • In the 'External paint controls apply' column, change 'No' to 'Yes – House and Library only'. • In the 'Tree controls' column, change 'Yes Avenue of oaks, mature trees surrounding complex' to 'Yes – Avenue of Oaks, mature trees surrounding house and library'. • In the 'Internal alterations controls apply' column, change 'No' to 'Yes – Library only'. • In the 'Outbuildings or fences etc.' column, replace 'Yes Library' with 'Yes – stables, office, worker's cottage, gate house, farm buildings'.	
61.	HO84	Downie House 22 Wallan Road	Downie House	Yes	Yes	• In the 'Heritage place' column, replace the description with:	No

No.	HO	Current name and address	New name and address	Site inspection?	New citation and SoS?	HO schedule changes?	HO map changes?
						Downie House *22 Wallan Road, Whittlesea.* • In the 'Solar Energy System' column, change 'Yes' to 'No'. • In the 'Tree controls apply' column, change 'Yes mature peppercorn trees' to 'No'.	
		WOLLERT					
62.	HO38	Darebin Creek Monier Bridge Bridge Inn Road	Monier Arch Bridge (Darebin Creek) Bridge Inn Road	No	Yes	In the 'Heritage place' column change the description to: *Monier Arch Bridge (Darebin Creek)* *Bridge Inn Road*	Yes, see Volume 2 citation
63.	HO39	Schultz Farm 'Ivy Bank' 45 Bridge Inn Road	Ivy Bank (Schultz Farm) 45 Bridge Inn Road	No	Yes	• In the 'Heritage place' column, replace the description with: *Ivy Bank (Schultz Farm)* *The heritage place comprises the bluestone and weatherboard house, bluestone barn/implement shed, dry stone walled milking shed, mud and lathe barn, remains of bluestone piggery, two bluestone wells, and Pine and Cypress windrow.* *45 Bridge Inn Road, Wollert.* • In the 'Internal alterations' column, replace 'No' with 'Yes, house and former milking shed'. • In the 'Prohibited uses' column, replace 'No' with 'Yes'.	No

No.	HO	Current name and address	New name and address	Site inspection?	New citation and SoS?	HO schedule changes?	HO map changes?
64.	HO40	Hehrs Pine Park Farm 286A Epping Road	Pine Park (Hehr Farm) 286A Epping Road	Yes	Yes	• In the 'Heritage place' column replace the description with: *Pine Park (Hehr Farm)* *286A Epping Road, Wollert* *The heritage place includes the nineteenth century house and outbuildings including the milking shed, barn/machinery shed and stables, dairy, and brick and bluestone paving.* • In the 'Tree controls' column replace 'Yes Mature pines and peppercorn trees' with 'No'.	No
65.	HO41	Schultz Farm 'Pine Grove Farm'	Pine Grove (Schultz Farm) 65 Lehmanns Road	No	Yes	• In the 'Heritage place' column replace the description with: *Pine Grove (Schultz Farm)* *65 Lehmanns Road, Wollert* *The heritage place includes the c.1909 weatherboard house and nineteenth century outbuildings (milking shed, barn and stables, dairy, underground tank) and dry stone walls.* • In the 'Outbuilding and fences …' column replace 'No' with 'Yes – specified outbuildings, tank, and dry stone walls'. • In the 'Prohibited uses' column replace 'No' with 'Yes'.	No

No.	HO	Current name and address	New name and address	Site inspection?	New citation and SoS?	HO schedule changes?	HO map changes?
66.	HO51	Main School Building – Wollert Primary School 455 Epping Road	Wollert State School No.1861 (Former) 455 Epping Road	Yes	Yes	• In the 'Heritage place' column replace 'Main school building – Wollert Primary School' with 'Wollert State School No.1861 (Former)' • In the 'Solar energy system controls apply?' column change 'Yes' to 'Yes – bluestone school only'. • In the 'Prohibited uses may be permitted?' column change 'No' to 'Yes'.	No
67.	HO79	Residence 30 Harvest Home Road	Fox Farm 230 Saltlake Boulevard	Yes	Yes	• In the 'Heritage place' column replace the description with: *Fox Farm* *230 Saltlake Boulevard, Wollert* *The heritage place includes the nineteenth century house, dairy and stables.* • In the 'Tree controls' column replace 'Yes Mature' with 'No' • In the 'Prohibited uses' column replace 'No' with 'Yes'.	Reduce HO79 to include only 230 Saltlake Boulevard.
68.	HO80	Residence 80 Harvest Home Road	Young or Brock Farm 80 Harvest Home Toad	Yes	Yes	• In the 'Heritage place' column replace the description with: *Young or Brock Farm* *80 Harvest Home Road, Wollert* *The heritage place includes the nineteenth century house, milking shed and dry stone walls.* • In the 'Tree controls' column replace 'Yes Mature exotic trees' with 'No'.	Yes, see Volume 2 citation

No.	HO	Current name and address	New name and address	Site inspection?	New citation and SoS?	HO schedule changes?	HO map changes?
						• In the 'Outbuilding and fences etc.' column replace 'Yes Outbuildings and dry stone walls' with 'Yes – milking shed and dry stone walls'. • In the 'Prohibited uses' column replace 'No' with 'Yes'.	
69.	HO81	Unmack's Farm 90C Harvest Home Road	Koch or Unmack Farm 10 Muggabah Road	Yes	Yes	• In the 'Heritage place' column replace the description with: *Koch or Unmack Farm* *10 Muggabah Road, Wollert* *The heritage place includes the bluestone and corrugated iron outbuilding and dry stone boundary wall.* • In the 'Tree controls' column replace 'Yes Mature exotic trees' with 'No' • In the 'Outbuilding and fences etc.' column replace 'Yes Outbuildings and dry stone walls' with 'Yes – bluestone and corrugated iron outbuilding and dry stone boundary wall'.	No
70.	HO82	Former red brick stable 25W Silverstone Court	NA	Yes	No	Demolished - Remove HO82	Remove HO82
71.	HO83	Former weatherboard cottage 22W Redrock Road	NA	Yes	No	Does not satisfy threshold of local significance due to low integrity – Remove HO83	Remove HO83

No.	HO	Current name and address	New name and address	Site inspection?	New citation and SoS?	HO schedule changes?	HO map changes?
72.	HO163	Springvale-Bodycoats Farm 80 Bodycoats	Spring Vale (Bodycoat Farm) 80 Bodycoats Road	Yes	Yes	• In the 'Heritage place' column, replace the description with: *Spring Vale (Bodycoat Farm)* *The heritage place comprises the weatherboard homestead and stone dairy, all bluestone outbuildings including two former milking sheds, stables, and former piggery and workers room, the corrugated iron shearing shed, dry stone walls and mature River red gums.* *80 Bodycoats Road, Wollert.* • In the 'Prohibited uses' column, replace 'No' with 'Yes'.	No
73.	HO164	Cragieburn [sic] Homestead 521 Cragieburn [sic] Road	Springfield 521 Craigieburn Road	No	Yes	• In the 'Heritage place' column, replace the description with: *Springfield* *The heritage place comprises the bluestone house, milking shed and other corrugated iron outbuildings and dry stone walls.* *521 Craigieburn Road, Wollert.* • In the 'Internal alterations controls' column, change No to 'Yes – milking shed'. • In the 'Prohibited uses' column, replace 'No' with 'Yes'.	Yes, see Volume 2 citation
74.	HO169	Stimsons House (Bickley's) 700 Epping Road	Stanton Hill 700 Epping Road	No	Yes	• In the 'Heritage place' column, replace the description with: *Stanton Hill*	No

No.	HO	Current name and address	New name and address	Site inspection?	New citation and SoS?	HO schedule changes?	HO map changes?
						The heritage place comprises the bluestone and weatherboard houses, brick garage, and corrugated iron outbuildings. *700 Epping Road, Wollert.* • In the 'Solar Energy System' column, change 'Yes' to 'No'. • In the 'Prohibited uses' column, replace 'No' with 'Yes'.	
75.	HO170	Paynes House-Old Bodycoat farmhouse 715 Epping Road	Rockbank (Payne House) 715 Epping Road	Yes	Yes	• In the 'Heritage place' column, replace the description with: *Rockbank (Payne House)* *715 Epping Road, Wollert.* • In the 'Solar Energy System' column, change 'Yes' to 'No'. • In the 'Outbuildings or fences etc.' column, replace 'No' with 'Yes – dry stone wall only'.	No
76.	HO200	Inverlochie 395 Epping Road	Inverlochie 395 Epping Road	Yes	Yes	• In the 'Heritage place' column, replace the description with: *Inverlochie* *The heritage place comprises the bluestone cottage, underground well, circular cattle yard, and mature Pepper trees.* *395 Epping Road, Wollert.*	No

No.	HO	Current name and address	New name and address	Site inspection?	New citation and SoS?	HO schedule changes?	HO map changes?
						• In the 'Internal alterations controls' column, change No to 'Yes – bluestone cottage'.	
		WOODSTOCK					
77.	HO44	Fenwick Stud 1740 Donnybrook Road, Yan Yean [sic]	Fenwick Stud (Carsaig) 1740 Donnybrook Road	No	Yes	• In the 'Heritage place' column, replace the description with the following [Note: as the locality has been corrected from Yan Yean to Woodstock the order of listing of HO44 in the schedule will also need to change]: *Fenwick Stud (Carsaig)* *The heritage place comprises the bluestone homestead and freestanding kitchen, dairy/cool room, Foy & Gibson bathroom, bluestone well and cover, former quarry and in-ground cool room, corrugated iron clad stables and sheds, brick sheep dip, dry stone walls and River red gums.* *1740 Donnybrook Road, Woodstock.* • In the 'Tree controls' column, change 'Yes Significant pinus species near residence' to 'Yes River red gums'. • In the 'Outbuildings and fences' column, replace 'Yes outbuildings and dry stone wall' with 'Yes – outbuildings and dry stone walls'	No

No.	HO	Current name and address	New name and address	Site inspection?	New citation and SoS?	HO schedule changes?	HO map changes?
						• In the 'Prohibited uses' column of, replace 'No' with 'Yes'.	
78.	HO173	Woodstock Manor 910 Epping Road	Woodstock Hotel (Former, later Woodlands) 850 & 910 Epping Road	No	Yes	• In the 'Heritage place' column, replace the description with: *Woodstock Hotel (Former, later Woodlands)* *The heritage place comprises the weatherboard homestead and former stable/barn, cistern tank with gabled iron roof and dry stone wall.* *850 and 910 Epping Road, Woodstock.* • In the 'Tree controls', change 'Yes' to 'No'. • In the 'Outbuildings and fences' column, replace 'Yes' with 'Yes – former stable/barn, cistern/tank and dry stone wall' • In the 'Prohibited uses' column, replace 'No' with 'Yes'.	No
79.	HO174	Tower Hill 145 Selkirk Road	Tower Hill 145 Selkirk Road	No	Yes	• In the 'Heritage place' column, replace the description with: *Tower Hill* *The heritage place comprises the stone homestead.* *145 Selkirk Road, Woodstock.* • In the 'Tree controls' column, change 'Yes' to 'No'.	No

No.	HO	Current name and address	New name and address	Site inspection?	New citation and SoS?	HO schedule changes?	HO map changes?
						• In the 'Solar energy system controls' column, change 'Yes' to 'No'. • In the 'Outbuildings or fences etc.' column, change 'Yes' to 'No'.	
		YAN YEAN					
80.	HO42	Craigie Lee 1785 Arthurs Creek Road	Craigie Lee (Hurrey Farm) 1785 Arthurs Creek Road	No	Yes	• In the 'Heritage place' column, replace the description with: *Craigie Lee (Hurrey Farm)* *The heritage place comprises the bluestone homestead, weatherboard detached outbuilding/kitchen, former barn/stables, dairy and former milking shed, two domed rendered brick cistern/tanks, and mature Elm (Ulmus sp.) and River red gum (E. camaldulensis).* *1785 Arthurs Creek Road, Yan Yean.* • In the 'Tree controls' column, change 'No' to 'Yes – mature Elms and River red gum'. • In the 'Solar energy system controls' column, change 'Yes' to 'No'. • In the 'Prohibited uses' column, change 'No' to 'Yes'.	No
81.	HO175	Kooringal Homestead 2025-2027 Donnybrook Road	Kooringal 2025-2027 Donnybrook Road	No	Yes	• In the 'Heritage place' column, replace the description with: *Kooringal* *The heritage place comprises the weatherboard homestead, gabled outbuilding and stables, underground*	No

No.	HO	Current name and address	New name and address	Site inspection?	New citation and SoS?	HO schedule changes?	HO map changes?
						tank/cistern and surrounding mature exotic and native trees. *2025-2027 Donnybrook Road, Yan Yean.* • In the 'Tree controls' column, change 'Yes surrounding gardens containing mature trees including Radiata pine wind breaks, hedges, orchard, and single stands of English Oaks' to 'Yes mature Pines (*Pinus sp*.), English oaks (*Quercus robur*) and Eucalypts'. • In the 'Prohibited uses' column, replace 'No' with 'Yes'.	
82.	HO45	Burnside Dairies Manager's House 2025-2027 Donnybrook Road	Burnside Dairy (Former) 2033-35 Donnybrook Road	No	Yes	• In the 'Heritage place' column, replace the description with: *Burnside Dairy (Former)* *The heritage place comprises the 1938 dairy, c.1900 brick house, brick silo and remains of other silos, and brick and corrugated outbuildings from the interwar period.* *2033-35 Donnybrook Road, Yan Yean* • In the 'Solar energy system controls' column, change 'Yes' to 'No'.	No

No.	HO	Current name and address	New name and address	Site inspection?	New citation and SoS?	HO schedule changes?	HO map changes?
						• In the 'Prohibited uses may be permitted' column, change 'No' to 'Yes'.	
83.	HO179	Old Yan Yean Store and Post Office 100 Old Plenty Road	Yan Yean Store Storage Shed (Former)	Yes	Yes	• In the 'Heritage place' column replace the description with: *Yan Yean Store Storage Shed (Former)* *100 Old Plenty Road, Yan Yean* • In the 'Tree controls' column, change 'Yes' to 'No'. • In the 'Solar energy system controls' column, change 'Yes' to 'No'.	No

APPENDIX B – ASSESSMENT METHODOLOGY

B.1 Introduction

This section provides a context for the assessment of significance of built heritage places suitable for potential inclusion in the HO, which draws on relevant guidelines for the preparation of heritage studies as well as other relevant Independent Panel reports, the Advisory Committee report in relation to the *Review of Heritage Provisions in Planning Schemes* (The Advisory Committee Report), which was completed in August 2007 and PPN1.

B.2 Establishing a threshold of local significance

What is a threshold?

PPN1 notes that local significance can include places of significance to a town or locality, however, whether the 'threshold' of local significance is achieved depends how relevant heritage criteria are applied and interpreted.

The Advisory Committee Report notes that the related questions of the application of appropriate heritage criteria and establishing 'thresholds' that provide practical guidance to distinguish places of 'mere heritage interest from those of heritage significance' have been the subject of continuing debate in recent times. While there was agreement that the AHC criteria may be appropriate for use at the local level, the question of what establishes a threshold remains open to interpretation.

The Advisory Committee Report defines 'threshold' as follows:

> *Essentially a 'threshold' is the level of cultural significance that a place must have before it can be recommended for inclusion in the planning scheme. The question to be answered is 'Is the place of sufficient import that its cultural values should be recognised in the planning scheme and taken into account in decision-making?' Thresholds are necessary to enable a smaller group of places with special architectural values, for example, to be selected out for listing from a group of perhaps hundreds of places with similar architectural values* (Advisory Committee Report, p.2-41).

How is a threshold defined?

The Advisory Committee Report (p.2-32) cites the Bayside C37 and C38 Panel report, which notes that:

> *With respect to defining thresholds of significance, it was widely agreed by different experts appearing before this Panel that there is a substantial degree of value judgement required to assess a place's heritage value, so that there is always likely to be legitimate, differing professional views about the heritage value of some places.*
>
> *There is a wide range of matters that can be taken into account in making any assessment (e.g., a place's value in relation to historic, social, aesthetic, cultural factors, its fabric's integrity and so on), leading to further grounds for differences between judgements.*

The Advisory Committee Report (p.2-45) makes the following comments:

> *As also discussed, a fundamental threshold is whether there is something on the site or forming part of the heritage place that requires management through the planning system.*

> *As we have commented, we see the development of thresholds as something, which responds to the particular characteristics of the area under investigation and its heritage resources. Nevertheless, the types of factors that might be deployed to establish local thresholds can be specified State-wide. They would include* ***rarity in the local context, condition/degree of intactness, age, design quality/aesthetic value, their importance to the development sequence documented in the thematic environmental history****.* (Emphasis added)
>
> *This process is essentially a comparative one within the local area. That area may not coincide with the municipal area. Its definition should be informed by the thematic environmental history*.

PPN1 provides the following advice:

> *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. Letter gradings (for example, "A', "B', "C') should not be used.*
>
> *In order 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 that have previously been included in a heritage register or overlay. Places identified to be of potential State significance should undergo limited analysis on a broader (Statewide) comparative basis.*

The *Victorian Heritage Register Criteria and Threshold Guidelines* provide a useful and comprehensive step-by-step guide for determining whether a place satisfies heritage criteria. While developed specifically for assessment of places of potential State significance the principles and procedures set out may also be adapted and applied at the local level.

Intactness vs. integrity

The 'intactness' and 'integrity' of a building are often used as a threshold indicator.

A clear distinction needs to be made between the concepts of 'intactness' and 'integrity'. While interpretations of these terms in heritage assessments do vary, for the purposes of this report I adopt the definitions set out on pp. 16-17 of the Panel Report for Latrobe Planning Scheme Amendment C14:

> *For the purposes of this consideration, the Panel proposes the view that* intactness *and* integrity *refer to different heritage characteristics.*
>
> ***Intactness*** *relates to the wholeness of (or lack of alteration to) the place. Depending on the grounds for significance, this can relate to a reference point of original construction or may include original construction with progressive accretions or alterations.*
>
> ***Integrity*** *in respect to a heritage place is a descriptor of the veracity of the place as a meaningful document of the heritage from which it purports to draw its significance. For example, a place proposed as important on account of its special architectural details may be said to* lack *integrity if those features are destroyed or obliterated. It may be said to have* low *integrity if some of those features are altered. In the same case but where significance related to, say, an historical association, the place may retain its integrity despite the changes to the fabric (*Structural integrity *is a slightly different matter. It usually describes the basic structural sufficiency of a building).*
>
> *Based on this approach it is clear that whilst some heritage places may have low* intactness, *they may still have high* integrity *– the Parthenon ruins may be a good*

example. On the other hand, a reduction in intactness may threaten a place's integrity to such a degree that it loses its significance.

The Heritage Victoria guidelines also define integrity as follows:

Refers to the degree to which the heritage values of the place or object are legible and able to be understood and appreciated. For example, does it include all the elements necessary to express its significance? If considerable change to the intactness of a place or object has occurred (through changes to the fabric or setting, physical deterioration etc) the significant values may not be readily identifiable, and the place or object may have low-level integrity. It should be noted that non-original fabric can contribute to the integrity of a place/object.

What is the role of the thematic history?

The previous comments highlight the important role played by thematic environmental histories in providing a context for the identification and assessment of places. However, while it is expected that most places of local significance will be associated with a theme in the thematic history not all places are and there may be some that are individually significant for reasons that are independent of the themes identified by the Study. The chair of the Advisory Committee Report, Jenny Moles, made the following comment in the Panel report prepared for the Warrnambool Planning Scheme Amendment C57:

> *The Panel also does not see it as inimical to the significance of this building that there is currently no mention of a guest house theme in the Gap Study Thematic History. It is simply not the case that every building typology will be mentioned in such a study.* (Emphasis added)

The C57 Panel Report also once again highlighted that thematic histories are not 'static' documents and should be reviewed once more detailed assessments are carried out for places and precincts. This iterative approach allows a 'more complete and more pertinent history of a municipality to be developed in terms of providing a basis for managing heritage stock and allows individual buildings to be placed in their historical context' (Warrnambool Planning Scheme Amendment C57 Panel Report).

Conclusion

PPN1 advises that local significance can mean significance to a locality, and it is evident from the historic research that early towns and districts in the City of Whittlesea have a distinct history as well as shared history. Accordingly, local significance for this study can include places that are significant to the locality as well as places that may be also significant at a municipal level.

A place need only meet one Hercon criterion to satisfy the threshold of local significance. Meeting more than one Hercon criterion does not make the place more significant: rather it demonstrates how the place is significant for a variety of reasons.

Places of local significance will therefore satisfy one or more of the Hercon criterion, as follows:

The place is associated with a key theme identified in the thematic environmental history. It may have been influenced by, or had an influence upon the theme. The association may be symbolic. The fabric of the place will demonstrate the association with the theme, and the place may be early, distinctive or rare when compared with other places (Criterion A).

The place is associated with a way of life, custom, process, function, design or land use that were always few in number, or that are now few in number. (Criterion B).

The place has potential to contribute further information about the history of the municipality or a locality and that may aid in comparative analysis of similar places (Criterion C).

The fabric of the place exemplifies or illustrates a way of life, custom, process, function, land use, architectural style or form, construction technique that has contributed to pattern or evolution of the built environment of the municipality or locality. It may demonstrate variations within, or the transition of, the principal characteristics of a place type or class and it will usually have the typical range of features normally associated with that type or class – i.e., it will be a benchmark example – and will usually have relatively high integrity and/or intactness when compared to other places (Criterion D).

It will have particular aesthetic characteristics such as beauty, picturesque attributes, evocative qualities, expressive attributes, landmark quality or symbolic meaning (Criterion E).

The place is an exemplar of an architectural style; displays artistic value, or represents significant technical or artistic/architectural innovation or achievement when compared to other similar places in the municipality. The places will usually have a high degree of intactness and/or integrity when compared to other places (Criterion F).

The place has strong social or historic associations to an area/community (Criterion G) or to an individual or organisation as a landmark, marker or signature, meeting or gathering place, associated with key events, a place or ritual or ceremony, a symbol of the past in the present, or has a special association with a person, group of people or organisation that have made an important or notable contribution to the development of the municipality or locality (Criterion H) and, in particular:

- There is continuity of use or association, meanings, or symbolic importance over a period of 25 years or more (representing transition of values beyond one generation).
- The association has resulted in a deeper attachment that goes beyond utility value.
- The connection between a place and a person/s or organisations is not short or incidental and may have been documented – for example in local histories, other heritage studies or reports, local oral histories etc.

By comparison, places or precincts that do not meet the threshold of local significance will generally be those where:

Historical associations are not well established or are not reflected in the fabric because of low intactness; or

The place is common within the municipality or locality or already well-represented in the Heritage Overlay; or

If a precinct, it has low proportion of Contributory buildings (i.e., low intactness), or if an individual place it has low intactness and/or integrity; or

It is a typical, rather than outstanding example of an architectural style or technical achievement and there are better comparative examples the municipality or locality; or

The social or historical associations are not well established or demonstrated.

B.3 What constitutes a precinct?

At present there are no definitive guidelines that aid in identifying and defining a heritage precinct. This was acknowledged by the Advisory Committee, which made the follow comments in the final report (p.2-48) submitted in August 2007:

> *Various Ministerial Panels have considered the question of the conceptualisation of the extent of a significant heritage place, particularly in relation to heritage areas or precincts, industrial sites and large rural properties. The Greater Geelong Planning Scheme Amendment C49 Ministerial Panel (February 2004) pointed out that the Practice Note Applying the Heritage Overlay does not provide any guidance on identification of heritage precincts. It noted that practice within the profession suggested that precincts should contain a substantial proportion of buildings that were assessed as being of precinct heritage significance, as defined in the statement of significance. A statement of significance should outline what is significant, why it is significant and how the place demonstrates the heritage significance.*

The Advisory Committee considered several submissions and various relevant Independent Panel reports. The final conclusions and recommendations suggested that the criteria for the definition of a precinct should consider:

the geographic distribution of the important elements of the place, including buildings and works, vegetation, open spaces and the broader landscape setting.

whether the place illustrates historic themes or a particular period or type of development.

whether it is a defined part of the municipality recognised by the community.

whether non-built elements such as the subdivision pattern contribute to its significance.

The Advisory Committee recognized that due to historic patterns of development, precincts may have either heterogeneous or homogeneous characters, and concluded that criteria suggested by the Hobsons Bay C34 Panel, 'may be appropriate for inner urban, relatively homogenous precincts but appear to us to be too prescriptive for application in other situations'. On this basis it suggested (p.2-55) that:

> *Thematically related buildings or sites that do not adjoin each other or form a geographic grouping should, where appropriate, be able to* ***be treated as a single heritage place and share a statement of significance and HO number****.* (Emphasis added)

This approach (referred to as 'Group, serial or thematic listings') was formalised in the 2012 update of the PPN1.

Finally, regarding the proportion of Individually Significant (or Individually Significant and Contributory) buildings that is desirable within precincts, the Advisory Committee considered (p.2-54) that:

> *… the stress on built fabric inherent in this question is misleading. Precincts need to be coherent, thematically and/or in terms of design, and need to be justifiable in relation to protection of significant components. It is neither possible nor desirable to set hard and fast rules about percentages.*

Conclusions regarding precincts

For the purposes of this study, a precinct is considered to possess one or more of the following characteristics:

They contain contributory places that individually or as a group illustrate important historic themes. (Criteria A or D)

The places within a precinct may or may not adjoin one another. Where they do not form a contiguous grouping they will have a strong and demonstrated thematic or other association. (Criterion A)

Where places form a contiguous grouping they will have largely intact or visually cohesive streetscapes that are either aesthetically or historically significant (or both). (Criteria D or E)

Precincts that are historically significant will include elements such as building styles and subdivision layouts that are representative or typical of a particular era or type. (Criterion D)

Precincts of aesthetic significance may also be distinguished by the quality/visual cohesion of the building design and other contributory features when compared to other examples. (Criterion E)

APPENDIX C – WOLLERT DAIRY FARMS INDIVIDUAL CITATIONS

Pine Park (Hehr Farm)

Other names: Hehr Farm

286A Epping Road, Wollert **Heritage Overlay: HO40**



Main images:	Pine Park homestead (2023)	**Hermes:**	28412
Place type:	Homestead complex, dry stone walls	**Style:**	Victorian, Federation
Creation dates:	c.1850s-c.1900s	**Designer:**	Unknown

History

Thematic context

Victoria's Framework of Historic Themes

2. Peopling Victoria's places and landscapes: 2.5 Migrating and making a home, 2.6 Maintaining distinctive cultures, 2.7 Promoting settlement

4. Transforming and managing the land: 4.3 Grazing and raising livestock, 4.4 Farming

City of Whittlesea Thematic Environmental History

2. Settling the land: layers of settlement: 2.2 Selection and freehold land sales, 2.5 Migrating for opportunity.

3. Utilising natural resources: 3.1 Grazing and agriculture, 3.2 Dairying

Place history

German migration in the nineteenth century

During the nineteenth and into the twentieth centuries, German-speaking immigrants constituted the largest non-Anglo Celtic group in Australia. Germans first arrived in Melbourne in the late 1830s and by 1851 around 800 had arrived. These migrants were mostly Lutherans from Prussia and Saxony. They settled in central Melbourne and nearby suburbs, particularly Collingwood, Richmond, and Hawthorn, as well as further afield in Westgarthtown, known also as *NeuMecklenburg* (now Thomastown), Waldau (now Doncaster), and Germantown (now Grovedale) near Geelong.

The German settlement at Westgarthtown was initiated by William Westgarth who undertook a migration program to assist German families to settle in Victoria. Westgarth and John Carr purchased 640 acres 16km north of Melbourne in present day Thomastown and Lalor on behalf of the German settlers. Ten acres was reserved for a church, cemetery, school, and shops and the remaining land was subdivided into 16 farm blocks. In 1855 a bluestone school was opening, followed by a church in 1856. By 1857 most of the farms were occupied and productive. Most families established dairy farms and supplied milk to Melbourne (Wuchatsch 1985).

The rapid influx of settlers in the wake of the gold rush saw the German population in Victoria increase to over 10,000 by 1861 (Wuchatsch 1985:46). The presence of Westgarthtown encouraged many German migrants to settle in the outer north of Melbourne. Between 1860 and 1890 several German families moved from Westgarthtown to Wollert and others followed.

Wollert

The Wollert district is situated on land originally forming part of Crown Allotments X, XI and XIX in the Parish of Wollert.

The land once formed part of the Wollert Pastoral Station, which was used for sheep grazing from the mid-1830s to the early 1850s.

At the 1853 Crown sales of small farms, Crown Allotment XI Parish of Wollert, comprising approximately 640 acres was sold in four equally sized allotments of about 150-158 acres. Further subdivision quickly followed and by 1871 CA XI had been divided into nine allotments. Seven of these were farms, as well as Henry Ludeman's Harvest Home Inn and wheelwright shop. Similar subdivisions occurred on the adjoining Crown allotments to the north, east, west, and south and over 200 people had settled in the area by the 1870s.

Several farms were established by German families who came from, or had connections with, the German settlement at Westgarthtown. The attributes of the district, which included several watercourses, and its relative proximity to the profitable Melbourne fresh milk market meant it was suited for dairying, and, by 1860, this had emerged as the main farming activity and remained the mainstay of the district's economy for over a century. Some settlers, like the Hehr family, combined this with commercial hay production, and a draught horse stud (Moloney 2020:160).

Community formation was marked by the opening of the first school in 1853. This was replaced in 1877 by a permanent building, and a Wesleyan Methodist Church opened in the same year. A daily coach service was established by the 1860s.

The subdivision and development of the land for small scale family-run dairy farms created a relatively densely settled, close-knit community with strong family relationships and inter-connections that endured well into the twentieth century.

Pine Park (Hehr Farm), 286A Epping Road

The complex of farm buildings at Pine Park was established from c.1866 to c.1890 by Christian and Dorothea Hehr and their family. Pine Park remained in the ownership of the Hehr family until 1974.

The ownership of Pine Park, and the adjoining properties to the south, and southeast illustrates the close family ties that were established in this district.

This property is part of Crown Portion 3, Section 11, Parish of Wollert, which comprised 158 acres and was first purchased by E. Müller for £472.16.4 at the Government Land Sales held

on 27 January 1853. Less than five months after his purchase, Müller sold the southern half (75 acres) of this allotment to William (Wilhem) Koch for £750. Müller and Koch, from the same town in Germany, were shipmates on the *Dockenhuden*, one of the pioneering German immigrant ships to Port Phillip. (Moloney 2020:159).

The northern half of the allotment was sold by 1866 to Christian and Dorothea Hehr. Christian and Dorothea and their children arrived in Australia from Wurttemberg, Germany in 1856, aboard the ship *Electric*. On naturalisation in 1860 prior to moving to Wollert, Christian was working as a gardener at Brunswick.

The Hehr family established a dairy farm and constructed a bluestone homestead, stables, and milking shed and a network of dry stone walls. At the time of Christian's death in 1892, aged 85, the property was described as containing a six-room house built of stone and wood with a corrugated iron roof, a barn and stabling for 3 horses, also of stone with corrugated iron roof. The property was fenced partly with stone walls and partly with post and wire/rail (PROV1).

The property passed to a son Jacob and his wife Magdalena (nee Wuchatsch) and together they raised a family of seven boys. Walter, the youngest of these died of influenza when only six, however the others all grew up to either farm at Pine Park, as the property became known, or purchase dairy farms nearby. For example, in 1925 Magdalena purchased the Unmack farm immediately to the south and upon her death in 1928 it was passed to her son John who settled there (see below).

Two sons, Henry, and Ernie were particularly interested in the breeding of Clydesdale horses and for many years were very successful in their classes at the Whittlesea Show. Ernie also exhibited at the Royal Melbourne Show for over fifty years and won first prizes in the Colt three-years old class with his Scottish import, *Craigie Leader* and in the Clydesdale Produce Sweepstakes with *Pine Park Charles*.

After Ernie Hehr's death in 1974, Pine Park was purchased by an old friend and neighbour, Mr. Allan Cotchin. It was then leased, usually to tenants with an interest in horses. Gradually, the surrounding farmland was subdivided and developed for housing.

In about 2010 the complex, now on a much-reduced allotment, was converted to a restaurant and function centre. The early farm buildings were retained, and conservation works were carried out.

References

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Land Victoria (LV), certificate of title (65 Lehmanns Road) Vol. 3352 Fol. 315

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Payne, J.W., *The Plenty: a centenary history of the Whittlesea Shire*, 1975

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Turnbull, Jodi, *30 Harvest Home Road, Wollert. Historical archaeological assessment. A report to Harvest Home Road P/L*, 2008

Wutchatsch, Robert, *Westgarthtown. The German settlement*, 1985

Description

Pine Park is one of six surviving small dairy farm complexes in Wollert and Epping, which were all established and developed from the mid to late nineteenth century. Though not all remain complete most are comprised of a homestead with associated outbuildings including a milking shed, dairy (usually with an associated underground tank), stable/barn, and dry stone walls. Most buildings are constructed of local stone, with a smaller number in timber.

Due to suburban development, four of the complexes are now contained on much reduced allotments and some like Lochaber and Pine Park have been adapted for other uses. Only Pine Grove (Schultz Farm) and the Young/Brock Farm currently retain most or all the original landholdings.

Pine Park (Hehr Farm), 286A Epping Road



The stables (left) and milking shed (right) (January 2023)

The former Pine Park (Hehr's farm) complex comprises the homestead, milking shed, stables and dairy and associated remnant dry stone walls and stone or brick paving between the buildings. The complex has been adaptively re-used as a restaurant and function centre and is now situated on a small allotment on the north corner of Epping Road and Pine Park Drive and bounded by west by Steadman Way.

The homestead comprises the original c.1860s section, which is constructed of squared, coursed bluestone with a low-pitched corrugated iron roof and a contiguous skillion verandah across the front. The verandah, which is supported by chamfered timber posts and has a cast iron frieze, appears to have been reconstructed. The asymmetrical façade contains a four panel timber door with a narrow toplight placed off-centre and flanked by six-over-six timber sash windows with bluestone cills: one to the left and two to the right. At the rear (east) is a post-war brick addition with a hipped iron roof and a more recent corrugated iron clad addition. There are extensive additions to the south associated with the restaurant and function centre.

Behind the homestead to the east is the milking shed. Facing east, it is set down partly into the side of a gently sloping stony rise with the result that the west wall appears half buried in the ground. The walls are of random rubble stone and the internal framing is constructed of hand-hewn timber. Remnants of the original timber cow bails remain, but the stone pitched floor may have been removed. The steeply pitched roof clad in corrugated iron contains a hay loft.

Beside the milking shed and sited parallel to Pine Park Drive is the stables, which appears to have been built in stages, identified by the separate gable corrugated iron clad roofs. The western section has squared and coursed bluestone walls with timber slats along the top of

part of the southern wall for ventilation. The walls of the eastern section are partially constructed of bluestone partially in corrugated iron and timber. In 1990, these were described as 'remarkably intact' with timber stalls, feeding boxes and bluestone flooring with elaborate drainage channels (Gould 1990). Between the milking shed and the stables is early brick paving.

On the south side of the property beside Pine Park Drive is what was the originally the dairy but may have been later used as a stable. This is small, square building with squared, coursed bluestone walls and a gabled roof clad in corrugated iron and weatherboard gables. Typically, it has only one narrow slot window in the north wall. There is timber stable door in the south wall with slatted ventilation louvres above and remnant bluestone paving, and a ruined section of dry stone wall along the Pine Park Drive boundary.

Most of the 'extensive dry stone walling' that was extant in 1990 has been removed (this includes the 'high horse yard' that was a distinctive feature of the complex) and only disconnected remnants remain on the site. Another partially collapsed wall extends east from the north end of the milking shed (Wall 664).

Sections of dry stone wall survive to the north of the complex outside the area currently included in the HO:

- One extends from the west side of Steadman Way to Suffolk Place and borders a 'stony rise', which has been retained as a public reserve.
- To the north of the above wall, Wall 662 (north-south) and Wall 661 (east-west) form a right angle.

The complex is now surrounded by recent landscaping and hardscaping including a paved car parking area on the western side. There are several Elms, which appear to have grown from 'suckers' and are less than 50 years old. To the north of the homestead is an old River red gum. No Pine trees remain.

Comparative analysis

The surviving former dairy farms in Wollert and Epping are part of a group of small farms identified in the *City of Whittlesea Heritage Study* 1990 as forming the *Harvest Home Lane Heritage Conservation Area*. In addition to the six farms being assessed by this Study there are a further three along the east side of Bindts Road - 90 Bindts Road (HO204, Ewert's Farm), 100 Bindts Road (HO161, Bindt's Farm) and 130 Bindts Road (HO162, Timm's Farm) (these have been recently reviewed as part of a separate study).

The 1990 citation for the Area includes the following historical context:

Enhanced by the smaller Government subdivision of Allotment XI and the proximity to the township of Epping, this area soon supported a large number of farms with houses grouped along the encircling road following the survey allotment boundaries. This gave to the area a somewhat European rural Village character reinforced by the use of local stone for extensive dry stone walling to divide the paddocks. Patches of this type of development occur throughout the western portion of the City of Whittlesea on the basalt flow, but this group of buildings and the landscape modification with fencing is the most intensive and the most intact example.

The 1990 citation concludes:

The Harvest Home Lane heritage conservation area is also a cultural landscape which illustrates the pattern of small scale dairy farming in the second half nineteenth century. Through the landform it is possible to understand the way settlement progressed, the way the

land was used to accommodate cattle and the prosperity (later lack of prosperity) which this brought to the new European occupants. It is of regional significance as the best surviving example of extensive dry stone walling and close settled small scale dairy farms near Melbourne.

The Wollert dairy farms are also historically related to the Westgarthtown settlement, as a collection of farms associated with German settlers. These farms share all or some of common characteristics of dairy farms, which may be summarised as:

- Early (c.1860s-c.1880s) basalt/stone or brick houses, some with associated mature exotic trees as evidence of gardens.
- A mix of basalt/stone (c.1860s-c.1880s) or corrugated iron clad (c.1900s-c.1920s) dairies, underground tanks or wells, milking sheds and barn/stables, often with related dry stone walls enclosing associated yards or paddock enclosures and associated stone paved yards and lanes.
- Boundary dry stone walls or fences.
- Remnants of the original landscape including River Red Gums, and features such as the 'stony rises' that are characteristic in this area.

Discussion

According to Moloney (2020:161-162) following Westgarthtown, this area was the most closely settled, intensively farmed, and densely walled area in the Merri Creek – Darebin Creek dry stone wall region. Like Westgarthtown, many of the original settlers were German immigrants.

The topography and relatively smaller farm sizes were the prime contributors to the complexity of the walls in this area. The 'stony rises' or outcrops of the Merri – Darebin Plains meant it was possible to cultivate crops only within the land below the rises where soil had accumulated. If swampy, these alluvial areas were drained, then cleared of basalt floaters that were used, together with stone grubbed from outcrops, in stone walls dividing these different land types. Stock was grazed on the mineral rich native grasses of the stony rises, and kept out of paddocks, at least some of which were growing feed-crops for the farms' dairy cattle and working horses. Moloney (2020:155): concludes:

With small farms, intensive specialised farming, and stony rises, presumably every part of the properties had to be used efficiently. The intensity of dry stone walls in this area is tangible evidence of the need to use land to best effect; there was limited clear land available for cropping, either for oaten hay or other stock-feeds. While post & rail fences were no doubt also used on the non-stony rises ground, dry stone walls were built in complex patterns, dividing arable and grazing lands.

The small dairy farms in Wollert contain the remnants of the intricate patchwork of small irregular fields, divided by stone walls which border the stony rise outcrops. The complex and irregular patterns of walls are 'incomparably more historically and visually interesting than the usual straight boundary and paddock walls, which are also intensely and closely built because of the small size of many farms in this area' and it is this intensity and complexity of dry stone walling that 'sets this precinct apart, in Whittlesea, and likely in Victoria' (Moloney 2020:150, 161).

The Wollert farms are also representative examples of the small dairy farms established in Whittlesea in the nineteenth century. The integrity of the farms varies, and some have been affected by suburban development. The most intact, two of which retain most of their original landholding, are:

- Pine Park (Hehr Farm), 286a Epping Road. Pine Park is notable as an almost complete bluestone farm complex comprising a house, milking shed, stables and dairy. According to Gould (1990) the 'village-like' quality of the arrangement of buildings and brick pathways is characteristic of German settler farms. The outbuildings are notable for their level of intactness. The milking shed, which retains some of the original timber cow bails and the roof loft, is one of the most intact in the municipality. The parkland to the north of the homestead complex also retains a section of dry stone wall that borders the stony rise is a good representation of the network of walls that once graced the original farm.
- Young or Brock Farm, 80 Harvest Home Road. This contains the c.1870s bluestone homestead and milking shed, and an intricate network of dry stone walls within the surrounding land that trace and skirt the stony outcrops, which Moloney (2020:159) identifies as being the 'best remaining example of an intense complex of dry stone walls in Whittlesea, the pattern determined by the stony-rises topography'. These include a rare example of a composite stone and post and rail wall along the western boundary with the Koch/Unmack Farm.
- Pine Grove (Schultz Farm), 65 Lehmanns Road. This comprises the c.1905 timber homestead and the nineteenth century bluestone stables, milking shed and dairy, and an intricate network of dry stone walls around the homestead complex and in the surrounding paddocks. These include the fine dry stone walls lining the entrance, a composite wall along Bindts Road and a rare example of a stream diversion wall.

The above farms compare with Ivy Bank (Schultz Farm) at Wollert, and the Wuchatsch and Ziebell farms at Thomastown (part of the original Westgarthtown German settlement), which are similar in terms of their intactness.

Of the others:

- While Fox Farm at 230 Saltlake Boulevard is less intact than other examples, the arrangement of the bluestone house, dairy and stables is representative of a small farm complex.
- Similarly, despite now forming part of a school complex, the bluestone house, barn, underground tank, and trees at Lochaber, 45A Harvest Home Road can still be understood as an early farm complex. The house is also of note as a less common example of an attic storey residence, which compares with the attic storey houses at Wuchatsch and Graff's farms at Thomastown.
- The barn or milking shed at the site of the Koch or Unmack Farm (10 Muggabah Road) is characteristic of these early outbuildings and is of note for retaining the steeply pitched gable roof, which may contain a loft space. The interwar additions demonstrate the continuing development of the farms in the twentieth century. And while the original homestead has been lost, the building is adjacent to a dry stone wall along the east boundary and in proximity to the house and milking shed on the adjoining Young and Brock Farm, which provide a related context.

Statement of significance

What is significant?

Pine Park (Hehr Farm) at 286A Epping Road, Wollert is significant. The following buildings and features contribute to the significance of the Listing:

- The former homestead, milking shed, dairies, tanks or wells, barns/stables and remnant dry stone walls built from c.1850s to c.1930s. The interior of the former milking shed to the extent of the timber bails and roof loft is also significant.
- Mature exotic trees associated with homestead complexes and along driveways including Peppers (*Schinus molle*) and Pines (*Pinus sp*.)
- Remnant River Red Gums (*E. camaldulensis*).

Alterations and additions to the contributory buildings and structures dating from after c.1945 and other post-1945 buildings, structures, fences, and trees are not significant.

How is it significant?

Pine Park (Hehr Farm) is of local historic, representative, and aesthetic significance to the City of Whittlesea.

Why is it significant?

Pine Park (Hehr Farm) is of historical significance as evidence of the post-contact settlement and development of the Wollert district in the decades after the first land sales in the 1850s. It demonstrates the development of the area into a dairying district that played an important role in the supply of fresh milk and butter to Melbourne from the nineteenth to the mid-twentieth centuries. It is also historically significant for its associations with German immigration that represents a key phase in the settlement of the Epping and Wollert areas. (Criterion A)

Pine Park (Hehr Farm) is significant for its contribution to an area that contains the densest and most intricate network of dry stone walls in the municipality. This is due to the stony rises topography and the relatively small size of the dairy farms. Specialised whole-milk production on small farms required every part of the small properties to be used efficiently, resulting in a high number of small paddocks mostly enclosed by dry stone walls. The internal walls followed the contours of the stony rises or outcrops, or were regularised into short linear steps, maximising the land available for cropping on the flatter lands, and grazing on the stony rises. (Criteria A & D)

Pine Park (Hehr Farm) is significant as a part of a representative group of small, family-run dairy farms. These are characterised by a small house and outbuildings including a milking shed, dairy (usually with an adjacent tank), stables/barn forming a small complex often with associated yards enclosed by dry stone walls. The Wollert dairy farms are distinguished by the predominant use of local stone as the primary building material for the buildings, and the dry stone walls built to define boundaries, enclose paddocks, and manage animals. The buildings and dry stone walls are representative of the traditional farming practices brought by German settlers. Pine Park (Hehr Farm) is of note as an almost complete bluestone farm complex comprising a house, milking shed, stables and dairy. The 'village-like' quality of the arrangement of buildings and brick pathways is characteristic of German settler farms and the outbuildings are notable for their level of intactness. The milking shed, which retains some of the original cow bails, is one of the most intact in the municipality. The parkland to the north of

the homestead complex also retains a section of dry stone wall that borders the stony rise, which is a good representation of the network of walls that once graced the original farm. (Criterion D)

Pine Park (Hehr Farm) is of aesthetic significance for the use of local stone as a building material for buildings and walls. The organic and irregular patterns of the dry stone walls, which trace and outline the stony rises, together with the remnant stone building and mature trees including remnant River red gums creates a highly distinctive cultural landscape. (Criterion E)

Statutory recommendations

Retain the existing individual HOs with the following HO schedule and map changes:

- In the 'Heritage place' column replace the description with:

  Pine Park (Hehr Farm)
  286A Epping Road, Wollert

  The heritage place includes the nineteenth century house and outbuildings including the milking shed, barn/machinery shed and stables, dairy and brick and bluestone paving.

- In the 'Tree controls' column replace 'Yes Mature pines and peppercorn trees' with 'No'.
- The additional sections of dry stone wall outside of HO40 within the reserve to the north should be managed in accordance with the *Dry Stone Walls Significance Assessment* study.

Other images

For additional images, please refer to the Hermes database place record.

Pine Grove (Schultz Farm)

Other names: Schultz Farm

65 Lehmanns Road, Wollert **Heritage Overlay: HO41**



Main images:	Pine Grove driveway and dry stone walls (2022)	**Hermes:**	28823
Place type:	Homestead complex, dry stone walls	**Style:**	Victorian, Federation
Creation dates:	c.1850s-c.1900s	**Designer:**	Unknown

History

Thematic context

Victoria's Framework of Historic Themes

2. Peopling Victoria's places and landscapes: 2.5 Migrating and making a home, 2.6 Maintaining distinctive cultures, 2.7 Promoting settlement

4. Transforming and managing the land: 4.3 Grazing and raising livestock, 4.4 Farming

City of Whittlesea Thematic Environmental History

2. Settling the land: layers of settlement: 2.2 Selection and freehold land sales, 2.5 Migrating for opportunity.

3. Utilising natural resources: 3.1 Grazing and agriculture, 3.2 Dairying

Place history

German migration in the nineteenth century

During the nineteenth and into the twentieth centuries, German-speaking immigrants constituted the largest non-Anglo Celtic group in Australia. Germans first arrived in Melbourne in the late 1830s and by 1851 around 800 had arrived. These migrants were mostly Lutherans from Prussia and Saxony. They settled in central Melbourne and nearby suburbs, particularly Collingwood, Richmond, and Hawthorn, as well as further afield in Westgarthtown, known also as *NeuMecklenburg* (now Thomastown), Waldau (now Doncaster), and Germantown (now Grovedale) near Geelong.

The German settlement at Westgarthtown was initiated by William Westgarth who undertook a migration program to assist German families to settle in Victoria. Westgarth and John Carr purchased 640 acres 16km north of Melbourne in present day Thomastown and Lalor on behalf of the German settlers. Ten acres was reserved for a church, cemetery, school, and shops and the remaining land was subdivided into 16 farm blocks. In 1855 a bluestone school was opening, followed by a church in 1856. By 1857 most of the farms were occupied and productive. Most families established dairy farms and supplied milk to Melbourne (Wuchatsch 1985).

The rapid influx of settlers in the wake of the gold rush saw the German population in Victoria increase to over 10,000 by 1861 (Wuchatsch 1985:46). The presence of Westgarthtown encouraged many German migrants to settle in the outer north of Melbourne. Between 1860 and 1890 several German families moved from Westgarthtown to Wollert and others followed.

Wollert

The Wollert district is situated on land originally forming part of Crown Allotments X, XI and XIX in the Parish of Wollert.

The land once formed part of the Wollert Pastoral Station, which was used for sheep grazing from the mid-1830s to the early 1850s.

At the 1853 Crown sales of small farms, Crown Allotment XI Parish of Wollert, comprising approximately 640 acres was sold in four equally sized allotments of about 150-158 acres. Further subdivision quickly followed and by 1871 CA XI had been divided into nine allotments. Seven of these were farms, as well as Henry Ludeman's Harvest Home Inn and wheelwright shop. Similar subdivisions occurred on the adjoining Crown allotments to the north, east, west, and south and over 200 people had settled in the area by the 1870s.

Several farms were established by German families who came from, or had connections with, the German settlement at Westgarthtown. The attributes of the district, which included several watercourses, and its relative proximity to the profitable Melbourne fresh milk market meant it was suited for dairying, and, by 1860, this had emerged as the main farming activity and remained the mainstay of the district's economy for over a century. Some settlers, like the Hehr family, combined this with commercial hay production, and a draught horse stud (Moloney 2020:160).

Community formation was marked by the opening of the first school in 1853. This was replaced in 1877 by a permanent building, and a Wesleyan Methodist Church opened in the same year. A daily coach service was established by the 1860s.

The subdivision and development of the land for small scale family-run dairy farms created a relatively densely settled, close-knit community with strong family relationships and inter-connections that endured well into the twentieth century.

Pine Grove (Schultz Farm), 65 Lehmanns Road

Pine Grove comprises a complex of farm buildings established from c.1860s to c.1880s and a 1905 homestead. Pine Grove was developed by several owners including Heinrich Ludeman (c.1864 to c.1875), Albert and Thomas Glover (c.1875 to c.1888), and Albert Schultz (c.1905-c.1960).

Pine Grove is located upon land forming the southern half of Crown Portion 3, Section 19, Parish of Wollert first purchased by John Manley at the Government Land Sales held on 27 January 1853.

By 1864 Manley's 316-acre property was owned by George Houston, who leased it to Heinrich Ludeman, a German who had previously farmed at Mill Park. Ludeman, who had established

the Harvest Home Hotel nearby in 1869, occupied the property until 1875 when Shire of Darebin rate records list Abraham Glover as owner and occupier. Ludeman moved to Waggarardall in northern Victoria in 1882 where he died in 1893.

Abraham Glover also leased several adjacent properties in addition to his 316 acres. He occupied the property until 1887 when his son Thomas is listed as being in possession (Gould 1990). In 1888 'Glover's Farm' was offered for sale and it was described as a 'highly improved property, one of the best in the district'. The farm had two road frontages (presumably Boundary Road and Lehmann's Road) and was subdivided into paddocks. Improvements included 'stone walls, residence, cemented tank, dairy, stables, garden, stocked fruit trees' (*Age*, 17 March 1888, p.17). By March 1889 it appears the farm had been sold, as Samuel Glover (another of Abraham's sons) of Wollert held a clearing sale of dairy cattle, horses, and farming implements (*Age*, 2 March 1889, p.3).

In the early 1900s the property was acquired by Gottlob Ernest Schultz, who owned Ivy Bank, the farm immediately to the north of Boundary Road. In 1904 Albert Schultz, one of Gottlob's sons, married Elizabeth Ewert and soon after they began leasing part of the property and constructed a new weatherboard homestead. Gottlob Schultz applied in June 1909 for the transfer of title for the whole of Portion 3, Section 19 and when the title was issued in September of that year, it included a note referring to the existing tenancy of Albert Schultz. In 1911 the southern half of Portion 3, comprising the present 65 Lehmanns Road was transferred to Albert (LV, *The Argus* 26 June 1909, p.23).

Pine Grove was later owned by Albert's son Ron and his wife Sylvia.

References

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

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Pine Grove (Schultz Farm), 65 Lehmanns Road





Homestead (left) and dairy (right)

Pine Grove, situated on the north side of Lehmanns Road comprises bluestone stables/barns, a bluestone dairy with underground tank, a milking shed, weatherboard homestead, and a network of dry stone walls. In 2023, Pine Grove comprises the land acquired by Albert Schultz in c.1909.

The property is entered by a long driveway, which is bordered by a well-constructed dry stone wall along part of its length. Also bordering the driveway are rows of mature Pines and Eucalypts. Some of these are in poor condition and some have died.

At the end of the driveway is the homestead complex. The homestead constructed c.1905, which faces to the west is a simple weatherboard cottage with a M-hip roof clad in corrugated iron and two corbelled brick chimneys (one in a small projecting hip on the north side). The symmetrical façade comprises a central four-panel timber door with sidelights and highlights, which is flanked by timber sash windows. The return verandah, which has a low-pitch skillion roof with deep eaves, was added or altered during the interwar period and the paired timber windows in the side elevations may also be an interwar alteration. There are a series of later (probably post-World War II) skillion additions at rear and the north east corner, which have effectively connected the house to the barn/stables behind.

The stables/barn immediately behind (east of) the homestead is L-shaped in plan and has a low pitch hip and gable corrugated iron roof (according to Gould, 1990, this replaced the original steeply pitched roof). The walls are partly constructed of squared and coursed bluestone and partly clad in timber framed corrugated iron. The north-south wing has a pair of slatted timber doors under a gablet in the east elevation and there are sections of slatted timber in the walls for ventilation. The floors are paved with square or rectangular brick tiles. There is no evidence of horse stalls.





North elevation of the stables/barn (left) and a section of the dry stone walls enclosing the yards (right)

To the south of the homestead is the former dairy. Typically, this is constructed of squared and coursed bluestone with a hipped iron roof and has narrow openings in the side walls to maintain a cool environment. Beside the dairy on the south side is an underground circular tank with stone walls and a gabled, corrugated iron cover, which provided cold water to be reticulated to the dairy to cool the butter.

On the east side of the dairy is a gabled building, probably the milking shed, which is constructed of random rubble bluestone with a weatherboard section at the north end. It is open along the east side and the roof is clad in corrugated iron.

The area surrounding the homestead complex is partially subdivided into a series of yards or pens by dry stone walls, however some sections are missing. The surviving sections are well constructed with the wall to the south of the milking shed being several feet high and incorporating a cattle race. To the north of the homestead is a section of wall which appears to incorporate a partially collapsed outbuilding. Another intact wall section is along the west side of the driveway where it approaches the dairy and homestead.

The land surrounding the homestead group contains an intricate network of dry stone walls including boundary walls along Lehmanns Road and Bindts Road (Walls 103, 105 & 106) and the original western boundary of Portion 3 (Wall 84), and enclosing cultivation walls within the paddocks with irregular forms evidently shaped by the location of stony outcrops (Walls 83, 88 & 90). Of note is the section of double dry stone wall along the Bindts Road frontage, and a rare example of a stream diversion wall across Findons Creek East Branch in the north of the property (Wall 81). The property contains numerous mature River red gums.

Comparative analysis

The surviving former dairy farms in Wollert and Epping are part of a group of small farms identified in the *City of Whittlesea Heritage Study* 1990 as forming the *Harvest Home Lane Heritage Conservation Area*. In addition to the six farms being assessed by this Study there are a further three along the east side of Bindts Road - 90 Bindts Road (HO204, Ewert's Farm), 100 Bindts Road (HO161, Bindt's Farm) and 130 Bindts Road (HO162, Timm's Farm) (these have been recently reviewed as part of a separate study).

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Discussion

According to Moloney (2020:161-162) following Westgarthtown, this area was the most closely settled, intensively farmed, and densely walled area in the Merri Creek – Darebin Creek dry stone wall region. Like Westgarthtown, many of the original settlers were German immigrants.

The topography and relatively smaller farm sizes were the prime contributors to the complexity of the walls in this area. The 'stony rises' or outcrops of the Merri – Darebin Plains meant it was possible to cultivate crops only within the land below the rises where soil had accumulated. If swampy, these alluvial areas were drained, then cleared of basalt floaters that were used, together with stone grubbed from outcrops, in stone walls dividing these different land types. Stock was grazed on the mineral rich native grasses of the stony rises, and kept out of paddocks, at least some of which were growing feed-crops for the farms' dairy cattle and working horses. Moloney (2020:155): concludes:

With small farms, intensive specialised farming, and stony rises, presumably every part of the properties had to be used efficiently. The intensity of dry stone walls in this area is tangible evidence of the need to use land to best effect; there was limited clear land available for cropping, either for oaten hay or other stock-feeds. While post & rail fences were no doubt also used on the non-stony rises ground, dry stone walls were built in complex patterns, dividing arable and grazing lands.

The small dairy farms in Wollert contain the remnants of the intricate patchwork of small irregular fields, divided by stone walls which border the stony rise outcrops. The complex and irregular patterns of walls are 'incomparably more historically and visually interesting than the usual straight boundary and paddock walls, which are also intensely and closely built because of the small size of many farms in this area' and it is this intensity and complexity of dry stone walling that 'sets this precinct apart, in Whittlesea, and likely in Victoria' (Moloney 2020:150, 161).

The Wollert farms are also representative examples of the small dairy farms established in Whittlesea in the nineteenth century. The integrity of the farms varies, and some have been affected by suburban development. The most intact, two of which retain most of their original landholding, are:

- Pine Park (Hehr Farm), 286a Epping Road. Pine Park is notable as an almost complete bluestone farm complex comprising a house, milking shed, stables and dairy. According to Gould (1990) the 'village-like' quality of the arrangement of buildings and brick pathways is characteristic of German settler farms. The outbuildings are notable for their level of intactness. The milking shed, which retains some of the original timber cow bails and the

roof loft, is one of the most intact in the municipality. The parkland to the north of the homestead complex also retains a section of dry stone wall that borders the stony rise is a good representation of the network of walls that once graced the original farm.

- Young and Brock Farm, 80 Harvest Home Road. This contains the c.1870s bluestone homestead and milking shed, and an intricate network of dry stone walls within the surrounding land that trace and skirt the stony outcrops, which Moloney (2020:159) identifies as being the 'best remaining example of an intense complex of dry stone walls in Whittlesea, the pattern determined by the stony-rises topography'. These include a rare example of a composite stone and post and rail wall along the western boundary with the Koch/Unmack Farm.
- Pine Grove (Schultz Farm), 65 Lehmanns Road. This comprises the c.1905 timber homestead and the nineteenth century bluestone stables, milking shed and dairy, and an intricate network of dry stone walls around the homestead complex and in the surrounding paddocks. These include the fine dry stone walls lining the entrance, a composite wall along Bindts Road and a rare example of a stream diversion wall.

The above farms compare with Ivy Bank (Schultz Farm) at Wollert, and the Wuchatsch and Ziebell farms at Thomastown (part of the original Westgarthtown German settlement), which are similar in terms of their intactness.

Of the others:

- While Fox Farm 230 Saltlake Boulevard is less intact than other examples, the arrangement of the bluestone house, dairy and stables is representative of a small farm complex.
- Similarly, despite now forming part of a school complex, the bluestone house, barn, underground tank, and trees at Lochaber, 45A Harvest Home Road can still be understood as an early farm complex. The house is also of note as a less common example of an attic storey residence, which compares with the attic storey houses at Wuchatsch and Graff's farms at Thomastown.
- The barn or milking shed at the site of the former Unmack Farm (10 Muggabah Road) is characteristic of these early outbuildings and is of note for retaining the steeply pitched gable roof, which may contain a loft space. The interwar additions demonstrate the continuing development of the farms in the twentieth century. And while the original homestead has been lost, the building is adjacent to a dry stone wall along the east boundary and in proximity to the house and milking shed on the adjoining Young and Brock Farm, which provide a related context.

Statement of significance

What is significant?

Pine Grove (Schultz Farm), 65 Lehmanns Road, Wollert is significant. The following buildings and features contribute to the significance of the place:

- The homestead, milking shed, dairy and underground tank, barn and stables built from c.1850s to c.1930s.
- Dry stone walls constructed from c.1850s to c.1930s including Walls 75, 76, 78, 79, 80, 81, 82, 83, 84, 86, 88, 89, 90, 91, 103, 104, 105, 106, 107, 108 & 610.
- Mature exotic trees including Peppers (*Schinus molle*) and Pines (*Pinus sp*.)
- Remnant River Red Gums (*E. camaldulensis*).

Alterations and additions to the contributory buildings and structures dating from after c.1945 and other post-1945 buildings, structures, fences, and trees are not significant.

How is it significant?

Pine Grove (Schultz Farm) is of local historic, representative, and aesthetic significance to the City of Whittlesea.

Why is it significant?

Pine Grove (Schultz Farm) is of historical significance as evidence of the post-contact settlement and development of the Wollert district in the decades after the first land sales in the 1850s. It demonstrates the development of the area into a dairying district that played an important role in the supply of fresh milk and butter to Melbourne from the nineteenth to the mid-twentieth centuries. It is also historically significant for its associations with German immigration that represents a key phase in the settlement of the Epping and Wollert areas. (Criterion A)

Pine Grove (Schultz Farm) is significant as part of an area that contains the densest and most intricate network of dry stone walls in the municipality. This is due to the stony rises topography and the relatively small size of the dairy farms. Specialised whole-milk production on small farms required every part of the small properties to be used efficiently, resulting in a high number of small paddocks mostly enclosed by dry stone walls. The internal walls followed the contours of the stony rises or outcrops, or were regularised into short linear steps, maximising the land available for cropping on the flatter lands, and grazing on the stony rises. (Criteria A & D)

Pine Grove (Schultz Farm) is significant as part of a representative group of small, family-run dairy farms. These are characterised by a small house and outbuildings including a milking shed, dairy (usually with an adjacent tank), stables/barn forming a small complex often with associated yards enclosed by dry stone walls. The Wollert Dairy Farms are distinguished by the predominant use of local stone as the primary building material for the buildings, and the dry stone walls built to define boundaries, enclose paddocks, and manage animals. The buildings and dry stone walls are representative of the traditional farming practices brought by German settlers. It is of note as a complete nineteenth century bluestone stables, milking shed, dairy and underground tank complex, complemented by a c.1905 timber homestead set within a rural landscape. The intricate network of dry stone walls includes milking and holding yards around the homestead complex, and cultivation and boundary walls in surrounding paddocks.

Of note are the fine dry stone walls lining the entrance, the composite wall along Bindts Road and a rare example of a stream diversion wall. (Criterion D)

Pine Grove (Schultz Farm) is of aesthetic significance for the use of local stone as a building material for buildings and walls. The organic and irregular patterns of the dry stone walls, which trace and outline the stony rises, together with the remnant stone building and mature trees including remnant River red gums creates a highly distinctive cultural landscape. (Criterion E)

Statutory recommendations

Retain the existing individual HOs with the following HO schedule and map changes:

- In the 'Heritage place' column replace the description with:

  Pine Grove (Schultz Farm)
  65 Lehmanns Road, Wollert

  The heritage place includes the c.1909 weatherboard house and nineteenth century outbuildings (milking shed, barn and stables, dairy, underground tank) and dry stone walls.

- In the 'Outbuilding and fences …' column replace 'No' with 'Yes – specified outbuildings, tank and dry stone walls'.
- In the 'Prohibited uses' column replace 'No' with 'Yes'.

Other images

For additional images, please refer to the Hermes database place record.

Lochaber

Other names: Mason or Smith Farm

45A Harvest Home Road, Epping **Heritage Overlay: HO78**





Main images:	Homestead and barn (2023)	**Hermes:**	28433
Place type:	Homestead complex, dry stone walls	**Style:**	Victorian, Federation
Creation dates:	c.1850s-c.1900s	**Designer:**	Unknown

History

Thematic context

Victoria's Framework of Historic Themes

2. Peopling Victoria's places and landscapes: 2.5 Migrating and making a home, 2.6 Maintaining distinctive cultures, 2.7 Promoting settlement

4. Transforming and managing the land: 4.3 Grazing and raising livestock, 4.4 Farming

City of Whittlesea Thematic Environmental History

2. Settling the land: layers of settlement: 2.2 Selection and freehold land sales, 2.5 Migrating for opportunity.

3. Utilising natural resources: 3.1 Grazing and agriculture, 3.2 Dairying

Place history

German migration in the nineteenth century

During the nineteenth and into the twentieth centuries, German-speaking immigrants constituted the largest non-Anglo Celtic group in Australia. Germans first arrived in Melbourne in the late 1830s and by 1851 around 800 had arrived. These migrants were mostly Lutherans from Prussia and Saxony. They settled in central Melbourne and nearby suburbs, particularly Collingwood, Richmond, and Hawthorn, as well as further afield in Westgarthtown, known also as *NeuMecklenburg* (now Thomastown), Waldau (now Doncaster), and Germantown (now Grovedale) near Geelong.

The German settlement at Westgarthtown was initiated by William Westgarth who undertook a migration program to assist German families to settle in Victoria. Westgarth and John Carr purchased 640 acres 16km north of Melbourne in present day Thomastown and Lalor on behalf of the German settlers. Ten acres was reserved for a church, cemetery, school, and shops and the remaining land was subdivided into 16 farm blocks. In 1855 a bluestone school was opening, followed by a church in 1856. By 1857 most of the farms were occupied and productive. Most families established dairy farms and supplied milk to Melbourne (Wuchatsch 1985).

The rapid influx of settlers in the wake of the gold rush saw the German population in Victoria increase to over 10,000 by 1861 (Wuchatsch 1985:46). The presence of Westgarthtown encouraged many German migrants to settle in the outer north of Melbourne. Between 1860 and 1890 several German families moved from Westgarthtown to Wollert and others followed.

Wollert

The Wollert district is situated on land originally forming part of Crown Allotments X, XI and XIX in the Parish of Wollert.

The land once formed part of the Wollert Pastoral Station, which was used for sheep grazing from the mid-1830s to the early 1850s.

At the 1853 Crown sales of small farms, Crown Allotment XI Parish of Wollert, comprising approximately 640 acres was sold in four equally sized allotments of about 150-158 acres. Further subdivision quickly followed and by 1871 CA XI had been divided into nine allotments. Seven of these were farms, as well as Henry Ludeman's Harvest Home Inn and wheelwright shop. Similar subdivisions occurred on the adjoining Crown allotments to the north, east, west, and south and over 200 people had settled in the area by the 1870s.

Several farms were established by German families who came from, or had connections with, the German settlement at Westgarthtown. The attributes of the district, which included several watercourses, and its relative proximity to the profitable Melbourne fresh milk market meant it was suited for dairying and, by 1860, this had emerged as the main farming activity and remained the mainstay of the district's economy for over a century. Some settlers, like the Hehr family, combined this with commercial hay production, and a draught horse stud (Moloney 2020:160).

Community formation was marked by the opening of the first school in 1853. This was replaced in 1877 by a permanent building, and a Wesleyan Methodist Church opened in the same year. A daily coach service was established by the 1860s.

The subdivision and development of the land for small scale family-run dairy farms created a relatively densely settled, close-knit community with strong family relationships and inter-connections that endured well into the twentieth century.

Lochaber (Mason and Smith Farm), 45 Harvest Home Road

The exact dates of the bluestone homestead, barn/milking shed, underground tank and remnant dry stone walls at 45 Harvest Home Road is not known, but it appears the house was constructed c.1866 for John Mason, while the barn/milking shed was constructed c.1860s to c.1880s or one of the later owners including Robert Smith, the owner from 1884.

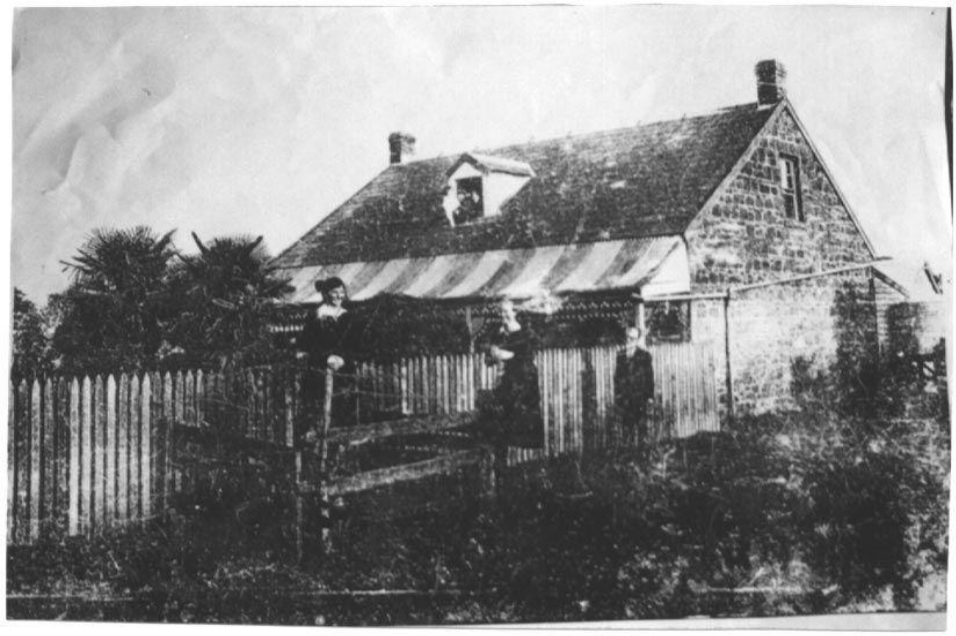
This property at the south side of Harvest Home Road and Saltlake Boulevard is part of Portion 4, Section 10, Parish of Wollert, which comprised just over 200 acres. It was first purchased by Patrick Courtney at the Government Land Sales on 27 January 1853.

By 1864 it appears Courtney's land had been divided on an east-west axis into two, 100-acre allotments and this property formed part of a 100 acre farm owned and operated by John Mason. The land extended from Epping Road in the west to the approximate alignment of today's Bindts Road in the east. It is believed the bluestone cottage was built during Mason's ownership (Lovell Chen 2009:7).

From 1868 to 1884 the property passed through several owners including Thomas Dignan (1868-c.1875), James Lewis (c.1875 to c.1878), and James and Catherine Mooney (c.1878 to c.1882). Rate records indicate that during the Mooney ownership the property was occupied by tenant farmers (Lovell Chen 2009:7-8).

Following Catherine Mooney's death in 1882 the property was transferred to William Bennetts and Patrick Toole who, on 10 March 1884 sold the land to Robert Smith (Lovell Chen 2009:8).

It was Robert Smith who gave the property its name Lochaber, named for the Lochaber hills, near Inverness in Scotland. Smith was born at Annat near to the Lochaber Hills. It is thought that by the time of Smith's purchase the bluestone farm shed, and certainly the cottage had already been constructed (Lovell Chen 2009:8).



Lochaber in about 1918 showing some of the Smith family in front of the stone cottage (Source: City of Whittlesea Heritage Study 1990)

The Smith family first arrived in Australia in 1854 aboard the *Oliver Lang*. Thomas Smith, Robert Smith's father, bought Rosehill at Mernda in 1869. After moving from Rosehill to Lochaber, Robert cut and sold red gum firewood to pay for the farm. Later he commenced dairying and cropping hay, which was carted and sold at the Haymarket on the corner of Flemington Road and Royal Parade in Carlton. Maize and mangles were also grown. Cows were hand-milked in the bluestone shed which held twenty cows at a time – ten along each side.

One of Robert's two sons Roy, served with the AIF during World War I and was awarded the Military Cross at Passchendaele. In 1919 he married Grace Bower and bought fifty acres opposite Lochaber which he named Karagala after the ship which brought him home after the war. On his father's death in 1933, Roy, Grace and their family moved back into Lochaber.

Lochaber was sold by the Smith family in 1942 when Roy volunteered for civilian war service, later serving in New Guinea. From 1930 to 1943 Roy had also served as a Councillor for the Shire of Whittlesea and was President from 1935-39.

Lochaber farm remained on its original landholding until 1966 when it was subdivided into 13 allotments with the original farm buildings contained within Lot 9. One year later, Lot 9 was subdivided in two with the farm complex contained on lot 2, which became 45 Harvest Home Road. Also, during this time, several outbuildings were demolished, the original dairy/barn was extended, and a new building constructed on the west side of it. Additions were made to the rear of the homestead in 1979 (Lovell Chen 2009:10-16).

Lochaber now forms part of the campus of Al Siraat College, which is a co-educational, Foundation to Year 12 school for students from the Islamic faith. It was established in 2009 to serve the needs of the growing Islamic community in the northern suburbs of Melbourne (Al Siraat College website).

References

Al Siraat College website: https://www.alsiraat.vic.edu.au viewed 20 March 2023

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Land Victoria (LV), certificate of title (65 Lehmanns Road) Vol. 3352 Fol. 315

Lovell Chen, *Lochaber, 45 Harvest Home Road, Epping. Conservation management plan*, January 2009

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Payne, J.W., *The Plenty: a centenary history of the Whittlesea Shire*, 1975

Wutchatsch, Robert, *Westgarthtown. The German settlement*, 1985

Description

Lochaber is one of six surviving small dairy farm complexes in Wollert and Epping, which were all established and developed from the mid to late nineteenth century. Though not all remain complete most are comprised of a homestead with associated outbuildings including a milking shed, dairy (usually with an associated underground tank), stable/barn, and dry stone walls. Most buildings are constructed of local stone, with a smaller number in timber.

Due to suburban development, four of the complexes are now contained on much reduced allotments and some like Lochaber and Pine Park have been adapted for other uses. Only Pine Grove (Schultz Farm) and the Young/Brock Farm currently retain most or all the original landholdings.

Lochaber, 45A Harvest Home Road

The former Lochaber farm complex comprises the bluestone house, a large stone barn, an underground tank, remnants of dry stone walls and mature trees. These buildings and features now form part of the modern school complex constructed on this site since 2009 and are now hidden from view from Harvest Home Road.

The house is situated in the southeast corner of the property. It is a double-fronted mid-Victorian stone cottage with a transverse gable attic storey. It is rectangular (almost square) in plan and constructed of quarry face squared and 'snecked' bluestone bought to courses, with 'pecked' stone forming quoining and lintels to the windows and doors. The walls are jointed with

mud-lime mortar, some of which has been crudely repointed. There is a small gabled dormer in the front of the roof with three-pane timber casement windows.

The roof extends to form the front verandah, which has rough-cut timber posts, a cast iron frieze, and a concrete floor. None of these verandah elements are original: the cast iron frieze is understood to be like the earlier or original frieze (when inspected in 2009 rusted portions of the original cast iron were located within the yard nearby - see Figure 26 on p.27 of the Lovell Chen report). The non-original cement tile has replaced the original slate to the roof and corrugated iron (originally painted in alternating stripes of dark and light - see historic image in the history) to the verandah.

The symmetrical façade contains a central door with a non-original door, but original fanlight with margin glazing, which is flanked by six-over-six pane timber sash windows with bluestone cills and cast iron ventilators below (the timber shutters are not original). There is a similar window in the east elevation and smaller six-over-six timber sash windows in each of the gable ends directly below the short, corbelled brick chimney stacks. At the rear of the bluestone section is the 1979 timber addition, which retains an interwar red brick chimney on the east side. Two windows have been inserted in the west wall.

On the west side of the house is the underground tank, which has a gabled, corrugated iron clad roof.

To the north west of the house is the barn/milking shed. This original section of this substantial building is constructed of squared and coursed bluestone with a timber framed gabled roof. It is approximately 45m in length and 9.5m wide. This building has been sympathetically restored as part of the adaptive reuse as a school building. The works included replacement of the entire roof structure including the weatherboard gable end, and replacement of doors and windows generally within the original openings. A 1960s addition at the south end has been replaced by a sympathetic gabled extension clad in colourbond steel.



Mature Pepper trees to the southeast of the homestead

Related landscape elements include the mature Pepper trees (*Schinus molle*) to the southeast and northwest of the house, and several mature red gums (*Eucalyptus camaldulensis*) now interspersed among the modern school buildings, including the remnants of a north-south row of semi-mature red gums, planted c. 1940, that indicate the alignment of the original driveway. There is also a semi-mature red gum sited behind the barn – it is shown as a mature tree in a 1945 aerial photograph.

There are remnants of dry stone walls around the buildings, but these are in poor condition. Some sections of walls have been relocated and reconstructed as modern landscape features within the school grounds.

Comparative analysis

The surviving former dairy farms in Wollert and Epping are part of a group of small farms identified in the *City of Whittlesea Heritage Study* 1990 as forming the *Harvest Home Lane Heritage Conservation Area*. In addition to the six farms being assessed by this Study there are a further three along the east side of Bindts Road - 90 Bindts Road (HO204, Ewert's Farm), 100 Bindts Road (HO161, Bindt's Farm) and 130 Bindts Road (HO162, Timm's Farm) (these have been recently reviewed as part of a separate study).

The 1990 citation for the Area includes the following historical context:

Enhanced by the smaller Government subdivision of Allotment XI and the proximity to the township of Epping, this area soon supported a large number of farms with houses grouped along the encircling road following the survey allotment boundaries. This gave to the area a somewhat European rural Village character reinforced by the use of local stone for extensive dry stone walling to divide the paddocks. Patches of this type of development occur throughout the western portion of the City of Whittlesea on the basalt flow, but this group of buildings and the landscape modification with fencing is the most intensive and the most intact example.

The 1990 citation concludes:

The Harvest Home Lane heritage conservation area is also a cultural landscape which illustrates the pattern of small scale dairy farming in the second half nineteenth century. Through the landform it is possible to understand the way settlement progressed, the way the land was used to accommodate cattle and the prosperity (later lack of prosperity) which this brought to the new European occupants. It is of regional significance as the best surviving example of extensive dry stone walling and close settled small scale dairy farms near Melbourne.

The Wollert dairy farms are also historically related to the Westgarthtown settlement, as a collection of farms associated with German settlers. These farms share all or some of common characteristics of dairy farms, which may be summarised as:

- Early (c.1860s-c.1880s) basalt/stone or brick houses, some with associated mature exotic trees as evidence of gardens.
- A mix of basalt/stone (c.1860s-c.1880s) or corrugated iron clad (c.1900s-c.1920s) dairies, underground tanks or wells, milking sheds and barn/stables, often with related dry stone walls enclosing associated yards or paddock enclosures and associated stone paved yards and lanes.
- Boundary dry stone walls or fences.
- Remnants of the original landscape including River Red Gums, and features such as the 'stony rises' that are characteristic in this area.

Discussion

According to Moloney (2020:161-162) following Westgarthtown, this area was the most closely settled, intensively farmed, and densely walled area in the Merri Creek – Darebin Creek dry stone wall region. Like Westgarthtown, many of the original settlers were German immigrants.

The topography and relatively smaller farm sizes were the prime contributors to the complexity of the walls in this area. The 'stony rises' or outcrops of the Merri – Darebin Plains meant it was possible to cultivate crops only within the land below the rises where soil had accumulated. If swampy, these alluvial areas were drained, then cleared of basalt floaters that were used, together with stone grubbed from outcrops, in stone walls dividing these different land types. Stock was grazed on the mineral rich native grasses of the stony rises, and kept out of paddocks, at least some of which were growing feed-crops for the farms' dairy cattle and working horses. Moloney (2020:155): concludes:

With small farms, intensive specialised farming, and stony rises, presumably every part of the properties had to be used efficiently. The intensity of dry stone walls in this area is tangible evidence of the need to use land to best effect; there was limited clear land available for cropping, either for oaten hay or other stock-feeds. While post & rail fences were no doubt also used on the non-stony rises ground, dry stone walls were built in complex patterns, dividing arable and grazing lands.

The small dairy farms in Wollert contain the remnants of the intricate patchwork of small irregular fields, divided by stone walls which border the stony rise outcrops. The complex and irregular patterns of walls are 'incomparably more historically and visually interesting than the usual straight boundary and paddock walls, which are also intensely and closely built because of the small size of many farms in this area' and it is this intensity and complexity of dry stone walling that 'sets this precinct apart, in Whittlesea, and likely in Victoria' (Moloney 2020:150, 161).

The Wollert farms are also representative examples of the small dairy farms established in Whittlesea in the nineteenth century. The integrity of the farms varies, and some have been affected by suburban development. The most intact, two of which retain most of their original landholding, are:

- Pine Park (Hehr Farm), 286a Epping Road. Pine Park is notable as an almost complete bluestone farm complex comprising a house, milking shed, stables and dairy. According to Gould (1990) the 'village-like' quality of the arrangement of buildings and brick pathways is characteristic of German settler farms. The outbuildings are notable for their level of intactness. The milking shed, which retains some of the original timber cow bails and the roof loft, is one of the most intact in the municipality. The parkland to the north of the homestead complex also retains a section of dry stone wall that borders the stony rise is a good representation of the network of walls that once graced the original farm.
- Young or Brock Farm, 80 Harvest Home Road. This contains the c.1870s bluestone homestead and milking shed, and an intricate network of dry stone walls within the surrounding land that trace and skirt the stony outcrops, which Moloney (2020:159) identifies as being the 'best remaining example of an intense complex of dry stone walls in Whittlesea, the pattern determined by the stony-rises topography'. These include a rare example of a composite stone and post and rail wall along the western boundary with the Koch/Unmack Farm.
- Pine Grove (Schultz Farm), 65 Lehmanns Road. This comprises the c.1905 timber homestead and the nineteenth century bluestone stables, milking shed and dairy, and an intricate network of dry stone walls around the homestead complex and in the surrounding paddocks. These include the fine dry stone walls lining the entrance, a composite wall along Bindts Road and a rare example of a stream diversion wall.

The above farms compare with Ivy Bank (Schultz Farm) at Wollert, and the Wuchatsch and Ziebell farms at Thomastown (part of the original Westgarthtown German settlement), which are similar in terms of their intactness.

Of the others:

- While Fox Farm at 230 Saltlake Boulevard is less intact than other examples, the arrangement of the bluestone house, dairy and stables is representative of a small farm complex.
- Similarly, despite now forming part of a school complex, the bluestone house, barn, underground tank, and trees at Lochaber, 45A Harvest Home Road can still be understood as an early farm complex. The house is also of note as a less common example of an attic storey residence, which compares with the attic storey houses at Wuchatsch and Graff's farms at Thomastown.
- The barn or milking shed at the site of the Koch or Unmack Farm (10 Muggabah Road) is characteristic of these early outbuildings and is of note for retaining the steeply pitched gable roof, which may contain a loft space. The interwar additions demonstrate the continuing development of the farms in the twentieth century. And while the original homestead has been lost, the building is adjacent to a dry stone wall along the east boundary and in proximity to the house and milking shed on the adjoining Young and Brock Farm, which provide a related context.

Statement of significance

What is significant?

Lochaber, 45 Harvest Home Road, Epping is significant. The following buildings and features contribute to the significance of the place:

- The homestead, underground tank and barn built from c.1860s to c.1880s.
- Mature Pepper trees (*Schinus molle*).
- Remnant River Red Gums (*E. camaldulensis*).

Alterations and additions to the contributory buildings and structures dating from after c.1945 and other post-1945 buildings, structures, fences, and trees are not significant.

How is it significant?

Lochaber is of local historic, representative, and aesthetic significance to the City of Whittlesea.

Why is it significant?

Lochaber is of historical significance as evidence of the post-contact settlement and development of the Wollert district in the decades after the first land sales in the 1850s. It demonstrates the development of the area into a dairying district that played an important role in the supply of fresh milk and butter to Melbourne from the nineteenth to the mid-twentieth centuries. It is also historically significant for its associations with German immigration that represents a key phase in the settlement of the Epping and Wollert areas. (Criterion A)

The former Lochaber is significant as part of a representative group of small, family-run dairy farms. These are characterised by a small house and outbuildings including a milking shed, dairy (usually with an adjacent tank), stables/barn forming a small complex often with associated yards enclosed by dry stone walls. The Wollert Dairy Farms are distinguished by the predominant use of local stone as the primary building material for the buildings, and the dry stone walls built to define boundaries, enclose paddocks, and manage animals. The buildings

and dry stone walls are representative of the traditional farming practices brought by German settlers. (Criterion D)

The former Lochaber is of aesthetic significance for the use of local stone as a building material for buildings and walls. The organic and irregular patterns of the dry stone walls, which trace and outline the stony rises, together with the remnant stone building and mature trees including remnant River red gums creates a highly distinctive cultural landscape. (Criterion E)

Statutory recommendations

Retain the existing individual HOs with the following HO schedule and map changes:

- In the 'PS map ref' column replace 'H078' with 'HO78'
- In the 'Heritage place' column replace the description with:

  Lochaber
  45A Harvest Home Road, Epping

  The heritage place includes the nineteenth century house, barn or milking shed, underground tank, and mature Pepper trees (Schinus molle)
- In the 'Tree controls' column replace 'Yes Mature exotic trees' with 'Yes – mature Pepper trees'.
- In the 'Outbuilding and fences …' column replace 'Yes Outbuilding and dry stone walls' with 'Yes – barn or milking shed and underground tank'.

Other images

For additional images, please refer to the Hermes database place record.

Fox Farm

Other names: -

230 Saltlake Boulevard, Wollert **Heritage Overlay: HO79**





Main images:	Homestead, dairy and barn ruins (2023)	**Hermes:**	28408
Place type:	Homestead complex	**Style:**	Victorian
Creation dates:	c.1850s-c.1900s	**Designer:**	Unknown

History

Thematic context

Victoria's Framework of Historic Themes

2. Peopling Victoria's places and landscapes: 2.5 Migrating and making a home, 2.6 Maintaining distinctive cultures, 2.7 Promoting settlement

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City of Whittlesea Thematic Environmental History

2. Settling the land: layers of settlement: 2.2 Selection and freehold land sales, 2.5 Migrating for opportunity.

3. Utilising natural resources: 3.1 Grazing and agriculture, 3.2 Dairying

Place history

German migration in the nineteenth century

During the nineteenth and into the twentieth centuries, German-speaking immigrants constituted the largest non-Anglo Celtic group in Australia. Germans first arrived in Melbourne in the late 1830s and by 1851 around 800 had arrived. These migrants were mostly Lutherans from Prussia and Saxony. They settled in central Melbourne and nearby suburbs, particularly Collingwood, Richmond, and Hawthorn, as well as further afield in Westgarthtown, known also as *NeuMecklenburg* (now Thomastown), Waldau (now Doncaster), and Germantown (now Grovedale) near Geelong.

The German settlement at Westgarthtown was initiated by William Westgarth who undertook a migration program to assist German families to settle in Victoria. Westgarth and John Carr purchased 640 acres 16km north of Melbourne in present day Thomastown and Lalor on behalf of the German settlers. Ten acres was reserved for a church, cemetery, school, and shops and the remaining land was subdivided into 16 farm blocks. In 1855 a bluestone school was opening, followed by a church in 1856. By 1857 most of the farms were occupied and productive. Most families established dairy farms and supplied milk to Melbourne (Wuchatsch 1985).

The rapid influx of settlers in the wake of the gold rush saw the German population in Victoria increase to over 10,000 by 1861 (Wuchatsch 1985:46). The presence of Westgarthtown encouraged many German migrants to settle in the outer north of Melbourne. Between 1860 and 1890 several German families moved from Westgarthtown to Wollert and others followed.

Wollert

The Wollert district is situated on land originally forming part of Crown Allotments X, XI and XIX in the Parish of Wollert.

The land once formed part of the Wollert Pastoral Station, which was used for sheep grazing from the mid-1830s to the early 1850s.

At the 1853 Crown sales of small farms, Crown Allotment XI Parish of Wollert, comprising approximately 640 acres was sold in four equally sized allotments of about 150-158 acres. Further subdivision quickly followed and by 1871 CA XI had been divided into nine allotments. Seven of these were farms, as well as Henry Ludeman's Harvest Home Inn and wheelwright shop. Similar subdivisions occurred on the adjoining Crown allotments to the north, east, west, and south and over 200 people had settled in the area by the 1870s.

Several farms were established by German families who came from, or had connections with, the German settlement at Westgarthtown. The attributes of the district, which included several watercourses, and its relative proximity to the profitable Melbourne fresh milk market meant it was suited for dairying, and, by 1860, this had emerged as the main farming activity and remained the mainstay of the district's economy for over a century. Some settlers, like the Hehr family, combined this with commercial hay production, and a draught horse stud (Moloney 2020:160).

Community formation was marked by the opening of the first school in 1853. This was replaced in 1877 by a permanent building, and a Wesleyan Methodist Church opened in the same year. A daily coach service was established by the 1860s.

The subdivision and development of the land for small scale family-run dairy farms created a relatively densely settled, close-knit community with strong family relationships and inter-connections that endured well into the twentieth century.

Fox Farm, 230 Saltlake Boulevard

The exact date of the three bluestone buildings at 230 Saltlake Boulevard is not known, but it appears they were constructed c.1877 to c.1890 for John Fox.

This property at the west corner of Harvest Home Road and Saltlake Boulevard is part of Lot 1, Section 11, Parish of Wollert, which comprised 158 acres. It was first purchased by William F. Cleeland at the Government Land Sales on 27 January 1853. Cleeland, who lived at Mill Park, was a large property owner, and leased out his land in Section 11 to tenants.

Within six months of his purchase Cleeland sold the southern half of the section to Sydney Smith, a Wollert farmer. However, by 1861 Smith was forced to mortgage his half to Cleeland and by 1865 Cleeland had bought Smith out and thereafter Smith leased the whole of the 158 acres back. This arrangement continued until the 1870s (Gould 1990, Turnbull 2008:23-24).

While Smith had a long connection with this property it is unclear whether he lived on the property or merely farmed it, as rate book information for his period of occupation from c.1863 to c.1873 is inconclusive (Turnbull 2008:24).

In 1877 the property was purchased by John Fox for £1896. The Fox family had been amongst the earliest settlers at Wollert with family members farming various properties over the years. Rate records do not clearly distinguish ownership or occupation of the land during the 1880s and 1890s but by 1900 John Fox is listed as owner and occupier. The property was used as a dairy farm (Turnbull 2008:24).

John Fox died in 1901 and was succeeded by his son William, who occupied it for many years. The farm remained in the Fox family until 1956, when it was purchased by the Peterson family. They constructed a large new milking shed on the site of the old shed (Turnbull 2008:24).

In the early 2000s, the farm was subdivided and developed as residential housing estate. The 1950s milking shed was destroyed by fire, and the remains of the bluestone house, dairy and stables are now contained on a small allotment at the west corner of Harvest Home Road and Saltlake Boulevard.

References

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Payne, J.W., *The Plenty: a centenary history of the Whittlesea Shire*, 1975

Turnbull, Jodi, *30 Harvest Home Road, Wollert. Historical archaeological assessment. A report to Harvest Home Road P/L*, 2008

Wutchatsch, Robert, *Westgarthtown. The German settlement*, 1985

Description

Fox Farm is one of six surviving small dairy farm complexes in Wollert and Epping, which were all established and developed from the mid to late nineteenth century. Though not all remain complete most are comprised of a homestead with associated outbuildings including a milking shed, dairy (usually with an associated underground tank), stable/barn, and dry stone walls. Most buildings are constructed of local stone, with a smaller number in timber.

Due to suburban development, four of the complexes are now contained on much reduced allotments and some like Lochaber and Pine Park have been adapted for other uses. Only Pine

Grove (Schultz Farm) and the Young/Brock Farm currently retain most or all the original landholdings.

Fox Farm, 230 Saltlake Boulevard

This comprises the remains of a bluestone house and two bluestone outbuildings. The house was originally a modest single storey Victorian cottage of coursed bluestone construction with a hipped roof clad in corrugated galvanised iron, and a plain red brick chimney. The front (south) elevation is symmetrically composed with a central doorway flanked by double-hung timber sash windows with stone cills. The side elevations each contained a single sash window of the same type. The roof, brick chimney and all the windows, doors and internal walls have been removed.

To the north east of the house is the former stables. Only the bluestone walls survive. The roof, timber louvres that once flanked the opening on the east side, and internal timber horse stalls and possibly the bluestone floor have all been removed.

The second outbuilding, possibly a dairy is to the north west of the house. Only the walls of this building survive. It has two small square window openings in the west and north walls.

Comparative analysis

The surviving former dairy farms in Wollert and Epping are part of a group of small farms identified in the *City of Whittlesea Heritage Study* 1990 as forming the *Harvest Home Lane Heritage Conservation Area*. In addition to the six farms being assessed by this Study there are a further three along the east side of Bindts Road - 90 Bindts Road (HO204, Ewert's Farm), 100 Bindts Road (HO161, Bindt's Farm) and 130 Bindts Road (HO162, Timm's Farm) (these have been recently reviewed as part of a separate study).

The 1990 citation for the Area includes the following historical context:

Enhanced by the smaller Government subdivision of Allotment XI and the proximity to the township of Epping, this area soon supported a large number of farms with houses grouped along the encircling road following the survey allotment boundaries. This gave to the area a somewhat European rural Village character reinforced by the use of local stone for extensive dry stone walling to divide the paddocks. Patches of this type of development occur throughout the western portion of the City of Whittlesea on the basalt flow, but this group of buildings and the landscape modification with fencing is the most intensive and the most intact example.

The 1990 citation concludes:

The Harvest Home Lane heritage conservation area is also a cultural landscape which illustrates the pattern of small scale dairy farming in the second half nineteenth century. Through the landform it is possible to understand the way settlement progressed, the way the land was used to accommodate cattle and the prosperity (later lack of prosperity) which this brought to the new European occupants. It is of regional significance as the best surviving example of extensive dry stone walling and close settled small scale dairy farms near Melbourne.

The Wollert dairy farms are also historically related to the Westgarthtown settlement, as a collection of farms associated with German settlers. These farms share all or some of common characteristics of dairy farms, which may be summarised as:

- Early (c.1860s-c.1880s) basalt/stone or brick houses, some with associated mature exotic trees as evidence of gardens.

- A mix of basalt/stone (c.1860s-c.1880s) or corrugated iron clad (c.1900s-c.1920s) dairies, underground tanks or wells, milking sheds and barn/stables, often with related dry stone walls enclosing associated yards or paddock enclosures and associated stone paved yards and lanes.
- Boundary dry stone walls or fences.
- Remnants of the original landscape including River Red Gums, and features such as the 'stony rises' that are characteristic in this area.

Discussion

According to Moloney (2020:161-162) following Westgarthtown, this area was the most closely settled, intensively farmed, and densely walled area in the Merri Creek – Darebin Creek dry stone wall region. Like Westgarthtown, many of the original settlers were German immigrants.

The topography and relatively smaller farm sizes were the prime contributors to the complexity of the walls in this area. The 'stony rises' or outcrops of the Merri – Darebin Plains meant it was possible to cultivate crops only within the land below the rises where soil had accumulated. If swampy, these alluvial areas were drained, then cleared of basalt floaters that were used, together with stone grubbed from outcrops, in stone walls dividing these different land types. Stock was grazed on the mineral rich native grasses of the stony rises, and kept out of paddocks, at least some of which were growing feed-crops for the farms' dairy cattle and working horses. Moloney (2020:155): concludes:

With small farms, intensive specialised farming, and stony rises, presumably every part of the properties had to be used efficiently. The intensity of dry stone walls in this area is tangible evidence of the need to use land to best effect; there was limited clear land available for cropping, either for oaten hay or other stock-feeds. While post & rail fences were no doubt also used on the non-stony rises ground, dry stone walls were built in complex patterns, dividing arable and grazing lands.

The small dairy farms in Wollert contain the remnants of the intricate patchwork of small irregular fields, divided by stone walls which border the stony rise outcrops. The complex and irregular patterns of walls are 'incomparably more historically and visually interesting than the usual straight boundary and paddock walls, which are also intensely and closely built because of the small size of many farms in this area' and it is this intensity and complexity of dry stone walling that 'sets this precinct apart, in Whittlesea, and likely in Victoria' (Moloney 2020:150, 161).

The Wollert farms are also representative examples of the small dairy farms established in Whittlesea in the nineteenth century. The integrity of the farms varies, and some have been affected by suburban development. The most intact, two of which retain most of their original landholding, are:

- Pine Park (Hehr Farm), 286a Epping Road. Pine Park is notable as an almost complete bluestone farm complex comprising a house, milking shed, stables and dairy. According to Gould (1990) the 'village-like' quality of the arrangement of buildings and brick pathways is characteristic of German settler farms. The outbuildings are notable for their level of intactness. The milking shed, which retains some of the original timber cow bails and the roof loft, is one of the most intact in the municipality. The parkland to the north of the homestead complex also retains a section of dry stone wall that borders the stony rise is a good representation of the network of walls that once graced the original farm.

- Young or Brock Farm, 80 Harvest Home Road. This contains the c.1870s bluestone homestead and milking shed, and an intricate network of dry stone walls within the surrounding land that trace and skirt the stony outcrops, which Moloney (2020:159) identifies as being the 'best remaining example of an intense complex of dry stone walls in Whittlesea, the pattern determined by the stony-rises topography'. These include a rare example of a composite stone and post and rail wall along the western boundary with the Koch/Unmack Farm.
- Pine Grove (Schultz Farm), 65 Lehmanns Road. This comprises the c.1905 timber homestead and the nineteenth century bluestone stables, milking shed and dairy, and an intricate network of dry stone walls around the homestead complex and in the surrounding paddocks. These include the fine dry stone walls lining the entrance, a composite wall along Bindts Road and a rare example of a stream diversion wall.

The above farms compare with Ivy Bank (Schultz Farm) at Wollert, and the Wuchatsch and Ziebell farms at Thomastown (part of the original Westgarthtown German settlement), which are similar in terms of their intactness.

Of the others:

- While Fox Farm at 230 Saltlake Boulevard is less intact than other examples, the arrangement of the bluestone house, dairy and stables is representative of a small farm complex.
- Similarly, despite now forming part of a school complex, the bluestone house, barn, underground tank, and trees at Lochaber, 45A Harvest Home Road can still be understood as an early farm complex. The house is also of note as a less common example of an attic storey residence, which compares with the attic storey houses at Wuchatsch and Graff's farms at Thomastown.
- The barn or milking shed at the site of the Koch or Unmack Farm (10 Muggabah Road) is characteristic of these early outbuildings and is of note for retaining the steeply pitched gable roof, which may contain a loft space. The interwar additions demonstrate the continuing development of the farms in the twentieth century. And while the original homestead has been lost, the building is adjacent to a dry stone wall along the east boundary and in proximity to the house and milking shed on the adjoining Young and Brock Farm, which provide a related context.

Statement of significance

What is significant?

Fox Farm, 230 Saltwater Boulevard, Wollert is significant. The following buildings and features contribute to the significance of the place:

- The former homestead, dairy, and stables built from c.1870s to c.1890s.

Alterations and additions to the contributory buildings and structures dating from after c.1945 and other post-1945 buildings, structures, fences, and trees are not significant.

How is it significant?

Fox Farm is of local historic, representative, and technical significance to the City of Whittlesea.

Why is it significant?

Fox Farm is of historical significance as evidence of the post-contact settlement and development of the Wollert district in the decades after the first land sales in the 1850s. It demonstrates the development of the area into a dairying district that played an important role in the supply of fresh milk and butter to Melbourne from the nineteenth to the mid-twentieth centuries. It is also historically significant for its associations with German immigration that represents a key phase in the settlement of the Epping and Wollert areas. (Criterion A)

Fox Farm is significant as part of a representative group of small, family-run dairy farms. These are characterised by a small house and outbuildings including a milking shed, dairy (usually with an adjacent tank), stables/barn forming a small complex often with associated yards enclosed by dry stone walls. The Wollert dairy farms are distinguished by the predominant use of local stone as the primary building material for the buildings, and the dry stone walls built to define boundaries, enclose paddocks, and manage animals. The buildings and dry stone walls are representative of the traditional farming practices brought by German settlers. (Criterion D)

Fox Farm is of aesthetic significance for the use of local stone as a building material for buildings and walls and today forms an historic ruin that contributes to a highly distinctive cultural landscape. (Criterion E)

Statutory recommendations

Retain the existing individual HO with the following HO schedule and map changes:

- In the 'Heritage place' column replace the description with:

  Fox Farm
  230 Saltlake Boulevard, Wollert

  The heritage place includes the nineteenth century house, dairy and stables.
- In the 'Tree controls' column replace 'Yes Mature' with 'No'
- In the 'Prohibited uses' column replace 'No' with 'Yes'.
- Reduce HO79 to include only 230 Saltlake Boulevard.

Other images

For additional images, please refer to the Hermes database place record.

Young Farm or Brock Farm

Other names: Brock Farm

80 Harvest Home Road, Wollert **Heritage Overlay: HO80**





Main images:	Homestead and milking shed (2023)	**Hermes:**	28438
Place type:	Homestead complex, dry stone walls	**Style:**	Victorian
Creation dates:	c.1850s-c.1900s	**Designer:**	Unknown

History

Thematic context

Victoria's Framework of Historic Themes

2. Peopling Victoria's places and landscapes: 2.5 Migrating and making a home, 2.6 Maintaining distinctive cultures, 2.7 Promoting settlement

4. Transforming and managing the land: 4.3 Grazing and raising livestock, 4.4 Farming

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Place history

German migration in the nineteenth century

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as *NeuMecklenburg* (now Thomastown), Waldau (now Doncaster), and Germantown (now Grovedale) near Geelong.

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Several farms were established by German families who came from, or had connections with, the German settlement at Westgarthtown. The attributes of the district, which included several watercourses, and its relative proximity to the profitable Melbourne fresh milk market meant it was suited for dairying, and, by 1860, this had emerged as the main farming activity and remained the mainstay of the district's economy for over a century. Some settlers, like the Hehr family, combined this with commercial hay production, and a draught horse stud (Moloney 2020:160).

Community formation was marked by the opening of the first school in 1853. This was replaced in 1877 by a permanent building, and a Wesleyan Methodist Church opened in the same year. A daily coach service was established by the 1860s.

The subdivision and development of the land for small scale family-run dairy farms created a relatively densely settled, close-knit community with strong family relationships and inter-connections that endured well into the twentieth century.

Young or Brock Farm, 80 Harvest Home Road

The farm complex including the bluestone homestead, milking shed, and intricate network of dry stone walls at 80 Harvest Home Road was established c.1860s to c.1880s by the Young family.

The ownership of this farm, the adjoining property to the west, and Pine Park (Hehr's Farm) to the northwest illustrates the close family ties that were established in this district.

This property is part of Lot 2, Section 11, Parish of Wollert, which comprised 158 acres. It was first purchased by W. Swan at the Government Land Sales on 27 January 1853. By the 1860s Richard Young was the owner and it remained in Young family ownership until the early twentieth century.

In 1880 Richard's son Robert married Ada Unmack, the daughter of their neighbours to the east Louise and Caroline Unmack. Robert and Ada's children including Fred, Olive and Melba were raised on the property and attended Wollert Primary School (Moloney 2020:160).

Richard Young died in 1894, and the statement of assets included in his Grant of Probate provides a detailed description of the farm and its improvements. The property was described as 100 acres of which 22 acres were under cultivation and containing a four-roomed stone house, cowshed and stable. Livestock consisted of 12 cows and four draught horses, and farm implements included hay frames and rakes, ploughs, and harrows, two iron tanks, a mowing machine, a grindstone and dairying equipment including one churn, six dishes and six buckets. There were also two drays and associated harnesses and saddling (PROV2).

In 1917 a 51 acre allotment, which contained the original homestead and milking shed was excised for Fred Young. This allotment includes the land now contained in the present 80 Harvest Home Road. At the time the Closer Settlement Board described the property as 'undulating' with 'outcrops of basaltic stone', and 25-30 acres of 'flats' upon which were cultivated hay, beans, and maize. The small property was divided, largely by stone walls, into ten paddocks (Moloney 2020:161-62).

This property, known as Allotment 2A, was obtained by James Nigel Brock in 1924 under the *Closer Settlement Act* and in 1935 the Young family connection was restored when Brock married Melba Young. In 1945 James and Melba obtained the Crown Grant to the property (Land Victoria, Moloney 2020:160).

By 1977 James and Melba had moved into the homestead on the adjoining property to the east. This homestead had been originally built for the Koch family and was later occupied by the Unmack family. Then, from 1934 to the mid-1950s it had been owned and occupied by Melba's sister Olive and her husband Jack Hehr (see below).

References

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Holdsworth, Jim, Peter Mills & Ray Tonkin, *Dry Stone Wall Significance Assessment*, 2024

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Moloney, David, *City of Whittlesea Stage Two dry stone wall study: Thematic history and precincts*, July 2020

Payne, J.W., *The Plenty: a centenary history of the Whittlesea Shire*, 1975

Public Records Office of Victoria (PROV2), Richard Young: Grant of Probate, VPRS 28/P0002, 55/713

Wutchatsch, Robert, *Westgarthtown. The German settlement*, 1985

Description

This is one of six surviving small dairy farm complexes in Wollert and Epping, which were all established and developed from the mid to late nineteenth century. Though not all remain complete most are comprised of a homestead with associated outbuildings including a milking

shed, dairy (usually with an associated underground tank), stable/barn, and dry stone walls. Most buildings are constructed of local stone, with a smaller number in timber.

Due to suburban development, four of the complexes are now contained on much reduced allotments and some like Lochaber and Pine Park have been adapted for other uses. Only Pine Grove (Schultz Farm) and the Young/Brock Farm currently retain most or all the original landholdings.

Young or Brock Farm, 80 Harvest Home Road



The homestead and early farm gate (right) and the east elevation of the milking shed (left)

The farm complex at 80 Harvest Home Road comprises a bluestone house, bluestone milking shed and dry stone walls.

Unusually, the house is situated very close to the road. It is constructed of coursed and random bluestone and has a hipped roof clad in corrugated iron and brick chimney. The front (south) elevation facing Harvest Home Road contains multi-pane timber sash windows with stone cills and a central entrance door. There are two windows with stone cills in the west elevation. The front verandah, which has a bullnose profile and is supported on turned timber posts appears to date from the early twentieth century. The verandah floor has been replaced in cement and has a post-World War II metal balustrade. Other alterations include the installation of aluminium windows in the openings on the west side wall and a large flat roofed addition at the rear.

At the front of the house are two masonry pillars supporting an early twentieth century metal farm gate.

On the east side of the house is the former milking shed. This is a long, narrow building with rubble bluestone walls along the narrow south and north ends and the long west elevation, and a gabled roof clad in corrugated iron. It may have been built in stages. It appears the east side may have been open but is now partially enclosed by sheets of iron and timber palings.

The open farmland surrounding the house and milking shed contains an intricate network of dry stone walled enclosures surrounding the stony rises and boundary walls (see Figure 1). A cross section of typical nineteenth century dry stone walls patterns is demonstrated here on the typically small scale of the Wollert small farm precinct. Paddock to stony rise boundary walls display typical organic paths zigzagging around the foot of stony rise slopes, as well as a typical pattern of collapse into the softer ground. Walls traversing up solid ground on stony rise slopes are intact giving an indication of the typical scale and style of construction, including the use of large base stones. Sections of boundary wall, both collapsed and partially collapsed, remain on south, west, and northern boundaries. (This includes a rare example of a composite stone and

post and rail wall along the western boundary). Despite only half the original farm area remaining, the pattern of use of dry-stone walls can still be clearly appreciated.

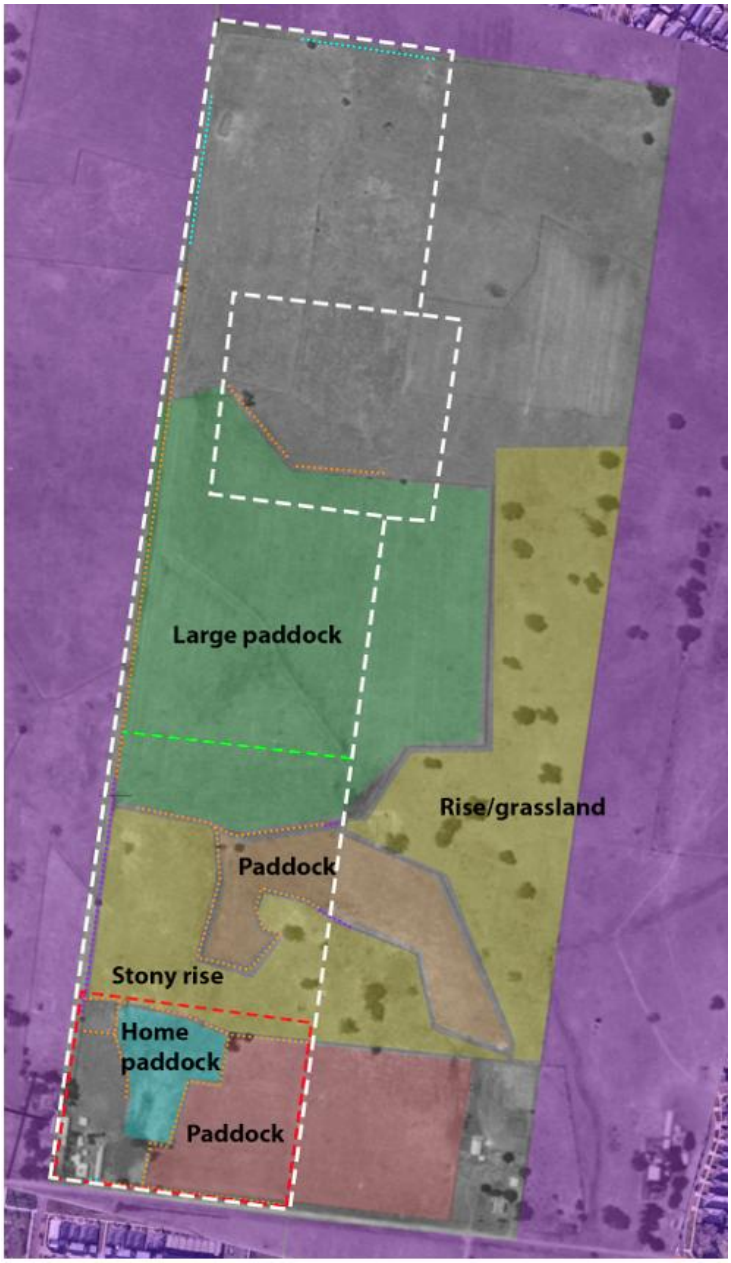


Figure 1: Conjectural reconstruction of paddock layout overlaid on 1950s aerial photograph. Original extent of the farm is the areas inside the purple shading with current property/cadastral boundaries in white dotted line. The surviving dry stone walls are shown in orange and light blue dotted lines (purple indicates sections of walls shown on Lidar, but do not exist). The existing HO80 extent is indicated by the red dotted line. The potential HO80 extension is indicated by the green dotted line (Source: Dry Stone Wall Significance Assessment)

Comparative analysis

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The small dairy farms in Wollert contain the remnants of the intricate patchwork of small irregular fields, divided by stone walls which border the stony rise outcrops. The complex and irregular patterns of walls are 'incomparably more historically and visually interesting than the usual straight boundary and paddock walls, which are also intensely and closely built because of the small size of many farms in this area' and it is this intensity and complexity of dry stone walling that 'sets this precinct apart, in Whittlesea, and likely in Victoria' (Moloney 2020:150, 161).

The Wollert farms are also representative examples of the small dairy farms established in Whittlesea in the nineteenth century. The integrity of the farms varies, and some have been affected by suburban development. The most intact, two of which retain most of their original landholding, are:

- Pine Park (Hehr Farm), 286a Epping Road. Pine Park is notable as an almost complete bluestone farm complex comprising a house, milking shed, stables and dairy. According to Gould (1990) the 'village-like' quality of the arrangement of buildings and brick pathways is characteristic of German settler farms. The outbuildings are notable for their level of intactness. The milking shed, which retains some of the original timber cow bails and the roof loft, is one of the most intact in the municipality. The parkland to the north of the homestead complex also retains a section of dry stone wall that borders the stony rise is a good representation of the network of walls that once graced the original farm.
- Young or Brock Farm, 80 Harvest Home Road. This contains the c.1870s bluestone homestead and milking shed, and an intricate network of dry stone walls within the surrounding land that trace and skirt the stony outcrops, which Moloney (2020:159) identifies as being the 'best remaining example of an intense complex of dry stone walls in Whittlesea, the pattern determined by the stony-rises topography'. These include a rare example of a composite stone and post and rail wall along the western boundary with the Koch/Unmack Farm.
- Pine Grove (Schultz Farm), 65 Lehmanns Road. This comprises the c.1905 timber homestead and the nineteenth century bluestone stables, milking shed and dairy, and an intricate network of dry stone walls around the homestead complex and in the surrounding paddocks. These include the fine dry stone walls lining the entrance, a composite wall along Bindts Road and a rare example of a stream diversion wall.

The above farms compare with Ivy Bank (Schultz Farm) at Wollert, and the Wuchatsch and Ziebell farms at Thomastown (part of the original Westgarthtown German settlement), which are similar in terms of their intactness.

Of the others:

- While Fox Farm at 230 Saltlake Boulevard is less intact than other examples, the arrangement of the bluestone house, dairy and stables is representative of a small farm complex.

- Similarly, despite now forming part of a school complex, the bluestone house, barn, underground tank, and trees at Lochaber, 45A Harvest Home Road can still be understood as an early farm complex. The house is also of note as a less common example of an attic storey residence, which compares with the attic storey houses at Wuchatsch and Graff's farms at Thomastown.
- The barn or milking shed at the site of the Koch or Unmack Farm (10 Muggabah Road) is characteristic of these early outbuildings and is of note for retaining the steeply pitched gable roof, which may contain a loft space. The interwar additions demonstrate the continuing development of the farms in the twentieth century. And while the original homestead has been lost, the building is adjacent to a dry stone wall along the east boundary and in proximity to the house and milking shed on the adjoining Young and Brock Farm, which provide a related context.

Statement of significance

What is significant?

Young or Brock Farm, 80 Harvest Home Road, Wollert is significant. The following buildings and features contribute to the significance of the place:

- The bluestone homestead and milking shed built from c.1860s to c.1880s.
- Dry stone walls constructed from c.1850s to c.1930s including Walls 118, 119, 120, 405, 122, 123, 124, 121, 125, 128, 129, 130, 126 & 127.

Alterations and additions to the contributory buildings and structures dating from after c.1945 and other post-1945 buildings, structures, fences, and trees are not significant.

How is it significant?

Young or Brock Farm is of local historic, representative, and technical significance to the City of Whittlesea.

Why is it significant?

Young or Brock Farm is of historical significance as evidence of the post-contact settlement and development of the Wollert district in the decades after the first land sales in the 1850s. It demonstrates the development of the area into a dairying district that played an important role in the supply of fresh milk and butter to Melbourne from the nineteenth to the mid-twentieth centuries. It is also historically significant for its associations with German immigration that represents a key phase in the settlement of the Epping and Wollert areas. (Criterion A)

Young or Brock Farm is significant as part of an area that contains the densest and most intricate network of dry stone walls in the municipality. This is due to the stony rises topography and the relatively small size of the dairy farms. Specialised whole-milk production on small farms required every part of the small properties to be used efficiently, resulting in a high number of small paddocks mostly enclosed by dry stone walls. The internal walls followed the contours of the stony rises or outcrops, or were regularised into short linear steps, maximising the land available for cropping on the flatter lands, and grazing on the stony rises. (Criteria A & D)

Young or Brock Farm is significant as part of a representative group of small, family-run dairy farms. These are characterised by a small house and outbuildings including a milking shed, dairy (usually with an adjacent tank), stables/barn forming a small complex often with

associated yards enclosed by dry stone walls. The Wollert dairy farms are distinguished by the predominant use of local stone as the primary building material for the buildings, and the dry stone walls built to define boundaries, enclose paddocks, and manage animals. The buildings and dry stone walls are representative of the traditional farming practices brought by German settlers. The former Young and Brock Farm is of note as it contains a c.1870s bluestone homestead and milking shed prominently sited on the frontage of the property and an intricate network of dry stone walls within the surrounding land, which is perhaps the best remaining example in the municipality of an intense dry-stone complex with pattern determined by the stony-rises topography. These include a rare example of a composite stone and post and rail wall along the western boundary with the Koch and Unmack Farm. (Criterion D)

Young or Brock Farm is of aesthetic significance for the use of local stone as a building material for buildings and walls. The organic and irregular patterns of the dry stone walls, which trace and outline the stony rises, together with the remnant stone building and mature trees including remnant River red gums creates a highly distinctive cultural landscape. (Criterion E)

Statutory recommendations

Retain the existing individual HOs with the following HO schedule and map changes:

- In the 'Heritage place' column replace the description with:

  Young or Brock Farm
  80 Harvest Home Road, Wollert

  The heritage place includes the nineteenth century house, milking shed and dry stone walls.
- In the 'Tree controls' column replace 'Yes Mature exotic trees' with 'No'.
- In the 'Outbuilding and fences etc.' column replace 'Yes Outbuildings and dry stone walls' with 'Yes – milking shed and dry stone walls'.
- In the 'Prohibited uses' column replace 'No' with 'Yes'.
- Consider including in the HO the remnant dry stone walls shown in Figure 1 in accordance with the recommendations of the *Dry Stone Wall Significance Assessment* study.

Other images

For additional images, please refer to the Hermes database place record.

Koch or Unmack Farm

Other names: Unmack Farm

10 Muggabah Road, Wollert **Heritage Overlay: HO81**



Main images:	Former barn (2023)	**Hermes:**	210628
Place type:	Homestead complex, dry stone walls	**Style:**	Victorian, Federation
Creation dates:	c.1850s-c.1900s	**Designer:**	Unknown

History

Thematic context

Victoria's Framework of Historic Themes

2. Peopling Victoria's places and landscapes: 2.5 Migrating and making a home, 2.6 Maintaining distinctive cultures, 2.7 Promoting settlement

4. Transforming and managing the land: 4.3 Grazing and raising livestock, 4.4 Farming

City of Whittlesea Thematic Environmental History

2. Settling the land: layers of settlement: 2.2 Selection and freehold land sales, 2.5 Migrating for opportunity.

3. Utilising natural resources: 3.1 Grazing and agriculture, 3.2 Dairying

Place history

German migration in the nineteenth century

During the nineteenth and into the twentieth centuries, German-speaking immigrants constituted the largest non-Anglo Celtic group in Australia. Germans first arrived in Melbourne in the late 1830s and by 1851 around 800 had arrived. These migrants were mostly Lutherans from Prussia and Saxony. They settled in central Melbourne and nearby suburbs, particularly Collingwood, Richmond, and Hawthorn, as well as further afield in Westgarthtown, known also as *NeuMecklenburg* (now Thomastown), Waldau (now Doncaster), and Germantown (now Grovedale) near Geelong.

The German settlement at Westgarthtown was initiated by William Westgarth who undertook a migration program to assist German families to settle in Victoria. Westgarth and John Carr purchased 640 acres 16km north of Melbourne in present day Thomastown and Lalor on behalf of the German settlers. Ten acres was reserved for a church, cemetery, school, and shops and the remaining land was subdivided into 16 farm blocks. In 1855 a bluestone school was opening, followed by a church in 1856. By 1857 most of the farms were occupied and productive. Most families established dairy farms and supplied milk to Melbourne (Wuchatsch 1985).

The rapid influx of settlers in the wake of the gold rush saw the German population in Victoria increase to over 10,000 by 1861 (Wuchatsch 1985:46). The presence of Westgarthtown encouraged many German migrants to settle in the outer north of Melbourne. Between 1860 and 1890 several German families moved from Westgarthtown to Wollert and others followed.

Wollert

The Wollert district is situated on land originally forming part of Crown Allotments X, XI and XIX in the Parish of Wollert.

The land once formed part of the Wollert Pastoral Station, which was used for sheep grazing from the mid-1830s to the early 1850s.

At the 1853 Crown sales of small farms, Crown Allotment XI Parish of Wollert, comprising approximately 640 acres was sold in four equally sized allotments of about 150-158 acres. Further subdivision quickly followed and by 1871 CA XI had been divided into nine allotments. Seven of these were farms, as well as Henry Ludeman's Harvest Home Inn and wheelwright shop. Similar subdivisions occurred on the adjoining Crown allotments to the north, east, west, and south and over 200 people had settled in the area by the 1870s.

Several farms were established by German families who came from, or had connections with, the German settlement at Westgarthtown. The attributes of the district, which included several watercourses, and its relative proximity to the profitable Melbourne fresh milk market meant it was suited for dairying, and, by 1860, this had emerged as the main farming activity and remained the mainstay of the district's economy for over a century. Some settlers, like the Hehr family, combined this with commercial hay production, and a draught horse stud (Moloney 2020:160).

Community formation was marked by the opening of the first school in 1853. This was replaced in 1877 by a permanent building, and a Wesleyan Methodist Church opened in the same year. A daily coach service was established by the 1860s.

The subdivision and development of the land for small scale family-run dairy farms created a relatively densely settled, close-knit community with strong family relationships and inter-connections that endured well into the twentieth century.

Koch or Unmack Farm, 10 Muggabah Road

The stone barn or milking shed now at 10 Muggabah Road near the corner of Harvest Home Road was constructed c.1875 for either the Koch or Unmack families.

The ownership of this farm, the adjoining property to the east, and Pine Park (Hehr's Farm) to the north illustrates the close family ties that were established in this district.

This property is part of Lot 3, Section 11, Parish of Wollert, which comprised 158 acres and was first purchased by E. Müller for £472.16.4 at the Government Land Sales on 27 January 1853. Less than five months after his purchase, Müller sold the southern half (75 acres) of this

allotment to William (Wilhem) Koch for £750. Müller and Koch, from the same town in Germany, were shipmates on the *Dockenhuden*, one of the pioneering German immigrant ships to Port Phillip. At the time that Koch purchased this property he was described as a 'farmer', living in 'Wollert' so he may have been leasing the Müller property prior to his purchase (Moloney 2020:159).

Wilhelm and his wife Pauline, who arrived in Australia about 1850, established a dairy farm on the property. Five children were born on the farm and three are officially recorded as having been buried here – Wilhelm Jr. died 1856 aged 3 months (croup); Elizabeth died 1861 aged four years and Mary died 1861 aged 18 months. Both the girls died of septic tonsillitis within four days. Unfortunately, the location of the graves is not known.

In 1874 Wilhelm selected land at Waggarandall in northern Victoria, near a son and daughter and in about 1875 Carl Louis Unmack purchased the farm. Louis, as he was known, had married Caroline Ziebell of Westgarthtown in 1863. Prior to moving to Wollert, he had been a goldminer at Bendigo. Louis and Caroline raised their family here and continued living on the property until their deaths in 1917 (Louis, aged 87) and 1919 (Caroline, aged 79).

Louis was still active up to the time of his death and according to his obituary "his idea was that to live a long life a man must go on working to the end".

In 1925 Louise and Caroline's son Otto sold the property to Magdalena Hehr. Hehr was the widow of Jacob Hehr, a son of Christian and Dorothea Hehr, the Unmack's original neighbours to the north.

Following Magdalena's death in 1928 the farm was inherited by her son John Albert Hehr from her estate. The property known as 'Unmack's farm' was described as the whole of the 75 acres originally purchased by Louis and Caroline in 1875.

In 1934 the Unmack family connection was restored when Jack Hehr married Olive Young. Olive was the daughter of Robert Young and Ada Young (*nee* Unmack) who formerly owned the adjoining property to the east and one of Louis and Caroline Unmack's granddaughters. Jack and Olive took over the running of the farm, by then known as "Leeds Grove" and carried on dairying there until 1956, when it was sold, and they retired and moved to Reservoir. Included in the sale were 22 cows, one bull, a four-bail milking shed, farm machinery and a milk contract for the supply of 47 gallons (Moloney 2020:161).

It appears the use of the land for dairying ceased about 1969 when the original 75 acre allotment was subdivided into about four roughly equal blocks with the original homestead complex retained on a narrower allotment to Harvest Home Road (Moloney 2020:161).

In 1977 the Unmack family connection was restored again when John and Melba Brock moved into the homestead. Melba Brock (*nee* Young) was Olive's sister and another of Louis and Caroline Unmack's granddaughters. She and John had owned and occupied the adjoining farm to the east since the 1930s.

The original homestead was extant in 1990 but has since been demolished and replaced with a new residence. Subsequent residential subdivision has reduced the land containing the homestead site and surviving early stone outbuilding to a small suburban block fronting to Muggabah Road.

References

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Payne, J.W., *The Plenty: a centenary history of the Whittlesea Shire*, 1975
Wutchatsch, Robert, *Westgarthtown. The German settlement*, 1985

Description

The Koch or Unmack Farm is one of six surviving small dairy farm complexes in Wollert and Epping, which were all established and developed from the mid to late nineteenth century. Though not all remain complete most are comprised of a homestead with associated outbuildings including a milking shed, dairy (usually with an associated underground tank), stable/barn, and dry stone walls. Most buildings are constructed of local stone, with a smaller number in timber.

Due to suburban development, four of the complexes are now contained on much reduced allotments and some like Lochaber and Pine Park have been adapted for other uses. Only Pine Grove (Schultz Farm) and the Young or Brock Farm currently retain most or all the original landholdings.

Koch and Unmack Farm, 10 Muggabah Road



When it was assessed in 1990 as part of the *City of Whittlesea Heritage Study* this property contained a weatherboard homestead with 'broken back' hipped roof with a contiguous return verandah and a stone barn or milking shed. The house has since been demolished and replaced.

The barn or milking shed has low walls constructed of coursed bluestone and a steeply pitched roof clad in old, short-sheet corrugated iron. It appears to date from the nineteenth century. At the north end is a gabled addition, clad in corrugated iron, which is connected to the original building by a skillion section. This has small square window openings and a square louvred vent in the gable end, which suggests that it may have been a dairy.

Comparative analysis

The surviving former dairy farms in Wollert and Epping are part of a group of small farms identified in the *City of Whittlesea Heritage Study* 1990 as forming the *Harvest Home Lane Heritage Conservation Area*. In addition to the six farms assessed by this Study there are a further three along the east side of Bindts Road - 90 Bindts Road (HO204, Ewert's Farm), 100 Bindts Road (HO161, Bindt's Farm) and 130 Bindts Road (HO162, Timm's Farm) (these have been recently reviewed as part of a separate study).

The 1990 citation for the Area includes the following historical context:

Enhanced by the smaller Government subdivision of Allotment XI and the proximity to the township of Epping, this area soon supported a large number of farms with houses grouped along the encircling road following the survey allotment boundaries. This gave to the area a somewhat European rural Village character reinforced by the use of local stone for extensive dry stone walling to divide the paddocks. Patches of this type of development occur throughout the western portion of the City of Whittlesea on the basalt flow, but this group of buildings and the landscape modification with fencing is the most intensive and the most intact example.

The 1990 citation concludes:

The Harvest Home Lane heritage conservation area is also a cultural landscape which illustrates the pattern of small scale dairy farming in the second half nineteenth century. Through the landform it is possible to understand the way settlement progressed, the way the land was used to accommodate cattle and the prosperity (later lack of prosperity) which this brought to the new European occupants. It is of regional significance as the best surviving example of extensive dry stone walling and close settled small scale dairy farms near Melbourne.

The Wollert dairy farms are also historically related to the Westgarthtown settlement, as a collection of farms associated with German settlers. These farms share all or some of common characteristics of dairy farms, which may be summarised as:

- Early (c.1860s-c.1880s) basalt/stone or brick houses, some with associated mature exotic trees as evidence of gardens.
- A mix of basalt/stone (c.1860s-c.1880s) or corrugated iron clad (c.1900s-c.1920s) dairies, underground tanks or wells, milking sheds and barn/stables, often with related dry stone walls enclosing associated yards or paddock enclosures and associated stone paved yards and lanes.
- Boundary dry stone walls or fences.
- Remnants of the original landscape including River Red Gums, and features such as the 'stony rises' that are characteristic in this area.

Discussion

According to Moloney (2020:161-162) following Westgarthtown, this area was the most closely settled, intensively farmed, and densely walled area in the Merri Creek – Darebin Creek dry stone wall region. Like Westgarthtown, many of the original settlers were German immigrants.

The topography and relatively smaller farm sizes were the prime contributors to the complexity of the walls in this area. The 'stony rises' or outcrops of the Merri – Darebin Plains meant it was possible to cultivate crops only within the land below the rises where soil had accumulated. If swampy, these alluvial areas were drained, then cleared of basalt floaters that were used, together with stone grubbed from outcrops, in stone walls dividing these different land types. Stock was grazed on the mineral rich native grasses of the stony rises, and kept out of paddocks, at least some of which were growing feed-crops for the farms' dairy cattle and working horses. Moloney (2020:155): concludes:

With small farms, intensive specialised farming, and stony rises, presumably every part of the properties had to be used efficiently. The intensity of dry stone walls in this area is tangible evidence of the need to use land to best effect; there was limited clear land available for cropping, either for oaten hay or other stock-feeds. While post & rail fences were no doubt also used on the non-stony rises ground, dry stone walls were built in complex patterns, dividing arable and grazing lands.

The small dairy farms in Wollert contain the remnants of the intricate patchwork of small irregular fields, divided by stone walls which border the stony rise outcrops. The complex and irregular patterns of walls are 'incomparably more historically and visually interesting than the usual straight boundary and paddock walls, which are also intensely and closely built because of the small size of many farms in this area' and it is this intensity and complexity of dry stone walling that 'sets this precinct apart, in Whittlesea, and likely in Victoria' (Moloney 2020:150, 161).

The Wollert farms are also representative examples of the small dairy farms established in Whittlesea in the nineteenth century. The integrity of the farms varies, and some have been affected by suburban development. The most intact, two of which retain most of their original landholding, are:

- Pine Park (Hehr Farm), 286a Epping Road. Pine Park is notable as an almost complete bluestone farm complex comprising a house, milking shed, stables and dairy. According to Gould (1990) the 'village-like' quality of the arrangement of buildings and brick pathways is characteristic of German settler farms. The outbuildings are notable for their level of intactness. The milking shed, which retains some of the original timber cow bails and the roof loft, is one of the most intact in the municipality. The parkland to the north of the homestead complex also retains a section of dry stone wall that borders the stony rise is a good representation of the network of walls that once graced the original farm.
- Young or Brock Farm, 80 Harvest Home Road. This contains the c.1870s bluestone homestead and milking shed, and an intricate network of dry stone walls within the surrounding land that trace and skirt the stony outcrops, which Moloney (2020:159) identifies as being the 'best remaining example of an intense complex of dry stone walls in Whittlesea, the pattern determined by the stony-rises topography'. These include a rare example of a composite stone and post and rail wall along the western boundary with the Koch/Unmack Farm.
- Pine Grove (Schultz Farm), 65 Lehmanns Road. This comprises the c.1905 timber homestead and the nineteenth century bluestone stables, milking shed and dairy, and an intricate network of dry stone walls around the homestead complex and in the surrounding paddocks. These include the fine dry stone walls lining the entrance, a composite wall along Bindts Road and a rare example of a stream diversion wall.

The above farms compare with Ivy Bank (Schultz Farm) at Wollert, and the Wuchatsch and Ziebell farms at Thomastown (part of the original Westgarthtown German settlement), which are similar in terms of their intactness.

Of the others:

- While Fox Farm at 230 Saltlake Boulevard is less intact than other examples, the arrangement of the bluestone house, dairy and stables is representative of a small farm complex.

- Similarly, despite now forming part of a school complex, the bluestone house, barn, underground tank, and trees at Lochaber, 45A Harvest Home Road can still be understood as an early farm complex. The house is also of note as a less common example of an attic storey residence, which compares with the attic storey houses at Wuchatsch and Graff's farms at Thomastown.
- The barn or milking shed at the site of the Koch or Unmack Farm (10 Muggabah Road) is characteristic of these early outbuildings and is of note for retaining the steeply pitched gable roof, which may contain a loft space. The interwar additions demonstrate the continuing development of the farms in the twentieth century. And while the original homestead has been lost, the building is adjacent to a dry stone wall along the east boundary and in proximity to the house and milking shed on the adjoining Young and Brock Farm, which provide a related context.

Statement of significance

What is significant?

The Koch or Unmack Farm, 10 Muggabah Road, Wollert is significant. The following buildings and features contribute to the significance of the place:

- The former barn.
- The dry stone wall constructed from c.1850s to c.1930s along the east boundary.

Alterations and additions to the barn dating from after c.1945 and other post-1945 buildings, structures, fences, and trees are not significant.

How is it significant?

Koch or Unmack Farm is of local historic, representative, and technical significance to the City of Whittlesea.

Why is it significant?

Koch or Unmack Farm is of historical significance as evidence of the post-contact settlement and development of the Wollert district in the decades after the first land sales in the 1850s. It demonstrates the development of the area into a dairying district that played an important role in the supply of fresh milk and butter to Melbourne from the nineteenth to the mid-twentieth centuries. It is also historically significant for its associations with German immigration that represents a key phase in the settlement of the Epping and Wollert areas. (Criterion A)

Koch or Unmack Farm is significant as part of a representative group of small, family-run dairy farms. These are characterised by a small house and outbuildings including a milking shed, dairy (usually with an adjacent tank), stables/barn forming a small complex often with associated yards enclosed by dry stone walls. The Wollert dairy farms are distinguished by the predominant use of local stone as the primary building material for the buildings, and the dry stone walls built to define boundaries, enclose paddocks, and manage animals. The buildings and dry stone walls are representative of the traditional farming practices brought by German settlers (Criteria D & F).

Statutory recommendations

Retain the existing individual HOs with the following HO schedule and map changes:

- In the 'Heritage place' column replace the description with:

  Koch or Unmack Farm
  10 Muggabah Road, Wollert

  The heritage place includes the bluestone and corrugated iron outbuilding and dry stone boundary wall.

- In the 'Tree controls' column replace 'Yes Mature exotic trees' with 'No'
- In the 'Outbuilding and fences etc.' column replace 'Yes Outbuildings and dry stone walls' with 'Yes – bluestone and corrugated iron outbuilding and dry stone boundary wall'.

Other images

For additional images, please refer to the Hermes database place record.



Whittlesea HO Places Review

Volume 2: Heritage place citations

Prepared for City of Whittlesea

DAVID HELMS HERITAGE PLANNING | APRIL 2025

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Cover image: Mayfield Presbyterian Church.

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1. INTRODUCTION

Volume 2 of the Review contains the citations for heritage places and precincts of local significance. Most of the citations are grouped according to place type and thematic association, as follows:

- Farm complexes (section 2)
- Churches and cemeteries (section 3)
- Schools (section 4)
- Bridges (section 5)
- Retail and commercial (section 6)
- Houses and homesteads (section 7).

Several places that do not fit within the above typological or thematic groups are listed under 'Other places' (section 8).

There is also one precinct and two group, thematic or serial (GTS) listings (section 9):

- Mayfield South Heritage Precinct
- Thomastown Village
- Wollert Dairy Farms.

Each citation includes a history, description, comparative analysis, a statement of significance in the PPN1 format, and statutory recommendations for changes to the HO schedule and maps, as required.

The history and comparative analysis for the thematic and typological groups includes an overview thematic history and comparisons for the group, as well as specific histories and comparative statements for each place.

2. FARM COMPLEXES

2.1 Introduction

This section provides the assessment of the following farm complexes or buildings (Note: 'DSW' indicates complexes that contain remnant dry stone walls):

- HO1, Braemore, 1700 Merriang Road, Beveridge
- HO2, Camoola (Spring Vale), 2025 Merriang Road, Beveridge
- HO186, Bald Hill (McCormack and Goss Farm), 1145 Donnybrook Road, Donnybrook (DSW)
- HO93, Woodstock (Abbott Farm), 110-130 Springs Road, Donnybrook
- HO73, Neumann Farmhouse, 15A Neumann Road, Doreen
- HO74, Mount View (Graff Farm), 32w Eminence Boulevard, Doreen
- HO5, Breadalbane, 170-172 Fifth Avenue, Eden Park
- HO78, Lochaber, 45A Harvest Home Road, Epping (DSW)
- HO19, Mayfield, 1410 Plenty Road, Mernda
- HO77, The Farm Viganò, 10 Bushmans Way, South Morang
- HO26, Le Page Farm (Former), 64 Gordons Road, South Morang (DSW)
- HO124 & HO188, Goadby Lodge & Sea View Park, 105 Hunters Road, South Morang
- HO127, Hawkstowe , 994-1044 Plenty Road, South MorangHO37, Mornmoot Stud, 390 Wildwood Road, Whittlesea
- HO163, Spring Vale (Bodycoat Farm), 80 Bodycoats Road, Wollert (DSW)
- HO39, Ivy Bank (Schultz Farm), 45 Bridge Inn Road, Wollert (DSW)
- HO164, Springfield Farm, 521 Craigieburn Road, Wollert (DSW)
- HO40, Pine Park (Hehr Farm), 286A Epping Road, Wollert (DSW)
- HO200, Inverlochie, 395 Epping Road, Wollert
- HO169, Stanton Hill, 700 Epping Road, Wollert (DSW)
- HO80, Young and Brock Farm, 80 Harvest Home Road, Wollert (DSW)
- HO41, Pine Grove (Schultz Farm), 65 Lehmanns Road, Wollert (DSW)
- HO81, Koch and Unmack Farm, 10 Muggabah Road, Wollert (DSW)
- HO79, Fox Farm, 230 Saltlake Boulevard, Wollert (DSW)
- HO44, Fenwick Stud, 1740 Donnybrook Road, Woodstock (DSW)
- HO173, Woodstock Hotel (Former, later Woodlands), 910 Epping Road, Woodstock (DSW)
- HO174, Tower Hill (O'Sullivan Farm), 145 Selkirk Road, Woodstock
- HO42, Craigie Lee (Hurrey Farm), 1785 Arthurs Creek Road, Yan Yean

- HO175, Kooringal, 2025-2027 Donnybrook Road, Yan Yean
- HO45, Burnside Dairy (Former) , 2033-35 Donnybrook Road, Yan Yean.

Individual citations have been prepared, except for the following seven places, which are included in the Wollert Dairy Farms Group Listing in section 9:

- HO78, Lochaber, 45A Harvest Home Road, Epping
- HO40, Pine Park (Hehr Farm), 286A Epping Road, Wollert
- HO79, Fox Farm, 38W Harvest Home Road & 230 Saltlake Boulevard, Wollert
- HO80, Young or Brock Farm, 80 Harvest Home Road, Wollert
- HO41, Pine Grove (Schultz Farm), 65 Lehmanns Road, Wollert
- HO81, Koch or Unmack Farm, 10 Muggabah Road, Wollert.

2.2 Thematic context

Victoria's Framework of Historic Themes

2. Peopling Victoria's places and landscapes: 2.5 Migrating and making a home, 2.6 Maintaining distinctive cultures, 2.7 Promoting settlement

4. Transforming and managing the land: 4.3 Grazing and raising livestock, 4.4 Farming

City of Whittlesea Thematic Environmental History

2. Settling the land: layers of settlement: 2.2 Selection and freehold land sales, 2.5 Migrating for opportunity.

3. Utilising natural resources: 3.1 Grazing and agriculture, 3.2 Dairying

The following thematic context contains edited extracts from the *City of Whittlesea Thematic Environmental History* supplemented by additional information from the *City of Whittlesea Stage Two dry stone wall study: Thematic history and precincts 2020*.

Victoria's pastoral era began in the mid-1830s when pastoralists brought livestock, mainly sheep, across Bass Strait from Van Diemen's Land; or overland from the Riverina District, following Major Thomas Mitchell's exploration of new pastures south of the Murray River in 1836. It lasted until the 1860s when a series of Land Acts opened up Victoria for selection and most of the large pastoral runs were broken up into smaller farms. The first pastoralists grazed their animals on vast areas of land illegally, thus acquiring the name 'squatters'. In 1836 the government formalised their occupation of the land by means of pastoral licences, for which pastoralists paid £10 per year. The pastoral occupation of what was then known as the Port Phillip District occurred rapidly. By 1850 all the best grassland had been taken up, with only the arid parts of the north-west and the inaccessible areas of Gippsland remaining unoccupied.

The proximity of the City of Whittlesea to Melbourne and the resulting pressure for development meant that the squatter's grasp was weaker here than in more distant rural districts and, the age of the squatter lasted only a few short years. By 1841, the City of Whittlesea was included in what was termed the "settled districts" of Melbourne (a strip of land that ran within 40 kilometres of Melbourne, 24 kilometres of Geelong and 16 kilometres of Portland and Alberton in Victoria, and where farming development was encouraged, and colony services provided). As a result, the City of Whittlesea was quickly settled by small scale agriculturalists. Subsequent selection Acts further eroded

what remaining tenure the squatters possessed as smaller farms were developed and the land was aggressively cleared for more intensive land-use.

The rivers and pastures that attracted the first pastoralists to the City of Whittlesea also provided scope for more intensive land uses such as dairying, cropping and mixed farming.

Selection and freehold land sales

The tracts of land taken up by the squatters were not secure though and the early squatters were rapidly squeezed out by a series of government land sales that opened the district to broader settlement. This led to closer settlement with an increased emphasis on more intensive forms of agriculture such as dairying and cropping as major rural occupations. This in turn accelerated the process of change that was begun with the granting of Pre-emptive Rights and led to perhaps the most significant alterations to the pre-contact landscape of the study area until the advent of suburban development in the post war period. While the Pastoral era left few permanent marks upon the landscape, the advent of farming as well as legislative requirements resulted in a more visible pattern of development.

For example, one of the requirements of the Land Acts was for owners to undertake improvements such as fencing. New and increasingly large homesteads and outbuildings were erected, and fencing, hedges and windrows of trees were established to mark property boundaries, to protect stocks and crops from wind, and for aesthetic effect. As a result, the relatively open landscape of the Pastoral era was transformed to become the more enclosed landscape that still exists in many rural parts of the municipality today.

In addition, the selection period also brought profound social and cultural changes. Whereas squatters were usually 'male, young and unmarried' and conditions made it difficult to sustain family life, the family became "the foundation stone of the selection era." The selection era thus stimulated the development of larger and more permanent settlements.

The first land sales in the City of Whittlesea area occurred in 1839 (just a year after the survey of the area had been completed by Hoddle); the sale was held in Sydney and the price asked was 15s per acre. Most purchasers were speculators and had little long-term interest in the future of the district. They subdivided the land and either sold or leased the lots. For example, in 1851 Henry Miller purchased 640 acres of land west of Morang which was subdivided into acre lots and sold as the Separation Township. By 1865 Separation had 65 houses, a Methodist Church, and a local school (operating from the church building). However, five years later the town was in decline and by 1882 the school had been closed. The smaller allotments were consolidated into larger holdings and used for farming. A similar speculative township development in the late nineteenth century was Eden Park near Whittlesea.

The resulting smaller lots attracted small scale farmers, and the character of the district quickly began to change. The subsequent subdivision and the later development of towns increased the population and further changed the character of the area. Early developments appeared in Kinlochewe (near Donnybrook) (1839), Merriang/Beveridge (1840) and the Medlands Estate (c1853) followed by Woodstock (c.1853), the Township of Whittlesea (1853), Egglestone Estate (near Hazel Glen/Doreen) (1853) and Wollert (1853). As a result, by the mid 1850s the Plenty district had established itself as a major

pastoral and agricultural district, dotted with small towns. It was feted in Parliament as the "second most important district in the colony".

The discovery of gold had a profound impact upon the district, and upon patterns of settlement within the City of Whittlesea. Initially, the large numbers of people flooding on to the goldfields meant that there was a surge in the demand for meat and agricultural products. The prices of wheat, beef and hay all rose sharply. The Plenty Road was also one of the major routes to Victoria's north-eastern gold fields. It quickly filled with diggers, traders, and those carting goods to and from the goldfields. The steady flow of people through the district generated income but also encouraged settlement. As miners returned from the goldfields, some stayed in the area, swelling the population of the settlements. The passage of a series of Land Selection Acts in the 1860s was also designed to assist settlers of small means and to help them to pay off small holdings (40-640 acres). There were significant problems with the legislation, which was periodically amended; however, the effect over time was to aid the development of the area and encourage small farmers to settle in, and work, the area.

Grazing and agriculture

The development of the agricultural industry in Victoria in the 19th century was assisted by farmers or agricultural societies. The Port Phillip Farmers Society (originally known as the Moonee Ponds Farmers Society), established in 1848, was the first such organisation in the Port Phillip district and led to the formation of branches in other districts from the 1850s onwards. Funding was provided by the Colonial government and the Society provided advice to the Government on "all matters concerning agricultural and pastoral matters." The importance of the Whittlesea area as an agricultural district was illustrated in 1859 with the formation of the Whittlesea Agricultural Society to encourage the "advancement of agriculture and horticulture," "improve the breed of stock", "make examination and trial implements" and to collect and disseminate seeds, plants, and information.

Throughout the 1840s the major crop on Melbourne's small farms, mostly between the Merri Creek and Plenty River, was wheat. In 1845 the Merri Creek had 2067 acres under wheat, nearly twice as much as the next largest districts, the Yarra River and Moonee Ponds Creek, and two and a half times more than the Plenty River. It was also second to the Moonee Ponds Creek in acres sown to barley. Darebin Creek was also listed as a significant producer of wheat, oats, potatoes, and barley, but this was presumably on the alienated land on the lower reaches of the Creek.

Farming in the Port Phillip district was transformed in the early 1860s from grain for human consumption to feed-crops for dairy cattle and horses. As diseases and pests ravaged wheat crops in Port Phillip, railways were extending into the north of Victoria where land was being opened for Selection and wheat flourished. The wheat belt was moving north. At the same time, supply of fresh milk was becoming profitable for farmers on the fringe of the growing metropolis, and for most of the next one hundred years the Whittlesea area was a prime supplier of Melbourne's milk.

Dairying

The fertile soils of the Plenty Valley were perfectly suited to the dairy industry and dairying was practised in the area from the 1840s. The opening of the Whittlesea railway in the late 1880s provided local farmers with a far easier way to transport their produce to market and assisted the growth of the industry. Subsequent improvement of grazing pastures allowed the full potential of dairying in the district to be realised.

The demand for dairy products increased greatly in the 1860s and 70s. Melbourne was growing, and its town commons, where urban dwellers of the 1850s had grazed a milk cow, were being sold. By the 1860s comparatively few cows were owned by city dwellers, particularly in inner areas. And by the end of the 1860s, Victoria as a whole was still importing large quantities of butter and cheese. So, at the same time as cereal cropping collapsed in Port Phillip, dairying became an assured alternative income for small farmers (Moloney 2020:32).

The dairy farms established in the City of Whittlesea played an important role in the supply of fresh milk and dairy produce to Melbourne from the late nineteenth to the early twentieth centuries.

As noted by Moloney (2020:182) the type of dairy farming carried on depended on 'distance and transport', as until improvements in refrigeration, fresh milk could only be transported for relatively short distances. Because of this, farms that supplied fresh milk to Melbourne were (until the early twentieth century) within an approximate 10 to 15 mile radius of the central city.

In the City of Whittlesea this meant most of the fresh milk was produced on small farms at Wollert, Epping and Westgarthtown (the historic name given to the cluster of farms established by German immigrants within what is now the suburbs of Lalor and Thomastown) with the northernmost boundary imposed by the 15-mile limit being around Lehmanns Road in Wollert. Dairy farms further to the north were producing butter or supplied cream to butter manufacturers.

The mixed farmers north of Wollert were engaged in this type of dairying. It was reported of Woodstock in 1883 that 'butter is made on nearly all the surrounding farms, the produce being conveyed to the metropolis regularly every week.' The farms in Woodstock were generally substantially larger than those further south in Wollert; Thomas Bodycoat's farm Spring Vale was 422 acres, while his Epping Road neighbour, Joseph Cotchin's farm was 490 acres; they milked some 30 and 40 cows respectively, about twice the size of the butter producing dairy herds on Melbourne's western plains (Moloney 2020:32).

In addition to the many small farmers supplying fresh milk, the highly unusual circumstances of Wollert's 1838 alienation had left large tracts of land in single ownership, providing rare opportunity for commercial-scale suppliers of whole milk to Melbourne. According to Moloney (2020:33):

An unexpected result of this absentee landlord ownership however was that by the 1880s the extensive undeveloped broadacres in the south-western region of the Parish of Wollert were the location of some of the largest commercial dairy farms in Victoria.

Examples included the 2500 acre dairy farm established in 1873 by Stephen Morgan at Thomastown, and Baker's Dairy Farm, established in 1891 by Wyndham Baker on a 2300 acre site in Donnybrook Road, Donnybrook (near Donnybrook Station). At its peak, Baker's Dairy Farm (or Woodstock Farm) had a herd of 500 cows, of which 300 were regularly milked, and supplied 500 gallons of fresh milk per day to Melbourne. The herd was milked twice daily in the large milking sheds, and the milk was dispatched via the nearby railway station at Donnybrook. It was described in 1911 as 'probably the largest of its kind in Victoria' (*Weekly Times*, 25 March 1911, p.51).

The establishment of these large dairy farms was also associated with major advancements in the dairying industry in the late nineteenth and early twentieth century. Moloney (2020:33) provides the following summary:

> *Most of the milking on nineteenth century family farms had been carried out in the 'primitive shelters with earthen floors which became a dung-strewn quagmire in wet weather.' It was difficult to milk more than four cows an hour in these conditions. But in barely a decade from 1888 dairying was transformed into a modern industry. Revolutionary technical innovations included refrigeration (which made international export possible), the centrifugal cream separator, and the Babcock tester to monitor and ensure quality and pricing. The impact of fertilisers and new pastures including fodder crops such as lucerne was immense, permitting more intensive use of farms, and smaller holdings. The Victorian government began major educational, financial assistance, international marketing, and infrastructure programs for the industry. Exports became the major market for dairy products. Dairying boomed, and co-operative creameries and butter factories sprang up across the state.*

Burnside Dairy, established in 1922 on Donnybrook Road at Yan Yean is an example of the large commercial dairy farms made possible by advancements in the dairy industry, which enabled milk production for Melbourne to extend beyond the 15-mile limit. This farm, which at its peak produced 1000 gallons of milk per day, supplied most of Melbourne's major hospitals and the modern dairy built in 1938 was regarded as one of the best in Australia.

In the early twentieth century the breaking up of large farm holdings in the City of Whittlesea continued, and by the late twentieth century the farms in the Epping, Wollert and Woodstock areas were less efficient compared with those within the major dairying districts such as South Gippsland, and the south west around Warrnambool. The introduction of refrigerated bulk milk collection in Gippsland by the late 1950s (and other parts of Victoria soon afterwards) meant that remote country districts became the main suppliers of fresh milk in Victoria and by the late 1970s virtually all dairy farms in the City of Whittlesea had ceased operating.

Dry stone walls

Dry stone walls are a powerful expression of human interaction with the volcanic landscape. They express the natural history of the area, and the cultural history of its human modification.

The volcanic landscape in the City of Whittlesea constitutes the eastern extremity of Victoria's 'Newer Volcanics' province, which stretches from Whittlesea west across the Western District to the South Australian border. Within the City of Whittlesea this area is primarily situated between the Merri Creek and the Darebin Creeks, and these 'Merri - Darebin Plains' were created from lava eruptions from some dozen vents in the area. The 'stony rises', which are 'rocky eminences of small dimensions rising above the level of the plain', are distinctive features of this landscape (Moloney 2020:9-10).

At the beginning of the pastoral period in Victoria, common law held that generally a landowner was under no obligation to construct or maintain boundary fences, or fences adjoining a public road. However, because of Australia's rapidly expanding pastoral and agricultural industries, trespass and theft of stock, and the spread of devastating diseases affecting sheep and cattle, fencing began to be prescribed in legislation. Victoria's *Fences Statute* 1865 gave landowners the right to claim equal contribution towards the construction or repair of boundary fences from the owners of adjoining lands. Victoria's *Fences Statute* 1874 made fencing subject to much more comprehensive legislation governing the obligations of adjoining landowners with respect to dividing fences.

A dry stone wall was the best solution where 'stone was abundant, timber scarce, transport of fencing material expensive, skilled labour available, and where cheaper alternatives were unavailable.' From about the mid-late 1850s, when freehold ownership burgeoned and the price of labour declined, and through the early 1860s when the price of labour remained cheap, the labour-intensive construction of stone walls remained very competitive.

Walls were built across Victoria's volcanic plains wherever stony ground made them possible, or necessary. Although by 1874 wire fencing was already much cheaper than the construction of a good stone wall, stone wall construction remained popular with farmers with stony ground. The main period of construction of dry-stone walls in Victoria was in the period 1850-1880, after which improvements made wire fences considerably more economical than stone walling.

The high number of dry stone walls in the southern and western parts of the City of Whittlesea is a consequence of the dairying industry. A common reason for preferring dry stone walls was the need to clear stony land to enable cropping and grazing (dairying), and the availability of family labour with which to build them. The creation of small paddocks was essential for mixed farming, to secure crops and gardens from stock, and to manage stock for breeding, milking, and selling.

The surviving walls feature a blend of the professionally surveyed, rectilinear walls of property boundaries, combined with the stepped or landscape-formed walls of cultivation paddocks. The main types of dry stone walls in the City of Whittlesea are:

- Boundary walls, with those on or abutting roads being the most visually prominent.
- Internal paddock walls, including the distinctive cultivation paddock walls, which in this area are usually shaped by stony rises.
- Walls related to farmsteads, including dairy yards, horse yards, bull pens and orchards.

The descriptions of dry stone walls in the citations use, where possible, the unique identifying number assigned by the City of Whittlesea for each wall and draw on historic, descriptive, and comparative information contained in the *Dry Stone Wall Significance Assessment* study.

2.3 Comparative analysis

Most of the farm complexes and buildings included in the Review are associated with dairy farming and illustrate the importance of this industry to the historic development of the City of Whittlesea. They are:

- HO186, Bald Hill (McCormack and Goss Farm), 1145 Donnybrook Road, Donnybrook
- HO74, Mount View (Graff Farm), 32w Eminence Boulevard, Doreen
- HO73, Neumann Farmhouse, 15A Neumann Road, Doreen
- HO78, Lochaber, 45A Harvest Home Road, Epping
- HO19, Mayfield , 1410 Plenty Road, Mernda
- HO26, Le Page Farm (Former), 64 Gordons Road, South Morang
- HO124 & HO188, Goadby Lodge & Sea View Park, 105 Hunters Road, South Morang

- HO127, Hawkstowe, 994-1044 Plenty Road, South Morang
- HO37, Mornmoot Stud, 390 Wildwood Road, Whittlesea
- HO163, Spring Vale (Bodycoat Farm), 80 Bodycoats Road, Wollert
- HO164, Springfield Farm, 521 Craigieburn Road, Wollert
- HO39, Ivy Bank (Schultz Farm), 45 Bridge Inn Road, Wollert
- HO169, Stanton Hill, 700 Epping Road, Wollert
- HO40, Pine Park (Hehr Farm), 286A Epping Road, Wollert
- HO79, Fox Farm, 38W Harvest Home Road & 230 Saltlake Boulevard, Wollert
- HO80, Young/Brock Farm, 80 Harvest Home Road, Wollert
- HO81, Unmack's Farm, 90C Harvest Home Road, Wollert
- HO41, Pine Grove (Schultz Farm), 65 Lehmanns Road, Wollert
- HO44, Fenwick Stud, 1740 Donnybrook Road, Woodstock (a dairy farm initially, later used as a horse stud)
- HO173, Woodstock Hotel (Former , later Woodlands), 910 Epping Road, Woodstock
- HO174, Tower Hill (O'Sullivan Farm), 145 Selkirk Road, Woodstock
- HO42, Craigie Lee (Hurrey Farm), 1785 Arthurs Creek Road, Yan Yean
- HO45, Burnside Dairy (Former), 2033-35 Donnybrook Road, Yan Yean.

Of the others:

- Three are pastoral properties or large holdings:
  - HO1, Braemore, 1700 Merriang Road, Beveridge.
  - HO2, Camoola (Spring Vale), 2025 Merriang Road, Beveridge.
  - HO5, Breadalbane, 170-172 Fifth Avenue, Eden Park.
- HO200, Inverlochie, 395 Epping Road Wollert, may be a remnant outbuilding associated with an early pastoral property.
- HO77, The Farm Viganò, 10 Bushmans Way, South Morang was a mixed farm established and developed from the mid-1930s to the post-war period.
- HO175, Kooringal, 2025-2027 Donnybrook Road, Yan Yean was established in the early twentieth century and originally associated with sheep grazing.
- The type of farming carried on at HO93, Woodstock (Abbott Farm), 110 Springs Road, Donnybrook is unclear. It may have been used for grazing or mixed farming.

Information to enable the comparative assessment of dairy farms and dry stone walls is provided below.

Please refer to the individual and Wollert Dairy Farms citations for the comparative analysis for each place.

Comparative information – Dairy farms

The dairy farms included in the Review are among almost 40 current or former dairy farm complexes included in the HO in the City of Whittlesea. Table 1.1 provides a list of the places and a brief description of associated buildings and features.

Table 1.1 HO places associated with dairying

HO	VHR	Heritage place	Associated features
Donnybrook			
HO186	No	Bald Hill (McCormack & Goss Farm) 1145 Donnybrook Rd	c.1860-80s bluestone cottage and house ruins, underground (u/g) cisterns, dry stone walls (DSW), trees
Doreen			
HO74	No	Mount View (Graff Farm) 32W Eminence Blvd	Trees. Remains of farmhouse.
HO73	No	Neumann Farmhouse 15A Neumann Rd	Reconstructed weatherboard (w/b) farmhouse, u/g tank. Tree
Epping			
HO103	No	Creed's Farm 47 Farmhouse Blvd	c.1860s bluestone house and barn, u/g stone tank
HO78	No	Lochaber 45A Harvest Home Rd	c.1860s bluestone house and milking shed/barn, u/g stone tank
Mernda			
HO17	No	Carome 10 Hathfelde Blvd	c.1860s bluestone homestead and c.1850s unsawn timber framed corrugated iron (CGI) milking shed and interwar brick dairy
HO117	No	Euglebar 235 Bridge Inn Rd	c.1850s-1890s bluestone and w/b homestead and CGI outbuildings
HO11	H2312	Fashoda Homestead 330 Bridge Inn Rd	c.1850s w/b homestead, interwar dairy, tanks and 'cow shed'
HO19	No	Mayfield 1410 Plenty Rd	c.1860-80s brick homestead, bluestone dairy and brick and w/b outbuildings
HO120	No	Rock Bank (Jeffrey Property) 355 Masons Rd	c.1881-1890 bluestone homestead and c.1850s bluestone and w/b, CGI outbuildings, DSW, trees
South Morang			
HO26	No	Le Page Farm (Former) 64 Gordons Rd	c.1880s brick homestead, c.1860-70s stone outbuilding, interwar brick dairy, DSW
HO124 HO188	No	Goadby Lodge & Sea View Park 105 Hunters Rd	c.1850s brick outbuilding/dairy, homestead ruins
HO126	No	Hawkstowe 994-1044 Plenty Rd	c.1850-60s bluestone and brick homestead, stone barn and stables, prefabricated cottage
Thomastown			
HO29	H979	Ziebell's Farm 100-102 Gardenia Rd	c.1860s bluestone homestead, barn, and washhouse
HO32	H1212	Siebel's Farmhouse 77 Mount View Rd	c.1860s bluestone homestead

HO	VHR	Heritage place	Associated features
HO10	H950	Wuchatsch's Farm 74 Robert St	c.1860s bluestone attic storey homestead, bluestone outbuildings, DSW
HO33	H915	Graff Farm 1 Thomas St	c.1860s bluestone attic storey homestead
Whittlesea			
HO135	No	Glenvale Park 30, 35 & 50 Capstone Dve	c.1880s brick homestead, brick outbuilding, CGI dairy and stables
HO159	No	Wildwood Farm 425 Wildwood Rd	c.1880s w/b house and outbuilding
HO37	No	Mornmoot Stud 390 Wildwood Rd	c.1920s w/b house and library, w/b and brick outbuildings, trees
Wollert			
HO204	No	Ewert's Farm 90 Bindts Rd	c.1880s bluestone homestead, milking shed, and interwar CGI dairy, DSW
HO161	No	Bindt's Farm 100 Bindts Rd	c.1887 bluestone house, part bluestone, part CGI stables/barn, milking shed, DSW
HO162	No	Timm's Farm 130 Bindts Rd	c.1860s ruinous bluestone homestead and dairy, CGI Edwardian milking shed with part basalt pitcher floor, interwar w/b dairy, u/g water tank, w/b Edwardian/interwar house, DSW
HO163	No	Spring Vale (Bodycoat Farm) 80 Bodycoats Rd	c.1920s w/b homestead and c.1880s bluestone outbuildings, interwar CGI shearing shed, DSW, trees
HO39	No	Ivy Bank (Schultz Farm) 45 Bridge Inn Rd	c.1850s-80s bluestone and w/b homestead and barn, mud and lathe barn, and dry stone milking shed, trees
HO164	No	Springfield 521 Craigieburn Rd	Ruinous c.1860s bluestone and brick homestead, CGI milking shed with bails, DSW
HO40	No	Pine Park (Hehr Farm) 286A Epping Rd	c.1870s-80s bluestone homestead and outbuildings, DSW remnants
HO169	No	Stanton Hill 700 Epping Rd	c.1860s bluestone cottage, interwar w/b house, CGI outbuildings, DSW
HO79	No	Fox Farm 230 Saltlake Blvd	c.1870s bluestone homestead, dairy and stables
HO80	No	Young or Brock Farm 80 Harvest Home Rd	c.1860s bluestone homestead and milking shed and extensive DSW
HO41	No	Pine Grove (Schultz Farm) 65 Lehmann's Rd	c.1905 w/b homestead and c.1870-80s stone and CGI outbuildings, extensive DSW, trees
HO81	No	Koch or Unmack Farm 10 Muggabah Rd	c.1870s stone barn or milking shed, DSW
HO4	H958	Summerhill	c.1850s-60s substantial bluestone

HO	VHR	Heritage place	Associated features
		585 Summerhill Rd	homestead and outbuildings
Woodstock			
HO44	No	Fenwick Stud 1740 Donnybrook Rd	c.1860-80s bluestone homestead and kitchen and dairy, u/g tank, CGI outbuildings, extensive DSW
HO172	No	Bung Bong 1785 Donnybrook Rd	c.1860-80s bluestone homestead, stables, and dairy, CGI outbuildings, trees
HO173	No	Cotchin Farm (former Woodstock Hotel) 910 Epping Rd	c.1850s w/b homestead and stables, DSW
Yan Yean			
HO42	No	Craigie Lee (Hurrey Farm) 1785 Arthurs Creek Rd	c.1860s bluestone homestead, barn, interwar CGI dairy, and stables
HO45	No	Burnside Dairy (Former) 2033-35 Donnybrook Rd	c.1900s brick house, interwar brick silos and commercial dairy, CGI outbuildings.

The association with dairying at these places is represented by buildings including milking sheds, dairies, underground tanks (for supply of water to cool the dairies), and associated structures including hay barns or stables, piggeries, dry stone walls and stone paved yards. Some larger complexes include worker's accommodation either integrated into another building or provided separately.

Given the ready availability of local stone (and introduction of traditional stonemason skills by German immigrants), most early farm buildings built during the nineteenth century were constructed of this material, originally with timber shingle roofs (now usually replaced with corrugated iron), although there are some rare examples of mud and lathe and other vernacular construction techniques. From the late nineteenth and early twentieth centuries onwards timber framed, and corrugated iron clad outbuildings became more common. Some are built of composite materials and have been built in stages over time.

The house/homestead and buildings were usually grouped together. Associated features included dry stone walls for stock enclosure (or exclusion), paved yards and tracks, and exotic trees for shade and shelter (or aesthetic effect). Typically, these were exotic species and commonly planted examples included Peppers (*Schinus molle*), Elms (*Ulmus sp.*), Oaks (*Quercus sp.*) and Pines (*Pinus sp.*) While the land was cleared for cultivation and grazing the mature River red gums (*E. camaldulensis*) endemic to this area were often retained and remain an important landscape element today.

The house or homestead were often simple two or four-room cottages with a gabled or hipped roof with or without a verandah, which was sometimes added later. Some, like HO39 Ivy Bank, were built in stages.

Milking sheds and barns/stables are usually long rectangular buildings. Often, they had steeply pitched roofs that accommodated a hay loft. Sometimes, this central gabled section was flanked by skillion wings to either side. Internally, milking sheds had timber bails for holding cows, while stables had horse stalls and other divisions. Floors were often paved in brick or stone. These buildings usually did not have windows, but stables

often had openings with timber slatting beside doors or along the tops of walls under the eaves for ventilation.

Dairies were small buildings where the milk was stored and transferred to cans for transport or separated to produce cream for butter or cheese production. They are small buildings, usually with thick stone or brick walls containing a limited number of very small openings to ensure a cool internal temperature. They usually have an associated semi-underground tank to provide a source of fresh cool water that was used as a further source of cooling by an evaporative process. In most examples these are separate to the dairy and sited alongside. The example at HO19 Mayfield is a rare, possibly unique example where the tank is sited below the floor of the dairy.

Very few farm buildings retain intact interiors. For example, known examples of milking sheds with original or early bails include HO40 Pine Park, HO161 Bindts Farm, HO164 Springfield and HO204 Ewert's Farm while those with original paved floors and/or yards include HO4 Summerhill, HO39 Schultz Farm (Ivy Bank) and HO163 Spring Vale. Good examples of corrugated iron milking sheds and barns/stables include those at HO135 Glenvale Park, HO164 Springfield and HO162 Timm's Farm.

Most houses and outbuildings are of very simple design and construction. The exception is the (possibly architect-designed) milking shed and dairy buildings at HO4 Summerhill, which is included on the VHR.

In areas such as Westgarthtown (Epping, Thomastown) and Wollert the design and arrangement of buildings was also influenced by the traditional building styles and techniques brought by German settlers. According to Gould (1990) this illustrates 'The Germany community's desire to construct substantial buildings similar to these needed in the harsh European climate':

Anglo Saxon settlers in the Whittlesea region placed greater emphasis on the residence than the outbuildings. Initially a simple house would be constructed with outbuilding of similar standard. When prosperity increased a new house would be built rather than more outbuildings. In contrast the German settlers built a plain but more solid building initially. This is evidenced at the Thomastown settlement at Ziebell's and Wuchatsch's farms where the first houses built immediately on occupation were never added to.

The German climate required animals to be housed in warm conditions for a considerable time over winter. Anticipating a similar need most German settlers built substantial barns etc., whereas the Anglo Saxon settlers coming from a milder climate and appreciating the gentler climate of Victoria did not generally construct such buildings.

The integrity of many farm complexes in the City of Whittlesea has been impacted by on-going suburban development, as well as the cessation of dairying by the 1970s, which made the buildings redundant.

At some places all the original complex survives, while at others only some buildings remain. For example, at HO81 (former Koch and Unmack farm in Wollert) the homestead has been demolished and only one outbuilding survives, while at several others only the homestead remains. Many complexes are now contained on much-reduced allotments within suburban housing estates and have lost their original rural context.

Good examples of relatively intact dairy complexes, which retain all or most original buildings including a house, dairy, milking shed and barn and/or contain notable or unusual buildings in the City of Whittlesea include:

- HO4 (VHR H958) Summerhill. Substantial c.1850s bluestone Colonial Georgian homestead and bluestone and corrugated iron clad (CGI) outbuildings including two

cow/milking sheds (one of which was also used as a shearing shed), dairy and cheese room, linked by stone paths.

- HO10 (VHR H950) Wuchatsch's Farm. c.1850s bluestone attic storey bluestone homestead, and bluestone milking shed, barn and dairy, underground (u/g) stone tank, dry stone walls.
- HO17 Carome. c.1860s bluestone homestead and interwar brick dairy. Notable for rare early (c.1850s) milking shed with unsawn timber frame, now clad in CGI.
- HO19 Mayfield . c.1860-80s brick homestead, CGI milking shed with brick paved floor, u/g tank, brick, and weatherboard outbuildings and stone lined dam. It is of note for the bluestone dairy, which has an integrated tank within the structure.
- HO39 Ivy Bank (Schultz Farm). c.1850-80s bluestone house (built in stages), two barns, a milking shed, piggery ruins and u/g tanks. It is notable for the early barn, which is a rare example of mud and lathe construction, and the former milking shed, which has unusual walls of dry stone construction and original floor paving.
- HO40 Pine Park (Hehr Farm). c.1870s-80s bluestone house, milking shed, stables and dairy and remnant DSW. It is notable for the milking shed, which is set into a hillside and retains some of the original timber bails.
- HO41 Pine Grove (Schultz Farm). c.1905 w/b homestead and c.1870s-80s part bluestone, part CGI stables/barn, bluestone milking shed and dairy with u/g tank. Retains much of the original allotment and extensive network of dry stone walls.
- HO44 Fenwick Stud (Carsaig). c.1870s-80s bluestone house and detached kitchen wing and staff quarters, u/g tank with cover, twentieth century CGI stables and outbuildings, and bluestone and brick sheep dips. Of note for the unusual dairy, which has weatherboard exterior walls and interior walls of brick 'nogging' set into a frame. Contains probably the most complete and intact network of dry stone walls in City of Whittlesea.
- HO120 Rock Bank (Jeffrey Property). c.1881-1890 bluestone homestead with semi-detached kitchen block and c.1850s bluestone piggery and outbuildings, dry stone walls.
- HO161 Bindt's Farm. c.1887 bluestone house, part bluestone, part CGI stables/barn, milking shed, dry stone walls.
- HO162 Timm's Farm. Intact but partly ruinous complex comprising c.1860s bluestone homestead, and dairy, and CGI Edwardian milking shed with part basalt pitcher floor and interwar timber dairy, underground water tank, timber Edwardian/interwar house, dry stone walls.
- HO172 Bung Bong. c.1860s-80s bluestone homestead and outbuildings including stables in a U-plan around a central courtyard, dairy/cool room, CGI machinery and hay shed.
- HO163 Spring Vale (Bodycoat Farm). c.1880s-1900s bluestone outbuildings including a dairy and piggery and a second milking shed that illustrate the transition from butter to milk production in the late nineteenth century. Complemented by dry stone walls.
- HO204 Ewert's Farm. c.1880s bluestone homestead, milking shed, and interwar CGI dairy, dry stone walls.

Please refer to the individual and Group Listing citations for further comparative analysis for each place.

Comparative information – Dry stone walls

The significance of dry stone walls in the City of Whittlesea has long been recognised. The *City of Whittlesea Heritage Study* 1990 citation for the *Harvest Home Lane Heritage Conservation Area* concludes:

> *The most significant feature of this area is the use of the natural features of the land to change the landscape for human purposes through the extensive elaborate dry stone walling.*
>
> *...*
>
> *In this area, as is usually the case, the walls are completely made from freestone and no cut stone is introduced. Similar fences can be found around Kyneton, in the Western District, and in Melton. Those fences all tend to be applied to much larger farms and estates however in the Western District in particular, dry stone walls to the large estates are known to have been constructed by itinerant tradesmen whose only trade was dry stone walling. Here at Harvest Home Lane the walling is unusual for its intensive extent, in combination with the rectilinear form and the large number of small farms, so that the landscape form produced is more European than the other Victorian locations cited.*
>
> *…*
>
> *The Harvest Home Lane heritage conservation area is also a cultural landscape which illustrates the pattern of small scale dairy farming in the second half nineteenth century. Through the landform it is possible to understand the way settlement progressed, the way the land was used to accommodate cattle and the prosperity (later lack of prosperity) which this brought to the new European occupants. It is of regional significance as the best surviving example of extensive dry stone walling and close settled small scale dairy farms near Melbourne.*

The heritage significance of dry stone walls to the City of Whittlesea has been assessed more detail by the *City of Whittlesea Stage Two dry stone wall study: Thematic history and precincts 2020*.

The 2020 dry stone wall study includes an historical context, an analysis of the geomorphology, and a comparative analysis, which builds upon and expands the understanding of the historic development of dry stone walls in the municipality. It identifies four distinct precincts containing groups of dry stone walls:

- Precinct No.1 ‘The Campbell Precinct, early Port Phillip farms and major commercial dairies'.
- Precinct No.2 ‘Westgarthtown German Settlement’
- Precinct No.3: ‘Wollert Small Farming’ (which essentially corresponds to the Harvest Home Lane area identified by the 1990 study).
- Precinct No.4 ‘Woodstock mixed farming and horse stud precinct’

The 2020 thematic study includes statements of significance for dry stone walls at both a municipal level, and for each precinct. Among the key findings (p.2) for dry stone walls at the municipal level in the City of Whittlesea are:

- The complexity of dry stone walled semi-enclosures and enclosures is significant at the state level and was greatly influenced by the stony rises, which resulted in

organic, or semi-regularised stepped plans of walls, which are 'incomparably more historically and visually interesting than the rectilinear, survey-grid, form of dry stone walls that dominate Victoria's volcanic landscape'.

- German settlers, either directly or indirectly from Westgarthtown contributed to the intensity of dry stone walling.

The statement of significance for dry stone walls at the municipal level (pp.6-8) includes the following (amongst other things):

Dry stone walls are a powerful expression of human interaction with the volcanic landscape. They express the natural history of the area, and the cultural history of its human modification.

Partition of the land with dry stone walls represents and highlights one of the Europeans' most profound marks on the continent; today the walls are amongst the very oldest European structures in Whittlesea.

Dry stone walls bind together parts of the Merri-Darebin Plains landscape.

That this is a major precinct of dry stone walls is the consequence of the dominance of a single industry, dairying, on the Merri - Darebin Plains.

…

The nexus of small dairying with a remarkable landscape produced some exceptional and historically significant walls, primarily those which followed the contours of stony rises, forming cultivation paddocks.

Intensively built complexes of dry stone walls close to a farmstead were also an intrinsic part of the small farming landscape. As well as milking yards, they included horse (or stallion) yards, and bull pens.

This distinctive structural aesthetic is enhanced by the unusual (relative to walls on Melbourne fringes) number of walls with substantially intact segments as a result of having been built across solid stony rises.

The informal aesthetic quality of the dry stone walls is vernacular, reflecting the texture, patina, colour and form of the underlying geology and landscape, and the inherited traditions and craftsmanship used to assemble them.

In some areas the formal and informal aesthetics of the walls both complement and are enhanced by adjacent landscapes of stony rises and open red gum woodland of exceptional visual quality. Other remnant or significant native flora and fauna also survive on the stony rises in places.

Although many of the cultivation paddocks have now been lost, the substantial number that remain constitute a rare, probably unique, precinct in Victoria, which is significant in demonstrating the distinct topography and singular usage of the area, and sufficient in type, intensity and extent to be of heritage significance at the state level.

The walls' special aesthetic qualities as a result of their associations with stony rises, and also the consequent irregular layout of many…

The dry stone walls in the City of Whittlesea are distinct from those in other areas and one clear factor is the type of stone used. According to Moloney (2020:53):

The high proportion of boulders, sometimes massive, used in the Merri – Darebin Plains stony rises walls, are of a width and height that impedes conventional coursing construction techniques. Thus, with limited conventional interlocking, strength in these walls is more a factor of mass and weight. A wider base, sometimes necessitated by the large base stones, would at the same time contribute to a wall's mass and strength.

The frequency of 'boulder' wall-faces is far greater than occurs in walls elsewhere, certainly elsewhere in Melbourne's western and northern volcanic fringe areas, and these large stones are a direct consequence of the area's distinctive stony rises, which provided both detached boulders, and stone which was able to be split from the top of surface outcrops (Moloney 2020:53).

There are also examples of 'composite' walls, which comprise several courses of dry stone and post and rail, or post and wire above. Some were built intentionally as half-walls, and others were originally all-stone walls that were modified. Most of those in the City of Whittlesea appear to be modified all-stone walls, topped up with post & wire as the wall spread and lowered or perhaps as greater height was acquired. While post and wire composite fences were very common, post and rail composite fences are much rarer (Moloney 2020:59). One known example survives at 80 Harvest Home Road, Wollert.

Historic evidence suggests the first dry stone walls in the City of Whittlesea were not boundary walls, but freeform walls shaped by the landscape. While most dry-stone walls in other parts of Victoria were designed to keep stock in, these were designed to keep stock out and were the beginning of a practise that has shaped the distinct character of the dry stone walls in the City of Whittlesea where the uncommon 'stony rise' geomorphology necessitated a more intricate pattern of internal walls to separate the stony rises from the arable soil.

These walls, described as 'Cultivation' walls by Moloney (2020:68), were built to keep stock out of small cultivation paddocks, and were often only used around the stony rises, which provided the source of the stone. In extensive areas of Wollert and Woodstock districts, only about one third of farms were cultivable due to stony rises and outcrops. The dairy cattle were grazed on the mineral rich grasses of these stony rises, and the shallow valleys in between were cleared of surface rock and turned into cultivation paddocks.

The density of stone rises combined with the intensity of small farms led to the creation of the distinctive and intricate dry stone wall network laid out in irregular patterns that trace and outline the stony rises, whose intensity 'may be unique in Victoria' (Moloney 2020:71).

Complexes of dry stone walls associated with homestead complexes are also a distinctive part of the City of Whittlesea's small farming landscape. These included walls to define milking yards, horse yards, bull pens, orchards, and kitchen gardens and along entrance driveways (Moloney 2020:81-82).

References

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Moloney, David, *City of Whittlesea Stage Two dry stone wall study: Thematic history and precincts*, July 2020

Braemore

Other names: Sherwin Farm

1700 Merriang Rd, Beveridge

Heritage Overlay: HO1





Main image:	Homestead (2022)	**Hermes:**	28954
Place type:	Homestead complex	**Style:**	Victorian: Picturesque Gothic
Creation dates:	c.1859, c.1879	**Designer:**	Unknown

History

Thematic context

Victoria's Framework of Historic Themes

2. Peopling Victoria's places and landscapes: 2.7 Promoting settlement

4. Transforming and managing the land: 4.3 Grazing and raising livestock

City of Whittlesea Thematic Environmental History

2. Settling the land: layers of settlement: 2.1 Early squatters and land owners, 2.2 Selection and freehold land sales

3. Utilising natural resources: 3.1 Grazing and agriculture

Contextual history

Victoria's pastoral era began in the mid-1830s when pastoralists brought livestock, mainly sheep, across Bass Strait from Van Diemen's Land; or overland from the Riverina District, following Major Thomas Mitchell's exploration of new pastures south of the Murray River in 1836. It lasted until the 1860s when, as we shall see later in this chapter, a series of Land Acts opened up Victoria for selection and most of the large pastoral runs were broken up into smaller farms. The first pastoralists grazed their animals on vast areas of land illegally, thus acquiring the name 'squatters'. In 1836 the government formalised their occupation of the land by means of pastoral licences, for which pastoralists paid £10 per year. The pastoral occupation of what was then known as the Port Phillip District occurred rapidly. By 1850 all the best grassland had been taken up, with only the arid parts of the north-west and the inaccessible areas of Gippsland remaining unoccupied.18

The proximity of the City of Whittlesea to Melbourne and the resulting pressure for development meant that the squatter's grasp was weaker here than in more distant rural districts and, the age of the squatter lasted only a few short years. By 1841, the City of Whittlesea was included in what was termed the "settled districts" of Melbourne (a strip of land that ran within 40 kilometres of Melbourne, 24 kilometres of Geelong and 16 kilometres of Portland and Alberton in Victoria, and where farming development was encouraged, and colony services provided). 19 As a result, the City of Whittlesea was quickly settled by small scale agriculturalists. 20 Subsequent selection Acts further eroded what remaining tenure the squatters possessed as smaller farms were developed and the land was aggressively cleared for more intensive land-use.

By 1837 settlement of the Plenty Valley had begun. In the beginning the changes to the natural landscape were, comparatively speaking, relatively small. Labour and capital were scarce, and, on most runs, there were no fences apart from those around holding yards. There were no sown pastures, no fodder crops and only the most rudimentary buildings. Dingle concludes "Because they did not own the land and had no security of tenure, squatters kept housing and fixed equipment to a minimum." However, in 1847 as part of the *Sale of Waste Lands Act*, new regulations were gazetted allowing squatters to purchase 'pre-emptive rights' to their homestead blocks.

Under the Act, pastoral run holders who previously held grazing leases (sometimes called 'grass rights') were able to purchase up to 260 ha. (640 acres) of their runs before any land in the locality was made available for purchase by the public. This privilege was given in recognition of their pioneering efforts. This legislation gave landholders more certainty and thus encouraged them to construct more permanent and substantial homes, outbuildings, and other structures, which began to alter the landscape of the study area, a process that was further accelerated by the selection era.

Key early settlers in the City of Whittlesea were George Sherwin, John Sherwin, Dr William Ronald, John Bear and Captain John Harrison. The large runs of these early pioneers sprawled across many of the townships and boundaries that have since been established. George Sherwin erected his hut in what is now the township of Whittlesea and his brother, John, took up an area of 10,000 acres east of George's property and between the township of Whittlesea and modern-day Kinglake (the area is still known as the Sherwin Ranges). To the north of George Sherwin's property Campbell Hunter (George Sherwin's Cousin) set up "West Lowlands", while to the north of Lowlands, James Kirk and Dr John Harlin took up their property "Glenvale".

To the south of Sherwin, Dr William Ronald took up a holding "Virtue Hall." To the west of him (over the Plenty River) was Captain John Harrison. East of Dr Ronald was the run of George Ryder and behind that land taken up by John Bear. South of Bear's property was land held under Crown lease by McLachlan and Campbell (1841-43) and later purchased by Patrick Reid.

Place history

Braemore is situated on part of Portion 1, Section 17, Parish of Merriang. Richard Brodie purchased Portion 1, along with portions 2, 3 and 16 of Section XVII, and portions 1-4 of Section XVI at the Government land sales held in 1853. Brodie's land amounted to over 1,500 acres on either side of the Merri Creek immediately to the east of the Beveridge township site (Parish of Merriang plan).

A small portion of Brodie's land was set aside for store, National School, post office and the Merriang Hotel. In December 1858 John Sherwin purchased the rest of Brodie's land for £4,400. Sherwin recognised the potential of the land for sheep grazing and acquired additional properties until the holding was more than 6,000 acres (Payne 1975:50-55, Trenerry).

Sherwin, who had married Mary Ann Hernon in 1857, built the bluestone homestead, named Braemore, around c.1859. They were living at Braemore by 1861 when their first child, a girl, was stillborn. Their son, John Horton, was born in June 1862 (*The Argus*, 12 February 1861, p.4; 11 June 1862, p.4 'Family notices'). The homestead was a substantial building in the Picturesque Gothic style built of locally quarried bluestone on a U-plan around a central courtyard containing a brick well. The roof was of Welsh slate, and the chimney pots were manufactured by Doulton of Lambeth, England to a design featured at the Great Exhibition held in Hyde Park, London in 1851. Sherwin is believed to have purchased the pots during his visit to England in 1855 (Trenerry).

John Sherwin was born in Parramatta in 1811, the sixth child of William and Mary Sherwin. As a young man, he travelled extensively overseas including to England where he married his first wife, Elisabeth Hernon in 1838. Around 1842 he and his wife briefly lived at Whittlesea, where his brother George had settled around 1837. However, following an attack by bushrangers he returned to travelling and during the 1840s he bought and sold land in Victoria and New South Wales. By 1853 Sherwin had amassed a huge landholding near Albury.

In 1855 Elisabeth died tragically after falling from a carriage and this resulted in John's return to England where he implored her sister Mary Ann to marry him. After resistance from the Church of England the wedding eventually took place in Switzerland in November 1857. In the late 1850s Sherwin sold his landholdings and used the money to purchase the site of Braemore. He was appointed a Justice of the Peace in 1859 (Trenerry).

John and Mary Ann were active in the local community. John headed a committee for the establishment of a school, which commenced in February 1860. They supported the establishment of Christ Anglican Church at Whittlesea, which was opened by Bishop Perry in February 1866. Mary Ann accompanied the bishop and his wife on their journey from Melbourne to Braemore, where they stayed for three nights, arriving on a Saturday and leaving on the following Tuesday morning. On Sunday morning, after morning prayer and lecture at Braemore, the Bishop travelled five miles for afternoon service at the opening of Christ Church (Trenerry).

The visit of the bishop was recorded by Stephen Skinner, the schoolmaster at Merriang, in his diary:

… 26th February 1866, About 9.00 am yesterday Mr Sherwin sent to inform us there would be service by the Bishop at Braemore at 10.00 am. Luckily I was up and dressed expecting Mr Hicks. Went about 10.30 am. Did not begin until near 11.00 a.m. Helped Mr Sherwin in responses. Bishop gave us a long lifeless service and inanimate discourse.

…

The Bishop presided and is still at Sherwins. They will be heartily glad when he is gone, I know.

By the time of the bishop's visit, the small octagonal bluestone outbuilding had been built, as it was occupied by the bishop's equerry during his stay at Braemore (Trenerry).

During the 1860s John Sherwin entered politics, serving as a member of the Legislative Assembly from October 1864 to December 1865, and later the Legislative Council from September 1866 to August 1868.

Sherwin's political career was cut short by his death in August 1868 due to complications following the amputation of one arm. His will provided for Mary Ann and their young son, John Horton, to remain on the estate, although Braemore was to be left to his first grandson. Later, Mary Ann was remarried to Alexander Dick, the manager of Braemore and the couple remained in control of the property until John Horton turned twenty-one (Trenerry).

Soon after World War I the Sherwin family renovated the interior of the house to designs prepared by architect Phillip Hudson. Key changes included the replacement of the fireplace surrounds in main rooms including the billiard-room, drawing-room, library, family-room and kitchen, and new ceiling designs (Trenerry).

In 1924, John Horton Sherwin offered Braemore for sale, which then covered 5930 acres divided into eight main paddocks. The sales advertisement included the following description:

… comprises a large and substantial bluestone residence of 14 rooms with all appointments and verandahs around three sides. The stables are of w.b., also chaffhouse, woolshed and men's hut (brick). The buildings are in good order, and have recently been thoroughly renovated. (*Countryman*, 8 August 1924, p.7 'Advertising').

However, the sale did not proceed and instead 15 farms, each of around 200 acres, were offered for sale in November 1924. These sales reduced the Braemore holding to 2,259 acres (*Countryman*, 24 October 1924, p.1 'Advertising').

In 1943 the Sherwins engaged prominent landscape gardener Edna Walling to prepare a new garden design for Braemore. The design included new beds across the front of the verandah, which were raised behind her trademark low stone retaining walls, paving along the south side of the of homestead and lawns on each side bordered by garden beds containing flowering trees and shrubs and perennials. A c.1947 image shows the verandah beds in place, but it is unknown how much of the rest of the scheme was implemented (Trenerry).

Braemore remained in Sherwin family ownership for just over 100 years, finally being sold in 1960 to Mr. H.G. Williams and in 1969 to Sir Albert Jennings. At some time during the late 1960s the original verandah and other details were removed. The verandah was still in place in 1965 when the homestead was photographed by John T. Collins (SLV).

Around c.1970, the remaining land was subdivided as the Braemore Park estate. The homestead was contained on Lot 11, comprising just over twenty acres (8.1ha), while part of the original driveway from Merriang Road was within Lot 10 to the north (Braemore Park subdivision plan).

In 2010 the owners engaged master builder Peter Emmett to reconstruct the front verandah and other original details using historic photographs as a guide. Sections of corrugated iron roof were replaced with Welsh slate to match the original. Internally, the fireplace surrounds installed as part of the c.1919 Hudson-designed scheme, were replaced with period-appropriate surrounds and other conservation works were carried out (Trenerry).

References

'Braemore Park' plan of subdivision brochure, copy provided by City of Whittlesea (n.d.)

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Description

Braemore is situated at the north corner of Merriang and Janna roads in Beveridge. The homestead is sited on the brow of a steep hill with extensive views to the west over the Beveridge plains towards Mt Macedon, which is visible on a clear day.

Braemore is a substantial homestead in the Picturesque Gothic style. It is built of locally quarried bluestone in a U-plan around a central service courtyard. The main house is symmetrical in plan with gable-fronted wings on either side of the recessed entry. A separate verandah returns on both sides terminating at the projecting side gables. To the rear, service wings extend along either side of the service courtyard.

The walls are of square and coursed tuckpointed quarry-faced bluestone with large stones with drafted margins used as quoining to the wall corners to the main elevations. Secondary elevations to the service wings and rear walls of the main house are constructed of blocks brought to courses (or random rubble) with the insertion of small flat stones. The roof is clad in slate and is punctuated by single and paired bluestone chimneys with projecting cornices and ceramic pots manufactured by Doulton Pottery with unusual, raised detailing along the shafts comprising repeating serpentine lines.

The front and side gables are decorated with ornate curvilinear bargeboards and finial posts, while the timber verandah has a convex, corrugated iron roof and features paired verandah posts and shaped fretwork with quartrefoil and trefoil detailing. The central recessed entry has a low skillion porch supported by latticed posts with carved fretwork and original paired, panelled timber doors (with a fox-head knocker and original bellpull) with toplights and sidelights. The verandah and gable end detailing were all reconstructed in 2010. The National Trust of Australia plaque is mounted on the wall beside the door.

Original fenestration includes three-sided bays containing French doors and windows to the main elevation, three sets of timber French doors along each of the side elevations, and timber sash windows elsewhere. These have bluestone cills or thresholds.

The service wings to the rear comprise the kitchen and service rooms along the north side and the servant's quarters along the south. It appears the kitchen wing has been extended at the east end, and a narrower wing added to the servant's wing. The verandah surrounding the service courtyard has a gentle convex profile and the original, scalloped valance and simple timber posts. Several panelled timber doors or timber sash windows face toward the courtyard and the connections for the original servant's bells are attached to the wall in the north west corner. At the centre of the courtyard is the original bluestone tank, which has a domed brick top and a metal pump. This is one of two wells that still supply water to the house. The other is within the garden on the south side of the homestead.

The homestead has good integrity. Internally, the original room layout remains intact and original features include the timber panelling to the bay windows in the front rooms, ornate door cases between the billiard room and the room behind, the doors between the vestibule and the internal hallway, and original faux marble fireplaces in the dining room (which also retains an original Baltic pine ceiling) and master bedroom. Ceilings in the other principal rooms have

timber strapping, which appears to date from the c.1919 renovation. Externally, the courtyard has been repaved in bluestone.

To the east of the courtyard is a small, octagonal building, which is constructed of coursed, quarry-faced bluestone. The roof is clad in slate, laid over the original timber shingles. There are two small pointed-arch windows, and a pointed arch door facing the courtyard. The original purpose of this building is unknown. Payne (1975) suggests it may have served a defensive purpose against attack from bushrangers, while the thick walls and small windows indicate it may have been used as a dairy or coolroom. It was constructed at the same time as or soon after the original house.

To the east of the homestead is a group of outbuildings. These include a small worker's (shearer's) cottage. This appears to be date from the late nineteenth or early twentieth century building and certainly from prior to 1924 when it was specifically mentioned in the auction notices. It has brick walls, now covered in roughcast render (possibly added during the interwar period) and a corrugated iron hipped roof. There is a timber door in the west end wall, and another, placed off centre in the north side wall, which is flanked by small, high-set four pane timber windows. All have segmental arch heads. A brick chimney with a stepped cornice protrudes from the roof.

To the east of the worker's (shearer's) cottage is a small gabled weatherboard stable. The visible north elevation has small timber framed four pane windows placed just under the eaves on either side of the central timber doors. Internally, it retains wooden feeders. It is now flanked on the other three sides by large, post-World War II corrugated iron clad buildings.

The garden surrounding the house contains predominantly exotic plants. Although some are the same as the those identified in the 1943 Walling plan (for example, Crab apples) none appear to be old enough to be remnants of that scheme. The only physical remnants are the dry stone retaining walls to the beds in the front of the verandah, which continue to be planted with trailing and prostrate rosemary in accordance with Walling's plan.

The other significant feature of the garden is the very early iron gates and fence, which are thought to date from the late nineteenth century. Now positioned to the front of the house (it is not known whether this is the original location), reputedly these were at the entrance to a circular carriage drive. The paired gates comprise thin iron pales with interlocking hooped tops alternating with lower pales with pointed heads that extend to just above the height of the first rail. They are supported by octagonal cast iron posts with stepped bases and conical tops with cornices. The flanking sections of fence to either side, which curve gently outwards, are of similar design. To the north is a short section of woven wire fencing of indeterminate age, but possibly early twentieth century.

Comparative analysis

Braemore stands apart as a finely detailed substantial bluestone homestead in the City of Whittlesea. The design of the homestead and the quality of the finishes and detailing strongly suggests the involvement of an architect, though none has, yet, been identified. The most pertinent comparison is the bluestone homestead at Summerhill, built c.1850s, which is a symmetrical two storey Colonial Georgian building with a single storey verandah, and a central porch supported by unusual Egyptian-influenced columns. The Colonial Georgian style was more typical of homesteads of this period and Braemore is distinguished by its less common Picturesque Gothic style detailing. Despite being a symmetrical building with a low pitch roof, it incorporates picturesque Gothic-influenced elements such as the elaborate verandah and

gable end decoration, which incorporates trefoil and quartrefoil details, and the octagonal outbuilding with lancet windows. There are no other examples of this style, residential or otherwise, in the City of Whittlesea.

Braemore is also a representative example of a pastoral homestead comprising a main residence with rear service wings on either side of a central courtyard, which open to rear verandahs that provide access to the main residence. This planning is also demonstrated at Mayfield at Mernda (HO19), but it appears the rear service wings that frame the rear courtyard were originally detached from the homestead and connected later. Breadalbane at Eden Park (HO5) is another example, but it only has a single wing. The representative value of Braemore is also demonstrated by the two original bluestone wells, the early worker's cottage, and adjacent stables. It is also distinguished by the octagonal bluestone outbuilding. While the use of this building has been debated, it is possible that it had no specific use other than being a decorative folly, designed to complement the main homestead. If so, it further demonstrates the status of Braemore, as the homestead complex of a prominent pastoral family.

The dry stone walls are evidence of the Edna Walling-designed garden scheme. Low stone walls are one of Walling's trademarks, as they so often formed an integral part of her designs. She used them for two purposes. The first was to retain the soil on a sloping site, and the second was to provide visual relief to flat sites. In most cases, they were mortared (but not pointed) or built as dry stone walls to reveal the full beauty of the stones (Watts 1981:107).

The iron gates and fence, and woven wire fence are rare surviving examples of early fencing. No other examples are known in the City of Whittlesea. They also speak to the status of Braemore as a pastoral homestead.

Statement of significance

What is significant?

Braemore at 1700 Merriang Road, Beveridge is significant. The following buildings and features contribute to the significance of the place:

- The bluestone homestead to the extent of the nineteenth century fabric and the reconstructed verandah and gable detailing.
- The octagonal bluestone outbuilding.
- The two bluestone tanks.
- The worker's cottage.
- The timber stables.
- The dry stone walls to the garden beds along the front of the homestead verandah.
- The cast iron gates and fence, and the adjacent woven wire fencing to the west of the homestead.

Other buildings are not significant.

How is it significant?

Braemore is of local historic, representative, aesthetic, rarity and associative significance to the City of Whittlesea.

Why is it significant?

Braemore is historically significant as a nineteenth century pastoral homestead complex. It demonstrates the establishment and development of large sheep farms in the Beveridge district by wealthy landowners in the nineteenth century. (Criterion A)

Braemore is significant as a representative example of a nineteenth century homestead complex. The layout of the homestead comprising a main residence with rear service wings adjoining a central courtyard is typical of early homestead complexes and the representative value is enhanced by the bluestone tanks within the courtyard and garden, the worker's cottage, and stables. It is distinguished by the small octagonal outbuilding/folly at the east end of the courtyard. The elevated setting of the complex on the brow of a steep hill with an expansive prospect to the west is also characteristic of homesteads of the period. The homestead is also significant for original details including the bay windows incorporating French doors and windows, French doors to the side elevations, the rear verandah with scalloped valance, tuckpointed bluestone, and the chimneys with ceramic pots. (Criterion D)

Braemore is of aesthetic significance as a substantial bluestone homestead with distinctive form and detailing. It is notable for the combination of the simple, symmetrical form with Picturesque Gothic style detailing including the ornate front verandah and gable end timberwork, which features trefoil and quatrefoil motifs and the related octagonal bluestone 'folly' with lancet windows. The tuckpointed bluestone masonry with quoining, elegant bay windows and French doors, prominent chimneys with ornate ceramic pots, dry stone garden walls, and elevated siting on the crest of a hill add to its picturesque qualities. (Criterion E)

The cast iron gates and fence, and woven wire fence are significant as rare examples of early fencing. (Criterion B)

Braemore is significant for its associations with the locally important Sherwin family, which owned the property for just over 100 years. John and Mary Ann Sherwin played an active role in the early development of the Beveridge and Whittlesea districts and supported the establishment of the local school at Merriang and Christ Church at Whittlesea, while John was a member of parliament for several years. (Criterion H)

Statutory recommendations

Retain in HO1 with the following changes to the HO schedule:

- In the 'Heritage place' column of the HO schedule, replace the description with:

  Braemore

  The heritage place comprises the bluestone homestead, octagonal bluestone outbuilding, shearer's quarters, timber stables, dry stone walls to garden beds in front of the homestead, and the iron gates and fences and woven wire fence within the homestead garden.

  1700 Merriang Road, Beveridge.

- In the 'Tree controls apply' column of the HO schedule, change 'Yes Mature trees enclosing homestead' to 'No'.

Other images



View of the rear courtyard





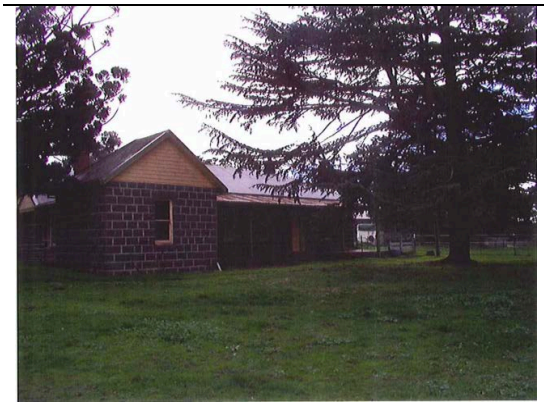
The octagonal outbuilding (left) and worker's (shearer's) quarters (right).

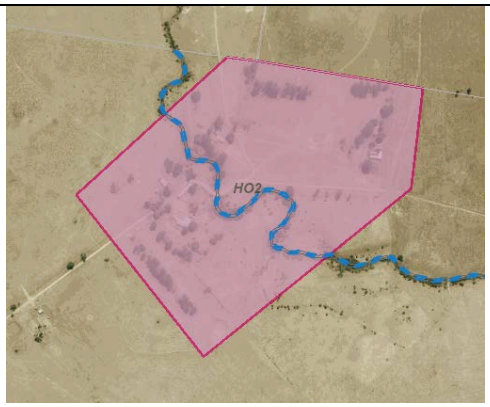
For additional images, please refer to the Hermes database place record.

Camoola (Spring Vale)

Other names: Spring Vale

2025 Merriang Road, Beveridge **Heritage Overlay: HO2**





Main image:	Homestead (Allom Lovell & Associates, 2003)	**Hermes:**	28954
Place type:	Homestead complex	**Style:**	Victorian, Edwardian, Interwar, Post-war
Creation dates:	c.1850 to c.1950	**Designer:**	Unknown

History

Thematic context

Victoria's Framework of Historic Themes

2. Peopling Victoria's places and landscapes: 2.7 Promoting settlement

4. Transforming and managing the land: 4.3 Grazing and raising livestock

City of Whittlesea Thematic Environmental History

2. Settling the land: layers of settlement: 2.2 Selection and freehold land sales

3. Utilising natural resources: 3.1 Grazing and agriculture

Place history

Camoola broadly comprises Portions 21, 28 and 29 of the Parish of Merriang.

Land within the Parish of Merriang was offered for sale in 1840, and Portions 20, 21 and 29 were purchased by William Lithgow. By the 1850s Portions 21 and 29 had passed to David Gorman who established a farm known as Spring Vale on this land. It is possible that the bluestone homestead and stables were constructed by Gorman on Portions 21/20 during his time of ownership (Allom Lovell & Associates 2003:3).

As well as running a farm Gorman was a breeder of horses (*Western Mail*, 1 September 1916, p.34 'Turf Topics'). When he died in 1901, he was remembered as a prominent member of the

Merriang Shire Council and 'during the many years' when he resided at Spring Vale he was 'noted for his hospitality and good fellowship'. When he died, Gorman and his wife Mary were living at Nagambie, having moved there a few years ago (*Kilmore Free Press*, 4 July 1901, p.3 'Obituary'). By this time he had sold Spring Vale, as it was not listed in his probate records.

In about 1904 part of Spring Vale was acquired by Thomas Browne who renamed the property 'Camoola'. Browne altered and extended the homestead and constructed other buildings including a sharefarmers cottage (c.1922) and a hay shed (c.1930s) (Allom Lovell & Associates 2003:17).

Camoola remained in the Brown family ownership (under the control of a manager from c.1913) until the mid-1950s and was used for the sheep grazing, and mixed cropping. During the Browne ownership Portion 28, which previously had been leased was acquired and consolidated into the property during the interwar period (Allom Lovell & Associates 2003:3-4).

In 1954 the property was sold to Roly Ingell Browne (no relation). Browne, who held the property until the late 1960s, undertook further improvements including the construction of new shearer's quarters (Allom Lovell & Associates 2003).

References

Allom Lovell & Associates, *Camoola, 2025 Merriang Road, Beveridge. Assessment of significance and comment on the heritage overlay*, 2003

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Payne, J.W., *The Plenty: a centenary history of the Whittlesea Shire*, 1975

Description

Camoola was not inspected. The following description is based on the description in the 2003 heritage assessment by Allom Lovell & Associates and aerial imagery.

Camoola (Spring Vale) is a large pastoral property, which is situated on the west side of the Merriang Road at Beveridge. It is bounded on the south side by Beveridge Road and on the west side by the North Eastern Railway.

The property straddles the Merri Creek, and the homestead complex comprises several buildings dating from the mid-1850s to the mid-1950s on either side of the creek just south of the centre of the property, situated at the end of a long driveway leading from Beveridge Road.

The homestead, shearer's quarters, garage/shed are on the south/west side of the creek. On the opposite (north/east) side of the creek from the homestead group is the shearing shed, while further to the east is the hayshed and sharefarmer's cottage.

The buildings are set within mature trees that include remnants of Pine windrows that were mostly extant in 2003 but now appear to be less intact due to the loss of many trees.

Homestead

The homestead comprises at least two stages. The earliest section, built c.1850s, has an L-shaped plan and is of quarry faced coursed basalt with a hipped roof (originally clad in slate, now corrugated iron) and several rendered chimneys. Other original details include the original panelled timber front door with sidelights and two-over-two pane timber sash windows. Ornate timber lattice verandah posts visible in early photographs have been replaced by simple timber posts.

During the Edwardian period the Browne family constructed the bluestone addition at the south corner. This has a hipped and gabled roof and weatherboards to the gable end. Other changes made around this time included the projecting bay window in the centre of the south-west elevation, and gabled timber additions (some of which have been demolished).

Garage/Shed

Next to the homestead is the garage/shed, built c.1930s. This is a corrugated iron gable-roofed building with timber doors at the north-eastern end and skillion additions along each side.

Stables

A short distance to the north east of the homestead is the stables. Built c.1850s, this is a long rectangular building constructed of random coursed quarry-faced bluestone with a gabled corrugated roof. This accommodated a stabling harness room (with loft over), a bag room, a dairy and a blacksmith's shop at the northern end, which has a brick chimney. The floor is paved in stone and the internal framing includes rough bush poles.

The brick wall at the south end of the building is not original.

Shearer's quarters

The shearer's quarters, built mid-to-late 1950s, is to the north west of the stables. It is a timber-framed building, rectangular in plan clad in corrugated iron laid horizontally and raised on low brick piers. The hipped roof has deep overhanging eaves. There is a series of timber sash windows and timber doors along the side elevation.

Shearing shed

The shearing shed, built c.1930s, is a timber-framed gable-roofed building clad in corrugated iron with flanking skillions. Internally, the building retains timber sheep pens and runs and raised slatted timber floor.

Hay shed

The hay shed is a timber-framed building clad in corrugated iron with a high gable roof. There is a high canopy set on timber poles at the eastern end.

Sharefarmer's cottage

The sharefarmers cottage is a small weatherboard bungalow with a transverse corrugated iron gable roof that extends to form the front verandah, which is supported by square timber posts. There is a gable-roof addition to the rear. The front door is placed off-centre and is flanked by timber sash windows. There are timber sash windows in the side elevations. (Note: the cottage is not clearly visible in aerial photos and may have been demolished).

Comparative analysis

Farming was an important theme in the historic development of the City of Whittlesea from early post-contact settlement through to the early post-World War Two period. This theme is represented by a range of complexes comprising homesteads and associated outbuildings such as dairies, barns, and stables and features such as dry stone walls enclosing paddocks and farmyards and defining property boundaries. Some larger complexes include worker's accommodation either integrated into another building or provided separately.

Early farm buildings and structures were often built using locally sourced stone. From the late nineteenth and early twentieth centuries onwards timber framed, and corrugated iron-clad or

brick outbuildings became more common. Some are built of composite materials and have been built in stages over time.

The integrity of farm complexes in the City of Whittlesea has been impacted by on-going suburban development, as well as the cessation of farming and dairying by the 1970s, which made the buildings redundant.

At some places all the original complex survives, while at others only some buildings remain. For example, at HO81 (Koch or Unmack farm at Wollert) the homestead has been demolished and only one outbuilding survives, while at several others only the homestead remains. Many complexes are now contained on much-reduced allotments within suburban housing estates and have lost their original rural context.

Camoola is one of several early farm complexes comprising a c.1850s or c.1860s bluestone homestead and stables with later corrugated outbuildings included in the HO in the City of Whittlesea. It compares with:

- Summerhill, 585 Summerhill Road, Wollert (HO4). This comprises a substantial two-storey c.1850s bluestone homestead, several bluestone and corrugated iron outbuildings including staff quarters, stables, and shearing and milking sheds.
- Bung Bong, 1785 Donnybrook Road, Woodstock (HO172). This comprises a c.1860s bluestone house (with later additions), cool room and half-timbered bluestone outbuilding, c.1880s stable block and early and mid-twentieth century timber outbuildings.
- Fenwick Stud, 1740 Donnybrook Road, Woodstock (HO44). This comprises the bluestone homestead constructed in two stages (c.1860 and c.1882) with detached bluestone kitchen, an early dairy/coolstore, corrugated iron outbuildings built in the twentieth century and an extensive network of dry stone walls.

Of the above, Summerhill stands out as perhaps the most outstanding complex, which is recognised by its inclusion on the VHR.

Camoola compares well to the other examples. At Bung Bong, for example, the homestead has similarly been altered or extended over time and the early bluestone outbuildings are supplemented by timber-framed corrugated iron outbuildings of the twentieth century. A similar pattern of development is evident at Fenwick.

As an early pastoral property in Beveridge Camoola also compares with Braemore at 1700 Merriang Road (HO1). The complex at Braemore comprises the c.1855 bluestone homestead, an unusual octagonal outbuilding, an early staff residence and part of timber stables, but does not contain any other early outbuildings.

Statement of significance

What is significant?

Camoola (Spring Vale) at 2025 Merriang Road, Beveridge is significant. The following buildings and features contribute to the significance of the place:

- The homestead to the extent of the bluestone and timber sections dating from prior to 1945. Later alterations and additions are not significant.
- The bluestone stables.
- The shearer's quarters.
- The shearing shed.

- The hay shed.
- The sharefarmer's cottage.
- The Pine (*Pinus radiata*) windrows.

Other buildings are not significant.

How is it significant?

Camoola (Spring Vale) is of local historic and representative significance to the City of Whittlesea.

Why is it significant?

Camoola (Spring Vale) is of historic significance as an early landholding and pastoral property, which is associated with the early farming settlement and development of the Beveridge district after the first land sales in the 1850s. The bluestone homestead and stables demonstrate the early development of the property by the Gorman family, when it was known as Spring Vale, while the later buildings including the shearing shed, shearer's quarters, hay shed, and sharefarmer's cottage are associated with the development of the property for sheep grazing in the twentieth century. (Criterion A)

Camoola (Spring Vale) is significant as a representative example of a homestead complex associated with a large pastoral estate, developed over a period of almost 100 years. The collection of buildings comprising an early bluestone homestead and stables, with associated corrugated iron outbuildings situated either side of a creek and surrounded by windrows of trees, which provided shelter and protection is highly characteristic of homestead complexes developed from the late nineteenth to early twentieth centuries. (Criterion D)

Statutory recommendations

Retain in HO2 with the following changes to the HO schedule:

- In the 'Heritage place' column of the HO schedule, replace the description with:

  Camoola (Spring Vale)

  The heritage place comprises the bluestone homestead and stables, shearer's quarters, shearing shed, hay shed, sharefarmer's house, and mature Pines (Pinus radiata) windrows.

  2025 Merriang Road, Beveridge.

- In the 'Solar Energy System' column of the HO schedule, change 'Yes' to 'No'.

Other images



Stables (Allom Lovell & Associates, 2003)

For additional images, please refer to the Hermes database place record.

Woodstock (Abbott Farm)

Other names: Abbott Farm

110 Springs Road, Donnybrook

Heritage Overlay: HO93





Main image:	Homestead (2023)	**Hermes:**	28556
Place type:	Homestead complex	**Style:**	Victorian, Federation Queen Anne
Creation dates:	c.1860, c.1910	**Designer:**	Unknown

History

Thematic context

Victoria's Framework of Historic Themes

2. Peopling Victoria's places and landscapes: 2.5 Migrating and making a home, 2.6 Maintaining distinctive cultures, 2.7 Promoting settlement

4. Transforming and managing the land: 4.3 Grazing and raising livestock, 4.4 Farming

City of Whittlesea Thematic Environmental History

2. Settling the land: layers of settlement: 2.2 Selection and freehold land sales, 2.5 Migrating for opportunity.

3. Utilising natural resources: 3.1 Grazing and agriculture

Place history

Donnybrook was one of the earliest towns immediately to the north of Melbourne, as it was an important coach stop on the road to Sydney. Prior to being surveyed in 1852, the area was known to European settlers as Rocky Water Holes and as Kalkallo. Donnybrook was first mentioned in the *Argus* in 1847, and the 20 December 1849 edition of the newspaper included a major article on the 'Rocky Water Holes', which noted:

The place seems to be going ahead like wildfire. The number of small, but flourishing farmers, dairymen, etc. also large sheep and cattle runs contiguous to the neighbourhood, has induced

several respectable and spirited tradesmen to try their luck, and it is pleasing to observe their efforts have been crowned with success …

By this time, there two 'first-rate' inns (where almost 100 drays travelling along the Sydney Road would stop each week), a post office and watch house, a school, and a flour mill under construction. Local trades included blacksmiths, carpenters, builders, and shoemakers.

A township was surveyed in 1852 and offered for sale in 1853. Land in the subdivision was set aside for a Presbyterian and Catholic churches, illustrating the high numbers of Irish settlers to the area (Donnybrook is likely named after a parish and postal town of the same name in the County of Dublin in Ireland). By 1854 62 people were recorded as living at Donnybrook compared with 16 at Epping and 102 at Germantown (Lalor/Thomastown). However, the township declined in importance following the opening of the North-eastern railway in 1872, which significantly reduced the coach trade.

The land surrounding the township in the Parish of Kalkallo was offered for sale in 1840. John Hunter Patterson purchased 15,000 acres, being all the land east of the Merri Creek except for one square mile (640 acre) allotment. However, Patterson couldn't repay his loan, and he soon sold all his land to William Forlonge. While large landholdings remained prevalent in this area, some of the land was sold and subdivided for smaller farms. In the 1857 census out of the 188 males living at Donnybrook, 35 were employed as farm labourers.

This property is situated on part of Block B, Crown Portion 22, in the Parish of Kalkallo. Bounded on the west by Merri Creek, this was part of the land acquired by Patterson in 1840. The property has a long and complex ownership history, but it appears the buildings that exist today were established in two key stages during the mid-nineteenth and early twentieth centuries by George Abbott and his daughter Elizabeth McRae.

George and Eleanor Abbott and their children migrated from County Antrim in the north of Ireland and arrived in Sydney in October 1838. After a brief stay in Sydney the family moved to Victoria and were among the first European settlers in the Donnybrook area, arriving in the district by the late 1850s. In 1860 George was appointed as one of the trustees of land at Donnybrook set aside for the Church of England (*The Argus*, 12 September 1860, p.5). He was also a member of the Donnybrook Road Board for several years.

George is listed in the Shire of Broadmeadows rate books as owner and occupier of a farm at Kalkallo (Donnybrook) from as early as 1863, but the entry does not include any description of the improvements to the property.

The rate book of 1869 is the first to include acreages in the property descriptions. In this rate book George Macartney Abbott (George's son) is listed as the occupier of a 32-acre farm at Donnybrook owned by his father, with a Net Annual Value of £18. George Abbott Snr. was also the owner of a 410-acre farm at Donnybrook, while his other son, John, was the occupier (probable lessee) of a hotel at Donnybrook.

The farm complex is shown on the survey plans for the North Eastern Railway, prepared in November 1869 (see Figure 1). It is identified as 'Woodstock' and comprises several structures including one with what appears to be a verandah, a larger, rectangular shaped building to the east and two other smaller buildings.

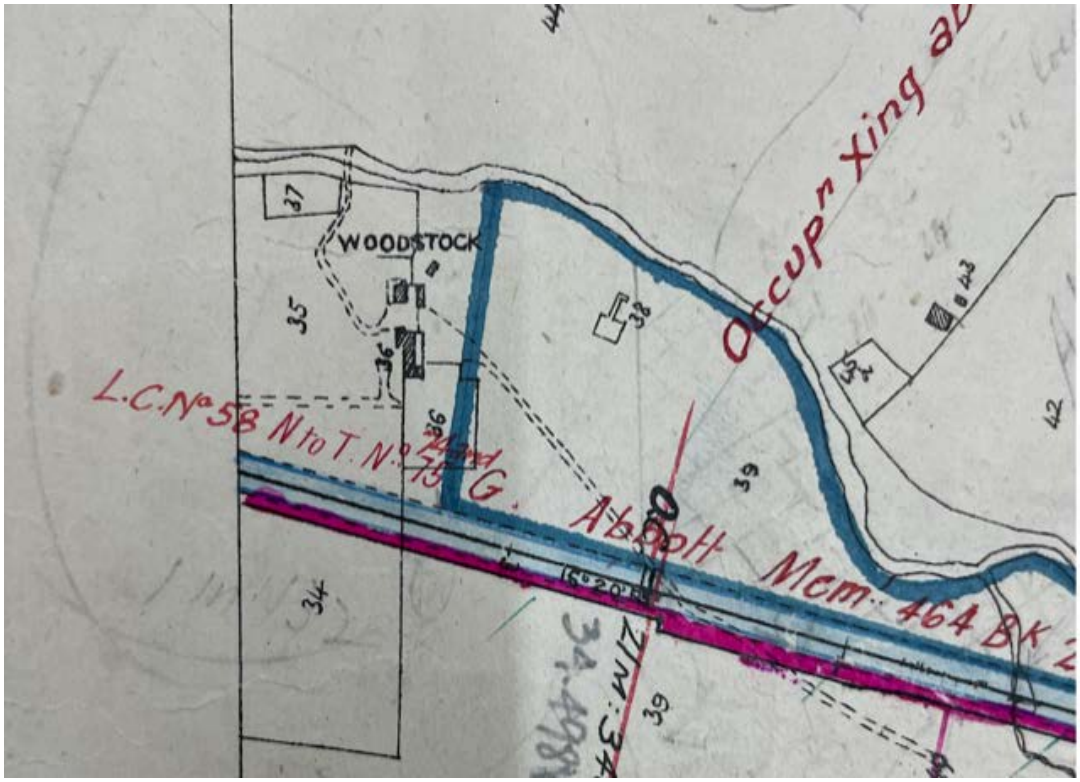


Figure 1: Extract of 1869 North Eastern Railway survey plan showing the Abbott Farm complex then named 'Woodstock' (Source: PROV). North is to the right of the plan.

By 1874 the Abbott family owned four properties in Donnybrook including a 50-acre farm (probably containing the present property) owned and occupied by George Snr., and two other farms of 346 acres and 117 acres occupied by his sons John and Henry. All were described as located on the 'Merri Creek, Kalkallo'. The other son George M. was listed as the owner and publican of the hotel on the Yan Yean Road. The 1876 rate book was the first to specifically mention a house on George Snr's 50-acre farm, but the valuation had not changed from previous years, suggesting it was building shown in the 1869 plan.

Amongst other things, it appears that the Abbott family were horse breeders. Upon his death George M. Abbott was remembered as 'the breeder of Walkover and Fivie, champions of their day' (*The Argus*, 31 March 1921, p.6). In 1857 George M., then living at Donnybrook, offered a challenge to run Walkover 'over the Melbourne Steeple Chase Course, against any horse in the colonies' for the sum of £250 (*Bell's Life in Sydney and Sporting Reviewer*, 13 June 1857, p.2).

George Snr. obtained the title for his 50-acre farm containing the homestead complex on 21 January 1878. However, it is odd that while Abbott was described on the title as a 'Gentleman' living at Kalkallo, he had already died by the time the title was issued – the first entry on the title is a memo referring to his death on 29 August 1877. His executor, William Hamilton Powell, then became the proprietor.

A statement of assets and liabilities included in Abbott's will and probate records (PROV1) describes this property as:

Block B Parish of Kalkallo (containing 59 acres or thereabouts) and dwelling house erected thereon.

The 'dwelling house' is likely to be the bluestone section of the present homestead on the property and the small building with verandah shown in Figure 1.

The property was valued at £474. Also included were cattle to the value of £15, a horse and buggy valued at £20, and a horse, 'Young Barwon', valued at £50.

From 1880 it appears the property was leased by Duncan McRae, a farmer, and his wife Elizabeth (*nee* Abbott, one of George's daughters) and in 1884 this arrangement was formalised when the property (minus some excised easements) was sold by Abbott's executor to Elizabeth. In May of that year, the death of her mother Eleanor was reported 'at the residence of her son-in-law, D. McRae, Donnybrook' (*The Argus*, 24 May 1884, p.1).

Another newspaper article from 1918 refers to Elizabeth living in the 'old homestead' established by the family when they first settled at Donnybrook (*Kyneton Guardian*, 28 September 1918, p.2).

Elizabeth owned adjoining land, which she consolidated with her father's property. Apart from one short period from 1886 to 1890 (when the property was owned by Duncan) Elizabeth was to remain owner until her death in April 1927 at the age of 82. During this time, various parcels of land were added or excised, and several mortgages were created and discharged (LV). During their time of ownership Duncan is listed as the owner and occupier in the rate books. He also leased other property at various times.

Between 1890 and 1909, Elizabeth and Duncan took out three mortgages over the property (suggesting that times on the land were hard or that improvements were made). It was during the McRae's ownership that a new house (which incorporated part of the original bluestone cottage) was constructed, possibly around c.1910.

An inventory included in Elizabeth's will and probate papers describes it as a 'weatherboard and rough caste [sic] house containing seven rooms'. Together with the land, which then contained just over 52 acres, the property was valued at £1,800 (PROV1). Also included on the inventory were two cows, one 'old dray and harness' and 'old buggy' and some farming implements including a plough, harrow, and chaffcutter. The inventory also refers to 'rent', suggesting McRae was leasing the property.

At the time of her death, the Abbott family was described as 'well known and highly respected' (*Kilmore Free Press*, 21 April 1927, p.2).

Probate was granted to Malcolm McRae and Mary Welchman of Donnybrook, and the land eventually transferred to Mary Welchman and Flora McRae on 11 February 1932. The land passed to Malcolm McRae (retired tramway inspector) and Elsie McRae on 17 December 1953 and after a series of subdivisions and transfers passed out of McRae family ownership by the late 1950s (LV).

References

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 3 - Citations*, 2015

Jones, Michael, *Nature's plenty. A history of the Shire of Whittlesea*, 1992, pp. 78-82

Land Victoria (LV), Certificates of title Vol. 1008 Fol. 508, Vol. 1597 Fol. 287, Vol. 2291 Fol. 193.

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Payne, J.W., *The Plenty: a centenary history of the Whittlesea Shire*, 1975

Public Record Office of Victoria (PROV1) will and probate records for George Abbott and Elizabeth McRae.

Public Records Office of Victoria (PROV2) North Eastern Railway Survey Plans, Essendon to Broadford, VPRS 18399/P0001, Unit 182

Shire of Broadmeadows rate books (RB), 1863 (no. in rate, 26, gross annual value, £74), 1864 (24, £30; 25 £99), 1866 (10, £129), 1867 (9 £129, 14 £17), 1868 (8, £101), 1874 (1, £25, 3-4), 1876 (1, £21).

Description

The former Abbott Farm, once known as Woodstock, situated between Springs Road and the Merri Creek at Donnybrook, comprises the homestead and a bluestone barn or stables.

The homestead is a Federation timber house, which shows the influence of the Queen Anne style. This is demonstrated by the asymmetrical massing with a complex hip and gable roof that extends to form a return verandah between projecting bays to the east and south. The east bay has a half-hip roof (with a louvred vent to the gable), while the south bay has a jettied (slightly projecting), half-timbered gable. A distinctive feature is the projecting box bay window (comprised of narrow casements with coloured glass toplights) in the corner of the verandah with gablet above that creates a strong diagonal axis, which is highly characteristic of the style. Other original details include the roughcast render chimneys with simple corbelling, the main panelled entry door with an arched window and sidelights and highlights, a secondary door to the side of the eastern bay and small windows with arched heads in the walls beside the projecting corner bay window.

The house incorporates part of an earlier cottage at the north west corner, which is constructed of random rubble stone. There is one six-over-six pane timber sash window and a small timber door in the east wall, and a low brick chimney. On the north side are remains of three walls that would have enclosed another room or may have been the original structure with salvaged stone used to create the room now forming part of the main residence.

The Federation section of the house is in good condition and has moderate integrity. A skillion addition including a verandah has been made along the west side. Other alterations include:

- Replacement of the verandah posts (and installation of inappropriate metal brackets) and the verandah floor in concrete.
- New/altered windows to the south and east bays.
- Installation of metal security screens to some windows.
- A pergola/verandah on the north side and returns in front of the east bay.

The barn or stables stands to the east of the house. It is constructed of squared bluestone built to courses. It comprises a central gabled section with weatherboard infill to the southern gable and a mix of bluestone and brick infill to the northern gable. In the south end it appears there was once a rectangular opening, which has been partially infilled and now contains a tall glass window. This faces a raised platform with random rubble sides. To one side is a timber door. The northern bay has a rectangular opening with a timber and brick lintel and a non-original metal door.

At the south end there is a skillion wing on the east side, and wall extending to the west, which may be the remains of a matching wing on that side. The eastern wing has high set timber

windows and a timber door in the east wall, which may be later additions. The west wall has a low timber door with timber jambs that extend the full height of the wall. There are modern metal-framed and clad additions on the north and west side.

The garden contains a mix of exotic and native trees. However, none appear to be very old (most appear to date from the mid to late twentieth century).

Comparative analysis

Farming was an important theme in the historic development of the City of Whittlesea from early post-contact settlement through to the early post-World War Two period. This theme is represented by a range of complexes comprising homesteads and associated outbuildings such as dairies, barns, and stables and features such as dry stone walls enclosing paddocks and farmyards and defining property boundaries. Some larger complexes include worker's accommodation either integrated into another building or provided separately.

Early farm buildings and structures were often built using locally sourced stone. From the late nineteenth and early twentieth centuries onwards timber framed, and corrugated iron-clad or brick outbuildings became more common. Some are built of composite materials and have been built in stages over time.

The integrity of farm complexes in the City of Whittlesea has been impacted by on-going suburban development, as well as the cessation of farming and dairying by the 1970s, which made the buildings redundant.

At some places all the original complex survives, while at others only some buildings remain. For example, at HO81 (former Koch or Unmack farm at Wollert) the homestead has been demolished and only one outbuilding survives, while at several others only the homestead remains. Many complexes are now contained on much-reduced allotments within suburban housing estates and have lost their original rural context.

Woodstock (Abbott Farm) is one of three early farm complexes in Donnybrook included in the HO in the City of Whittlesea. The others are:

- St Martin's, 1190 Donnybrook Road (HO189). This comprises a small c.1850s bluestone cottage, a milking shed and dry stone walls. Both buildings are in poor condition and have been altered.
- Bald Hill (McCormack or Goss Farm, later Mimosa Park), 1145 Donnybrook Road (HO186). This contains the ruins of a bluestone homestead (c.1880s) and an earlier bluestone cottage/outbuilding (c.1860s). The buildings were damaged by a bushfire in the 1960s and only the walls and the chimneys survive.

By comparison, the bluestone outbuilding at 110 Springs Road is more intact. With a central gable and flanking skillion wings it is typical of nineteenth century barns and stables and is similar to the outbuildings at Spring Vale (HO163).

The remaining portions of the early bluestone cottage at 110 Springs Road, suggests it was a simple two-room cottage like those at St Martin's and Bald Hill. The early twentieth century homestead addition is a typical example of a Federation house, which shows the influence of the Queen Anne style. Characteristic details include the asymmetrical planning with a complex hip and gable roof, the strong diagonal axis created by the bay set within the corner of the verandah, the roughcast chimneys, and the half-timbering to the gable ends.

The homestead may be compared with Langley Park at 840 Donnybrook Road, Donnybrook.

Statement of significance

What is significant?

Woodstock (Abbott Farm) at 110 Springs Road, Donnybrook is significant. The following buildings contribute to the significance of the place:

- The house to the extent of the c.1860s bluestone section (including the ruined walls) and the c.1910 Federation Queen Anne house. The room and verandah additions on the west, north and east sides, and the alterations to the windows and verandahs are not significant.
- The c.1860s bluestone and brick barn or stables including the remnant bluestone wall on the west side. Alterations including the glass window in the south end, the metal door in the north end and the modern additions to the north and west are not significant.

How is it significant?

Woodstock (Abbott Farm) is of local historic, rarity and aesthetic significance to the City of Whittlesea.

Why is it significant?

Woodstock (Abbott Farm) is of historic significance as a farm established c.1860s by the Abbott family, who were among the early European settlers to the Donnybrook district. It demonstrates the first phase of the closer farming settlement of Donnybrook following the subdivision and sale of the large pastoral properties in the 1850s. George Abbott was active in community life being a member of the local Roads Board and other organisations and the farm remained in the ownership of Abbott family members until the early twentieth century. The early development of the farm in the 1860s is demonstrated by the bluestone section of the house including the ruined walls and the barn/stables, while the Federation house demonstrates the improvements made in the early twentieth century. (Criterion A)

The historic significance of the c1860s bluestone buildings is enhanced by their rarity value as some of the few buildings associated with the early settlement of the Donnybrook district. (Criterion B)

The homestead at Woodstock is of aesthetic significance as a Federation house, which shows the influence of the Queen Anne style. The asymmetrical planning with a complex hip and gable roof featuring a distinctive corner bay window forming a strong diagonal axis creates a highly picturesque building form characteristic of the style. The aesthetic qualities are enhanced by other features including the roughcast chimneys, half-timbered gable ends and small arched windows. Together with the bluestone barn/stables it forms a distinctive homestead complex. (Criterion E)

Statutory recommendations

Retain in HO93 with the following changes to the HO schedule:

- In the 'Heritage place' column of the HO schedule, replace the description with:

  Woodstock (Abbott Farm)

  The heritage place comprises the timber and bluestone house, bluestone house ruin, and bluestone outbuilding.

110 Springs Road, Donnybrook.

- In the 'Solar Energy System' column of the HO schedule, change Yes to 'Yes, Federation house only'.
- In the 'Outbuildings or fences etc.' column of the HO schedule, replace 'Yes' with 'Yes – bluestone outbuilding only'.

Other images



Clockwise from top left: Stables (south elevation), stables (south elevation detail), north west corner of homestead showing bluestone wall remains, looking west showing bluestone wall and bluestone section within homestead (white painted wall with six-over-six pane window at left)

For additional images, please refer to the Hermes database place record.

Bald Hill (McCormack or Goss Farm)

Other names: McCormack or Goss Farm, Mimosa Park

1145 Donnybrook Road, Donnybrook **Heritage Overlay: HO186**





Main image:	Homestead ruin (Gould, 1990)	**Hermes:**	28845
Place type:	Homestead complex	**Style:**	Victorian
Creation dates:	c.1860-c.1900	**Designer:**	Unknown

History

Thematic context

Victoria's Framework of Historic Themes

2. Peopling Victoria's places and landscapes: 2.5 Migrating and making a home, 2.6 Maintaining distinctive cultures, 2.7 Promoting settlement

4. Transforming and managing the land: 4.3 Grazing and raising livestock, 4.4 Farming

City of Whittlesea Thematic Environmental History

2. Settling the land: layers of settlement: 2.2 Selection and freehold land sales, 2.5 Migrating for opportunity.

3. Utilising natural resources: 3.1 Grazing and agriculture, 3.2 Dairying

Place history

Donnybrook was one of the earliest towns immediately to the north of Melbourne, as it was an important coach stop on the road to Sydney. Prior to being surveyed in 1852, the area was known to European settlers as Rocky Water Holes and as Kalkallo. Donnybrook was first mentioned in the *Argus* in 1847, and the 20 December 1849 edition of the newspaper included a major article on the 'Rocky Water Holes', which noted:

The place seems to be going ahead like wildfire. The number of small, but flourishing farmers, dairymen, etc. also large sheep and cattle runs contiguous to the neighbourhood, has induced several respectable and spirited tradesmen to try their luck, and it is pleasing to observe their efforts have been crowned with success …

By this time, there two 'first-rate' inns (where almost 100 drays travelling along the Sydney Road would stop each week), a post office and watch house, a school, and a flour mill under construction. Local trades included blacksmiths, carpenters, builders, and shoemakers.

A township was surveyed in 1852 and offered for sale in 1853. Land in the subdivision was set aside for a Presbyterian and Catholic churches, illustrating the high numbers of Irish settlers to the area (Donnybrook is likely named after a parish and postal town of the same name in the County of Dublin in Ireland). By 1854 62 people were recorded as living at Donnybrook compared with 16 at Epping and 102 at Germantown (Lalor/Thomastown). However, the township declined in importance following the opening of the North-eastern railway in 1872, which significantly reduced the coach trade.

The land surrounding the township in the Parish of Kalkallo was offered for sale in 1840. John Hunter Patterson purchased 15,000 acres, being all the land east of the Merri Creek except for one square mile (640 acre) allotment. However, Patterson couldn't repay his loan, and he soon sold all his land to William Forlonge. While large landholdings remained prevalent in this area, some of the land was sold and subdivided for smaller farms. In the 1857 census out of the 188 males living at Donnybrook, 35 were employed as farm labourers.

This property is situated to the east of Donnybrook township on part of Section 21, Parish of Kalkallo, which was part of the land acquired by Patterson in 1840. Peter McCoy purchased Section 21 in 1853, along with other land in the Woodstock district. McCoy lived at Belmont Farm in the Parish of Keelbundora and appears to have leased his land in Woodstock. In March 1864 he leased this property to Patrick McCormack for a period of five years. McCoy died in November 1864 and by 1870 McCormack was listed as the tenant occupying 640 acres owned by McCoy's executors. The property was described as a farm, valued at £162.10, revised to £158 (AAT 2015:20).

It is likely that McCormack constructed the first buildings on the property and perhaps the dry stone walls. McCormack, who had arrived in Australia from Ireland in about 1850, had first carted to the goldfields and then tenant farmed at Craigieburn, before moving to this property, which was known as Little Bald Hill or Bald Hill after the distinctive eminence on the property, an eroded volcanic eruption point (Gould 1990).

Around c.1872 Patrick McCormack, his wife Bridget, and large family had relocated to another farm south east of the Woodstock crossroads and newspaper reports suggest he held a clearing sale, which included dairy cattle, around the time of the move (AAT 2015:20). McCormack was succeeded by Bernard Goss, another Irishman, who is listed in in the 1872-73 rate book as the tenant on the property, then valued at £160 (AAT 2015:20).

Goss eventually purchased Bald Hill after it was offered for sale 1885 (*The Argus* 24 September 1885, p.2) and acquired others (including parts of Section 16, 17 and 19), becoming in time one of the largest landholders in the district. The property was run as a dairy farm and used to breed draught horses. It remained in Goss family ownership until 1934 (AAT 2015:20, Gould 1990).

Bernard Goss originally came from Ireland. He arrived in Victoria in 1855 and, like Patrick McCormack, carted goods to the goldfields before taking up farming. In 1860 Goss married fellow Irish immigrant, Catherine Lillis and the couple had at least 10 children, of which the births of four were registered at Woodstock in the 1870s, the last being in 1878 (AAT 2015:20-21).

Goss carried on dairying and farming on a large scale, milking up to three hundred cows daily. He was a judge of dairy cattle at agricultural shows and was successful himself for many years at the Royal Melbourne Show (Gould 1990). A market report in the 19 February 1881 edition of

the *Bacchus Marsh Express* noted the sale of potted butter from the 'well-known dairy of Mr B. Goss of Woodstock' (cited in AAT 2015:21).

Goss improved the farm, including the construction of a new bluestone homestead around c.1885. This is reflected in an increase in rate book valuations to £230 by the late 1880s and £288 in 1890-91 (AAT 2015:21, Gould 1990).

Goss died in 1908, leaving his widow Catherine and grown family. The inventory in Bernard Goss' 1908 probate papers describes improvements including a five-roomed stone house with slate roof, dairy, six-stall stable, two loose boxes, cow shed 40 bails and two underground tanks. The property was subdivided into three paddocks. "… It is fenced on the north by part six wires and part stone wall, on the south all stone wall, and the east top rail and five wires and on the west stone wall and wire (the latter in a bad state of repair). About 100 acres is fit for cultivation balance good grazing land" (PROV).

Following Bernard Goss's death ownership of the property transferred to his son, Richard, and later to Patrick and William Goss. The property continued to be run as a dairy farm, while also maintaining the draught horses, and later ran sheep. It was also used for hunting by the Findon Harriers Club and may have been used for coursing events; in 1911 the Whittlesea & District Coursing Club held the Hutton Cup on the property (AAT 2015:21).

Catherine died at Bald Hill in 1925 (*The Argus*, 8 December 1925, p.1). In 1927 a clearing sale was advertised, and the cattle and goods listed for sale, which included sheep, dairy cattle, draught horses, and a range of farming machinery, including a blacksmiths forge gives an indication of the extent of the Goss Bros' farming operation (*Kilmore Free Press* 27 October 1927, cited in AAT 2015:22). In 1934 the Goss family sold the property to the Laffan family (AAT 2015:23).

In later years the farm changed hands several times before being purchased by the McDonald family in 1967. In 1968 a bushfire swept across the property, significantly damaging the original homestead complex. The McDonald family built a new homestead nearby (AAT 2015:23, Gould 1990).

From the 2010s onwards, housing estates began to develop along Donnybrook Road and by 2023 the land to the south of the homestead complex extending to Donnybrook Road was developed and occupied as a residential housing estate.

References

Archaeology at Tardis (AAT), *1145 Donnybrook Road, Donnybrook, 1305 Donnybrook Road, Woodstock, 1185 Merriang Road, Woodstock. Historic heritage assessment*, 2015

City of Whittlesea Dry Stone Wall (DSW) database

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Jones, Michael, *Nature's plenty. A history of the Shire of Whittlesea*, 1992, pp. 78-82

Land Victoria (LV), Certificates of title Vol. 1008 Fol. 508, Vol. 1597 Fol. 287, Vol. 2291 Fol. 193.

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Payne, J.W., *The Plenty: a centenary history of the Whittlesea Shire*, 1975

Public Records Office of Victoria (PROV) Bernard Goss probate papers, 1908, VPRS/28/P0 108/296

Description

This property was not inspected. The following description is based on information in the 1990 Conservation Study, the 2015 Historic heritage assessment and the 2023 DSW study.

This property contains the remains of the Bald Hill farming complex, established by Patrick McCormack in the 1860s and developed and improved by Bernard & Catherine Goss and their family in the late nineteenth and early twentieth centuries. The buildings and other features include:

- The c.1860s stone cottage with later additions
- The c.1885 bluestone homestead
- Two cisterns or tanks
- Dry stone walls (see below) and remnants of stone driveways/tracks.

The cottage and the homestead are in poor/ruinous condition. All timber and metal fabric including the roofs and verandahs were destroyed in the 1968 bushfires (or have been subsequently removed) and only the stone walls and brick chimneys survive.

The c.1860s stone cottage is a long rectangular building, which may have been built in stages. It has random rubble stone walls and a brick chimney.



Cottage looking from the north-west (Source: Gould 1990)

The surviving c.1885 homestead comprises walls constructed of bluestones brought to courses, which have cream brick quoining to the openings. The windows have stone lintels and smooth stone sills. At the rear there are wing walls with angled tops indicating a skillion section or rear verandah. The internal walls survive showing the original layout with a central hallway and rooms either side. There are two brick chimneys.



Rear of the homestead (Source: Gould 1990)

There are two brick cisterns/tanks, one of which has a gabled corrugated iron roof/cover.

The surrounds contain a mix of exotic and native trees. These include mature Peppers *(Schinus molle)* and Cypresses *(Cupressus sp.)*, which provide a related setting for the remnant farm buildings.

Figure 1 shows the location of remnant dry stone walls historically associated with the Bald Hill property. These include:

- Parts of original boundary walls along the east and north sides.
- Paddock and yard walls including two just to north of the homestead.

All the walls lie outside the current HO186 boundary.

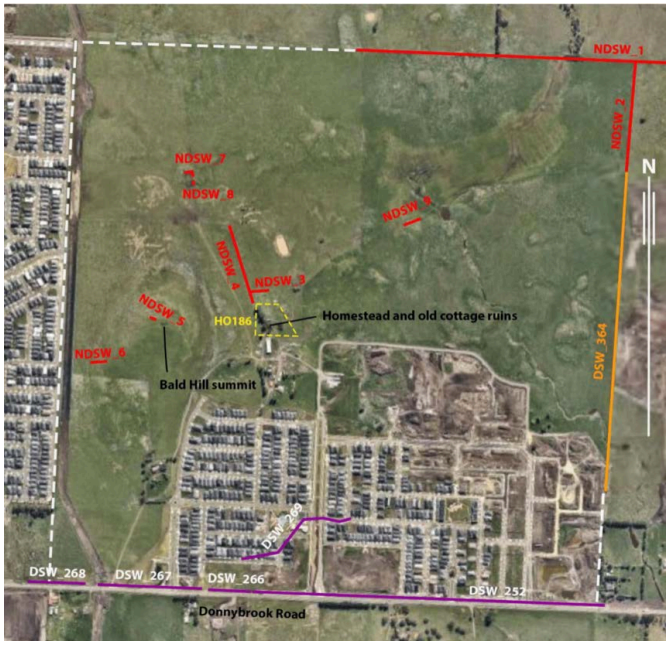


Figure 1: Dry stone walls. Purple are demolished walls, red and orange are walls identified by the Dry Stone Wall Significance Assessment study (Source: Prepared by Peter Mills for the DSWSA)

Comparative analysis

Farming was an important theme in the historic development of the City of Whittlesea from early post-contact settlement through to the early post-World War Two period. This theme is represented by a range of complexes comprising homesteads and associated outbuildings such as dairies, barns, and stables and features such as dry stone walls enclosing paddocks and farmyards and defining property boundaries. Some larger complexes include worker's accommodation either integrated into another building or provided separately.

Early farm buildings and structures were often built using locally sourced stone. From the late nineteenth and early twentieth centuries onwards timber framed, and corrugated iron-clad or brick outbuildings became more common. Some are built of composite materials and have been built in stages over time.

The integrity of farm complexes in the City of Whittlesea has been impacted by on-going suburban development, as well as the cessation of farming and dairying by the 1970s, which made the buildings redundant.

At some places all the original complex survives, while at others only some buildings remain. For example, at HO81 (former Koch or Unmack farm at Wollert) the homestead has been demolished and only one outbuilding survives, while at several others only the homestead remains. Many complexes are now contained on much-reduced allotments within suburban housing estates and have lost their original rural context.

Bald Hill at 1145 Donnybrook Road is one of three early farm complexes in Donnybrook included in the HO in the City of Whittlesea. The others are:

- St Martin's, 1190 Donnybrook Road (HO189). This comprises a small c.1850s bluestone cottage, a milking shed and dry stone walls. Both buildings are in poor condition and have been altered.
- Woodstock (Abbott Farm), 110 Springs Road (HO93). This contains the ruins of a bluestone cottage (c.1860s), part of which has been incorporated into a Federation era timber homestead, and a gabled bluestone outbuilding (c.1860-70s).

While the buildings at Bald Hill are in a ruinous state, they remain legible as a nineteenth century farm complex. The condition and integrity of the c.1860s building is comparable to the early buildings at St Martins and Woodstock/Abbott Farm, and the remains of the c.1885 house are sufficient to demonstrate that it was once a substantial residence with fine detailing. The cream brick quoining is a rare detail in bluestone houses in Whittlesea, seen only in two other examples: Rockbank, the former Payne residence at 715 Epping Road, Wollert (HO170); and Hawkstowe at 944-1044 Plenty Road, South Morang (HO127).

The surrounding Cypress and Pepper trees are typical farm plantings, which contribute to the aesthetic qualities of the place as a picturesque ruin on a prominent site beside the Little Bald Hill in an area that is being transformed into suburbia.

Statement of significance

What is significant?

Bald Hill (McCormack or Goss Farm) at 1145 Donnybrook Road, Donnybrook is significant. The following buildings and features contribute to the significance of the place:

- The ruins of the c.1860s cottage and the c.1885 homestead including all the extant stone and brick walls and chimneys.

- The two cisterns or wells and remnants of stone driveways.
- Mature exotic trees including Peppers (*Schinus molle*) and Cypresses (*Cupressus sp*.) surrounding the buildings.
- Dry stone walls.

How is it significant?

Bald Hill is of local historic, rarity and aesthetic significance to the City of Whittlesea.

Why is it significant?

Bald Hill is of historic significance as a farm established c.1860s by the McCormack family, who were among the early European settlers in the Donnybrook district. The c.1860s cottage demonstrates the first phase of the closer farming settlement of Donnybrook following the subdivision and sale of the large pastoral properties in the 1850s. The c.1885 homestead and other features including the cisterns and stone driveways are associated with improvements made to the property by the Goss family, who developed it into a large dairy farm, which continued into the interwar period. Overall, Bald Hill demonstrates the importance of farming to the historic development of Donnybrook. (Criterion A)

The historic significance of the c1860s bluestone cottage is enhanced by its rarity value as one of the few buildings associated with the early settlement of the Donnybrook district after the first land sales in the 1850s. (Criterion B)

Bald Hill has aesthetic significance as a complex of ruined stone buildings in a semi-rural landscape beside the Little Bald Hill, which is a distinctive landscape feature. The remnant exotic trees surrounding the buildings add to the picturesque qualities of the place. (Criterion E)

Statutory recommendations

Retain in HO186 with the following changes to the HO schedule:

- In the 'Heritage place' column of the HO schedule, replace the description with:

  Bald Hill (McCormack or Goss Farm)

  The heritage place comprises the remains of the stone and brick cottage and homestead, two cistern/wells, Pepper (Schinus molle) and Cypress (Cupressus sp.) trees, and remnant stone driveways.

  1145 Donnybrook Road, Donnybrook.

- In the 'Tree controls apply' column of the HO schedule, replace 'No' with 'Yes – Peppers and Cypresses'

Consider including in the HO remnant dry stone walls shown in Figure 1 in accordance with the recommendations of the *Dry Stone Wall Significance Assessment* study.

Other images

None.

Neumann Farmhouse

Other names: -

15 Neumann Road, Doreen **Heritage Overlay: HO73**



Please refer to Statutory recommendations for proposed changes to the HO73 map extent.

Main image:	Farmhouse (2022)	**Hermes:**	28942
Place type:	Homestead	**Style:**	Victorian
Creation dates:	c.1900s, 2020-21	**Designer:**	Unknown

History

Thematic context

Victoria's Framework of Historic Themes

2. Peopling Victoria's places and landscapes: 2.5 Migrating and making a home, 2.6 Maintaining distinctive cultures, 2.7 Promoting settlement

4. Transforming and managing the land: 4.3 Grazing and raising livestock, 4.4 Farming

City of Whittlesea Thematic Environmental History

2. Settling the land: layers of settlement: 2.2 Selection and freehold land sales, 2.5 Migrating for opportunity.

3. Utilising natural resources: 3.1 Grazing and agriculture, 3.2 Dairying

Place history

Neumann Farmhouse takes its name from a German family which purchased the property in 1854. Carl Neumann, a carpenter, and his family arrived in Australia in 1850 aboard the *Pribislar*, the ship which brought out many German settlers, one of whom was Johann Graff Jr. who established his own farm just to the east of this property.

Graff and Neumann's land formed part of the Egglestone Estate, an unsuccessful 1850s speculative subdivision. Egglestone Estate was subdivided by Henry and John Cooke. The Cookes divided the eastern portion of their land into small farms of ten to twenty acres with a suitably named internal access road - Cooke's Road. Thirty acres at the western end was

reserved for a flour and saw mill and four acres for a school. The remainder was subdivided into residential blocks.

Neumann purchased his 80 acres east of Bassetts Road from the Cooke Brothers. Soon after settling at Cookes Road, the Neumanns are recorded as having supplied milk to the workers constructing the nearby Yan Yean Reservoir. Carl apparently also worked on the construction of Yan Yean Reservoir at one time.

The 1870 Shire of Darebin rate book lists Carl as a farmer and owner of a house and land in the Parish of Yan Yean. By 1878, however, he had moved to North Melbourne and was working as a carter. In 1883, when he sold his property to Charles Smithson, he described himself as a grocer in Little Lonsdale Street west. Carl died in 1917 aged 99.

Smithson, who also owned other land in the district, owned the property almost 40 years. The property appears to have been an investment for Smithson, and it was leased to local farmers from as early as 1894.

A notable later owner was Franklin Everard Bassett who purchased the property from Smithson in 1921. The Bassett family, which resided at Trethowan in Doctors Gully Road, was one of the most prominent in late nineteenth and early twentieth century Doreen. They were well-known orchardists and owned several properties in the district. Bassetts Road is named for the family.

The property was used as a dairy farm and by the early twentieth century comprised a complex of buildings including the homestead and several timber and corrugated iron clad outbuildings. Access was via a curved driveway from Bassetts Road to the west.

By the early twenty-first century, the landholding had been reduced significantly and in 2009 a planning permit was issued for the subdivision of the remaining land containing the homestead complex. A requirement of the permit was the preparation of a Conservation Management Plan (CMP) for the homestead complex, by then included within an individual heritage overlay.

Lovell Chen was appointed to prepare the CMP and undertook surveys of the site in late 2011 and again in mid and late 2012. The CMP was completed in 2013, and a final, updated version was submitted to the City of Whittlesea in 2018.

Between the time of the first inspection by Lovell Chen and 2011 and the next in mid 2012 the homestead was extensively vandalised and damaged, which impacted upon its condition and integrity. Consequently, the homestead was completely reconstructed in 2020-21 to match, as far as possible, the original design. A concrete well/tank immediately to the north of the homestead was retained with a new gabled roof structure added. Also retained were some mature trees in proximity to the house including a Monterey Cypress and fruit trees. All the outbuildings were demolished.

Meanwhile, the subdivision proceeded and the reconstructed house and associated well and remnant plantings have been retained on a reduced allotment. This originally had frontages to Neumann Road to the south and Smithson Road to the north. However, it has been subdivided into two lots and the reconstructed house, tank and Cypress tree are now contained on the southern lot, known as 15 Neumann Road.

References

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Payne, J.W., *The Plenty: a centenary history of the Whittlesea Shire*, 1975

Public Records Office of Victoria, Title Application file no. 17424
Shire of Darebin Rate Book 1870

Description

The reconstructed Neumann Farmhouse faces south and has a small setback from Neumann Road. It is in the form of a Victorian weatherboard house with a M-hip roof and in layout and detailing is a (mostly) faithful reconstruction of the original farmhouse, which was demolished in 2020.

The building occupies a large allotment (when compared to the surrounding properties). It is situated on the crest of a hill, which originally would have had panoramic views of land to the south, east and west. Most of these views have now been lost due to the recent suburban development.

The CMP prepared by Lovell Chen concluded the original homestead was an evolved structure that showed evidence of several phases of construction (including different windows, verandahs, roof forms, etc.) from the late nineteenth to the early twentieth century. Documentary evidence suggested a c.1870s date for the original house, with additions in the 1910s and 1920s.

This is the reason for unusual details such as the two doors and two windows in the façade, and the skillion section on the east side, which was originally a bathroom, added later. The flat skillion front verandah replicates the verandah as it was, which was probably a later addition or altered. There is another skillion verandah along the east elevation.



South and east elevations of the house, also showing the tank with its gabled cover at rear and cypress in the background. (Source: City of Whittlesea 2022)

Overall, while the form is correct, some of the original details have been lost. For example, the external chimney on the west side originally had a slenderer profile with dog-tooth detailing

instead of the wide, stepped corbel of the new chimney. The profile of the other chimney is also slightly different to the original. Also, one of the front windows had six-over-six panes. The window hood detail on the west side has also been simplified.

At the rear (north) side of the homestead is an early twentieth century concrete tank. The gabled roof structure with weatherboard end walls has been reconstructed. The large Monterey Cypress is one of the early plantings and provides a related setting for the house.

The timber picket fence to the front boundary is not a reconstruction of an original fence but has been chosen to provide a sympathetic setting.

Comparative analysis

The gradual suburbanisation of the southern and central parts of the City of Whittlesea from the late twentieth century until the present day means that very few of the original farmhouses and homesteads retain their original setting. Of the ones that survive, most are now contained on much reduced allotments. Some, such as the houses associated with the c.1850s Westgarthtown settlement in Thomastown, remain in use as houses, while others (for example, the former Hehr's Pine Park farm complex at 286A Epping Road, Wollert) have been adapted for other uses.

The intactness and integrity of these places varies. As a rule, it appears that complexes of predominantly masonry (stone and/or brick) buildings have remained more intact, than those made of timber. The former Neumann Farmhouse is one of several timber farm complexes included in the HO, which have been redeveloped as part of suburban housing estates since the time they were first assessed by the *Whittlesea Heritage Study* in 1990. It compares with:

- Mount View (Graff Farm), at 32W Eminence Boulevard, Doreen has been replaced with an interpretive shelter structure within a public park. Only the brick chimneys of the house, and several mature Peppercorns, remain of the original farm complex.
- The weatherboard homestead formerly at 230 Harvest Home, Wollert. This has been demolished and replaced with an 'interpretive' structure, now situated at 22W Redrock Road.
- Black Braes, 33 Farmstead Way, Mernda. All the outbuildings have been demolished, but the original homestead has been largely retained, with some reconstructed elements, together with one brick domed tank, and is situated within a public park.

The impact of these changes upon the significance of the complexes varies. While Black Braes has lost most of its context, it remains recognisable as a nineteenth century homestead, built in stages on a prominent elevated site and it retains historic and representative value at the local level. While almost all of Mount View has been removed, the mature Peppercorns together with the remaining chimneys enable the history of the site to be understood and it retains historic value at the local level. By comparison, at the interpretive structure at 22W Redrock Road there is no understanding of the original house, or its context and it is no longer considered to satisfy the threshold of local significance.

Neumann Farmhouse falls somewhere between Black Braes and Mount View. While Neumann Farmhouse is a complete reconstruction and (apart from the concrete well) contains no historic built fabric, it enables the historic use of this site to be understood and interpreted, particularly in association with the well, and the remnant mature Cypress, as well as the larger allotment and its elevated location. As well as being an early farm site, it has important associations with

local families including the Neumanns and the Bassetts. Because of this, it is considered to satisfy the threshold of local historic significance.

Statement of significance

What is significant?

Neumann Farmhouse at 15 Neumann Road, Doreen is significant. The contributory features are:

- The reconstructed house to the extent of the external, materials form and detailing that replicates the original farmhouse on the site.
- The concrete tank and its cover.
- The mature Cypress.
- The size of the allotment.

The fencing is not significant.

How is it significant?

Neumann Farmhouse at 15 Neumann Road, Doreen is of local historic significance to the City of Whittlesea.

Why is it significant?

Neumann Farmhouse is historically significant as place that is associated with the settlement and development of small farms in the Doreen area during the mid to late nineteenth century. It is associated with Carl Neumann, who purchased this property in the 1850s and was among the many German migrants who settled in this area, and with the Bassett family, who were locally important landowners and prominent members of the local community. While the house is not original, it has been designed to closely resemble the original farmhouse and this together with the mature Cypress, concrete tank, and the large size of the allotment (when compared to the surrounding suburban blocks) and its siting on one of the highest points in the area enables it to be understood as rare evidence of the pre-suburban farming development of Doreen. (Criterion A).

Statutory recommendations

Retain in HO73 with the following changes to the HO map and schedule:

- As the lot has been subdivided, remove HO73 from 20 Smithson Road.
- In the 'Heritage place' column of the HO schedule, replace the description with:

  Neumann Farmhouse

  The heritage place comprises the house, mature Cypress, and concrete tank.

  15 Neumann Road, Doreen.
- In the 'Tree controls apply' column of the HO schedule, replace 'Mature trees' with 'Mature Cypress'
- In the 'Outbuildings or fences etc.' column of the HO schedule, replace 'Outbuildings' with 'Concrete tank and roof'.

- In the 'Solar Energy System' column of the HO schedule, change Yes to No.

Management recommendations

While the house is not original, it was constructed as an accurate reconstruction of the original farmhouse and, because of this, the form, materiality and detailing to the principal elevations should be retained. This includes:

- The hipped roof, clad in corrugated iron, and the weatherboard walls.
- The corbelled brick chimneys.
- The unusual façade composition with two sash windows and two doors, and the timber sash windows with bracketed hoods in the west wall.
- The skillion verandahs to the front and east side.

Sympathetic additions to the house may be considered having regard to the strategies in Clause 15.03 of the Whittlesea Planning Scheme.

Retain the concrete tank, and its gabled roof cover.

Encourage retention of the Cypress within its normally expected lifespan and in accordance with the relevant strategies in Clause 15.03 of the Whittlesea Planning Scheme.

Further subdivision of the lot is discouraged.

Other images

For additional images, please refer to the Hermes database place record.

Mount View (Graff Farm)

Other names: Graff Farm

32W Eminence Boulevard, Doreen **Heritage Overlay: HO74**





Main image:	Interpretive shelter and Pepper tree (2022)	**Hermes:**	29013
Place type:	Homestead site, trees	**Style:**	Victorian
Creation dates:	c.1900s, c.2010	**Designer:**	Unknown

History

Thematic context

Victoria's Framework of Historic Themes

2. Peopling Victoria's places and landscapes: 2.5 Migrating and making a home, 2.6 Maintaining distinctive cultures, 2.7 Promoting settlement

4. Transforming and managing the land: 4.3 Grazing and raising livestock, 4.4 Farming

City of Whittlesea Thematic Environmental History

2. Settling the land: layers of settlement: 2.2 Selection and freehold land sales, 2.5 Migrating for opportunity.

3. Utilising natural resources: 3.1 Grazing and agriculture, 3.2 Dairying

Place history

The park on the north side of Eminence Boulevard and the surrounding land on the north side of Cooke's Road once formed part of the 100-acre farm established by John (Johann) Graff. Graff had purchased the land during the 1860s, and moved there from Thomastown, where his family had settled on arrival from Germany, in 1850.

Graff and his family arrived in Australia in 1850 aboard the *Pribislar*, the ship which brought out many German settlers, one of whom was Carl Neumann who established his own farm just to the west of this property.

Graff and Neumann's farms formed part of the Egglestone Estate, an unsuccessful 1850s speculative subdivision by Henry and John Cooke. The Cookes divided the eastern portion of their land into small farms of ten to twenty acres served by an eponymous internal access road (Cooke's Road). Thirty acres at the western end was reserved for a flour and saw mill and four acres for a school. The remainder was subdivided into residential blocks.

Graff, twice married, had about ten children, although some died in infancy. Several were raised at Doreen. The property, which was named 'Mount View Farm' was used for dairying and by the early twentieth century comprised a complex of buildings including a timber cottage with attic rooms (see below), and timber and corrugated iron clad outbuildings including an unusual two-storey barn with a *lucarne* (or dormer window), which was said to reminiscent of the two storey stone barns constructed by German settlers at Thomastown.



An early view of the cottage. Note the small window in the gable end (Source: City of Whittlesea)

Following Graff's death in 1901, his daughters Martha and Sarah took over the farm, assisted by their brother Herman. A notice for a clearing sale held in 1913 described it as a 'splendid farm, 100 acres suitable for dairying or mixed farming, for which the District is celebrated'. The improvements included a six-roomed weatherboard house, extensive outbuildings including a barn and stables, wagon and implements sheds, milking shed, engine house, storeroom, smoke house, pig pens. There were two large brick cemented underground tanks (*Age*, 3 May 1913, p.3).

During the 1920s, Herman married a neighbour, Mabel Hicks and moved to a house in Plenty Road, next to St Joseph's Catholic Church. Mount View Farm was continued by Martha and Sarah and in the late twentieth century it was owned and occupied by Nancy Johnson, Martha's daughter.

By the early twenty-first century, the landholding had been reduced significantly and in 2009 a planning permit was issued for the subdivision of the remaining land containing the homestead complex.

The cottage (except for parts of the chimneys) and the remaining outbuildings were demolished and a small amount of land surrounding the site of the cottage was retained as a public park

within the subdivision facing Eminence Boulevard. This contained several mature trees including a large Eucalypt, and several Peppercorns and fruit trees. The mature trees were retained and a gabled shelter structure, which incorporates the remains of the chimney and interprets the form of the original cottage was constructed along with an interpretive sign outlining the history of the site.

References

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Payne, J.W., *The quiet hills – a history of Doreen*, 1983

Description

The site of Mount View (Graff Farm) is contained within the reserve on the north side of Eminence Boulevard, between Westbourne Drive and Pereira Court.

Like the former Neumann Farmhouse to the west, the site of Mount View is situated on the crest of a hill, which originally would have had panoramic views of land to the south, east and west. Most of these views have now been lost due to the recent suburban development.

The reserve now contains two shelter structures, built on the site of the original cottage, and several mature trees that were associated with the surrounding garden and homestead enclosure.

The shelter structures are metal framed with gabled roof profiles and open walls and are intended to represent the original form of the cottage and a small meat store building. The cottage shelter retains remnants of two of the original brick chimneys, and bricks from the third chimney have been used to create an outline of the original cottage walls. The smaller structure contains an interpretive sign.



View of the smaller shelter structure, with the larger structure and one of the Pepper trees in the background. (Source: City of Whittlesea 2022)

A former concrete-lined brick well has been filled in and planted as a garden bed.

The trees include five mature Peppers (*Schinus molle*), some remnant fruit trees (Plum, pear, mulberry, and apple) and two large eucalypts. The Peppers are likely to between 70-100 years old.

Comparative analysis

The gradual suburbanisation of the southern and central parts of the City of Whittlesea from the late twentieth century until the present day means that very few of the original farmhouses and homesteads retain their original setting. Of the ones that survive, most are now contained on much reduced allotments. Some, such as the houses associated with the c.1850s Westgarthtown settlement in Thomastown, remain in use as houses, while others (for example, the former Hehr's Pine Park farm complex at 286A Epping Road, Wollert) have been adapted for other uses.

The intactness and integrity of these places varies. As a rule, it appears that complexes of predominantly masonry (stone and/or brick) buildings have remained more intact, than those made of timber. Mount View is one of several timber farm complexes included in the HO, which have been redeveloped as part of suburban housing estates since the time they were first assessed by the *Whittlesea Heritage Study* in 1990. It compares with:

- Neumann Farmhouse, 15 Neumann Road, Doreen. The original house has been demolished and replaced by a new building that closely resembles the original. Other surviving features include one mature Cypress and a concrete tank with a gabled roof cover.
- The weatherboard homestead formerly at 230 Harvest Home, Wollert. This has been demolished and replaced with an 'interpretive' structure, now situated at 22W Redrock Road.
- Black Braes, 33 Farmstead Way, Mernda. All the outbuildings have been demolished, but the original homestead has been largely retained, with some reconstructed elements, together with one brick domed tank, and is situated within a public park.

The impact of these changes upon the significance of the complexes varies. While Black Braes has lost most of its context, it remains recognisable as a nineteenth century homestead, built in stages on a prominent elevated site and it retains historic and representative value at the local level. While Neumann Farmhouse is a complete reconstruction and (apart from the concrete well) contains no historic built fabric, it enables the historic use of this site to be understood and interpreted, particularly in association with the well, and the remnant mature Cypress, as well as the larger allotment and its elevated location. As well as being an early farm site, it has important associations with local families including the Neumanns and the Bassetts. Because of this, it is considered to satisfy the threshold of local historic significance. By comparison, at the interpretive structure at 22W Redrock Road there is no understanding of the original house, or its context and it is no longer considered to satisfy the threshold of local significance.

Mount View falls somewhere between Neumann Farmhouse and 22W Redrock Road. While the original buildings have been almost completely lost, the interpretive structures, which retain some of the original fabric in the form of the brick chimneys, as well as the mature Pepper trees together with the larger allotment and elevated location enable the historic use of this site to be understood and interpreted. Because of this, it is considered to satisfy the threshold of local significance.

Statement of significance

What is significant?

Mount View (Graff Farm) at 32W Eminence Boulevard, Doreen is significant. The contributory features are:

- The remnant brick chimneys forming part of the shelter structure.
- The infilled well.
- The five mature Pepper (*Schinus molle*) trees.
- The size of the allotment.

The shelter structures, signage, bins, and park furniture are not significant.

How is it significant?

Mount View (Graff Farm) at 32W Eminence Boulevard, Doreen is of local historic significance to the City of Whittlesea.

Why is it significant?

Mount View (Graff Farm) is historically significant as place that is associated with the settlement and development of small farms in the Doreen area during the mid to late nineteenth century. It is associated with Johann Graff, who purchased this property in the 1850s and was among the many German migrants who settled in this area and remained in the ownership of the Graff family until well into the twentieth century. While the farm complex has been demolished, the remnant chimneys, infilled well mature Pepper and remnant fruit trees and its siting on one of the highest points in the area enables it to be understood as rare evidence of the pre-suburban farming development of Doreen. (Criterion A)

Statutory recommendations

Retain in HO74 with the following changes to the HO schedule:

- In the 'Heritage place' column, replace the description with:

  Mount View (Graff Farm)

  The heritage place comprises the remnant brick chimneys, mature Pepper trees, and infilled well.

  32W Eminence Boulevard, Doreen.

- In the 'Solar Energy System' column, change Yes to No.

Other images

For additional images, please refer to the Hermes database place record.

Breadalbane

Other names: Robertson Farm

170-172 Fifth Avenue, Eden Park Heritage Overlay: HO5





Main image:	Gould (1990)	**Hermes:**	29575
Place type:	Homestead	**Style:**	Victorian
Creation dates:	c.1860	**Designer:**	Unknown

History

Thematic context

Victoria's Framework of Historic Themes

2. Peopling Victoria's places and landscapes: 2.5 Migrating and making a home, 2.7 Promoting settlement

4. Transforming and managing the land: 4.3 Grazing and raising livestock

City of Whittlesea Thematic Environmental History

2. Settling the land: layers of settlement: 2.2 Selection and freehold land sales, 2.5 Migrating for opportunity.

3. Utilising natural resources: 3.1 Grazing and agriculture, 3.2 Dairying

Place history

Breadalbane was built by Ewen Robertson, who was born in Perthshire, Scotland in 1816 and arrived in Australia aboard the David Clark in 1839.

After two years as a shepherd, he farmed at Beveridge for five years and subsequently moved to Epping for a similar period. In 1843 he married a fellow shipmate, Miss Janet McNab.

In 1854 Robertson purchased 1000 acres at Eden Park and soon commenced to build Breadalbane. He completed his twelve-roomed homestead in 1865, using bricks made from clay quarried on the property. The finger prints of his children, who assisted him to make the

bricks, are still evident today. The original shingles remain, although now concealed from view by corrugated iron.

Ewen Robertson died in 1888 and in 1890 all but twenty acres surrounding the homestead were sold to the Burwood Land, Building and Investment Co., the developers of the Eden Park Estate. Under an ambitious but unsuccessful speculation just prior to the 1890s depression, 1324 lots varying from one to twelve acres were placed on the market, including much of Robertson's land. A real estate brochure claimed:

Here the strained nerves and overtaxed brain, results of the high pressure rate at which we live and work in the present age, will find the rest and change which they need.

Sheltered from all obnoxious and injurious winds by the lofty heights of the Plenty Ranges, and possessed of pure air and natural drainage, Eden Park enjoys such salubrity as is unknown in the crowded, lowlying and unwholesome streets of the city and its immediate suburbs.

Breadalbane homestead remained in the hands of Ewen Robertson's daughter, Elizabeth, until 1933 when it was sold to Guthrie Grant.

References

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Payne, J.W., *The Plenty: a centenary history of the Whittlesea Shire*, 1975

Wuchatsch, R.N. and Waghorn, J.F., *Historic buildings of the Whittlesea Shire*, Melbourne, 1985, No.21

Description

Breadalbane is situated on the east side of Fifth Avenue at Eden Park. Situated on the crest of a hill, the homestead faces east and has an expansive view toward the Kinglake Ranges.

Breadalbane is a substantial late Victorian brick homestead, which comprises the main residence and a long service wing to the rear. It is constructed of brick, reputedly hand-made on the property by the Robertson family, and a distinctive feature is the use of dark headers on the principal elevation, at approximate intervals of every fifth course. The roof is clad in corrugated iron, which is said to be laid over the original timber shingles (Gould, 1990).

Breadalbane has a classic homestead form with a steeply pitched M-hip roof and a separate deep, low-slung concave verandah supported by stop-chamfer timber posts, which returns on all sides (the section to the rear has been enclosed). The façade is symmetrical with a central door with narrow sidelights and an arched fanlight with margin glazing, flanked by widely spaced six-over-six pane timber sash windows with stone cills. The same windows are regularly spaced along the side elevations. The symmetry is enhanced by the brick chimneys, which have corbelled tops.

The rear service wing has a hipped roof with an almost contiguous concave verandah supported by stop-chamfer timber posts on all sides. It is one room deep and the rooms all face toward and are accessed from the south verandah, which has a stone-paved floor and is in line with the main hall of the residence. Each roof has a six-over-six timber sash window and panelled timber door facing the south verandah. The north wall is blank. There are three brick chimneys – two square corbelled chimneys at either end, and one in the middle with an unusual squat form with an almost pyramidal top surmounted by a dark ceramic pot.

Breadalbane has good integrity. There is an addition at the southwest corner of the main homestead, which is in a 'homestead' style with a hipped roof and separate verandah.

The other buildings on the property all date from the mid to late twentieth century and include a second residence to the east of the main homestead, and several corrugated iron or metal clad outbuildings include a c.1950s shearing shed (north of the entrance driveway), and a large machinery/storage shed immediately to the west of the homestead (which has rendered lower walls with brick detailing). There are several mature *Pinus radiata* along the Fifth Avenue frontage and the entrance driveway.

Comparative analysis

Farming was an important theme in the historic development of the City of Whittlesea from early post-contact settlement through to the early post-World War Two period. This theme is represented by a range of complexes comprising homesteads and associated outbuildings such as dairies, barns, and stables and features such as dry stone walls enclosing paddocks and farmyards and defining property boundaries. Some larger complexes include worker's accommodation either integrated into another building or provided separately.

Early farm buildings and structures were often built using locally sourced stone. From the late nineteenth and early twentieth centuries onwards timber framed, and corrugated iron-clad or brick outbuildings became more common. Some are built of composite materials and have been built in stages over time.

The integrity of farm complexes in the City of Whittlesea has been impacted by on-going suburban development, as well as the cessation of farming and dairying by the 1970s, which made the buildings redundant.

At some places all the original complex survives, while at others only some buildings remain. For example, at HO81 (former Koch and Unmack farm at Wollert) the homestead has been demolished and only one outbuilding survives, while at several others only the homestead remains. Many complexes are now contained on much-reduced allotments within suburban housing estates and have lost their original rural context.

The homestead at Breadalbane is a representative example of a pastoral homestead comprising a main residence with rear service wings on either side of a central courtyard. This planning is also demonstrated at Braemore, 1700 Merriang Road, Beveridge (HO1). Another comparison is the homestead at Mayfield, 1410 Plenty Road, Mernda (HO19). According to Gould (1990):

Like Mayfield it is constructed of brick, but this building is much more sophisticated. The plan form of the house is a standard four rooms with rear service wing and verandah on three sides. Unlike the old fashioned lineal external communication of Mayfield this house has a major hall in the front portion, and although the kitchen is external reached via a direct verandah in line with the hall. This is a typical middle pattern in homestead planning somewhere between the freestanding kitchen of the early complexes and the incorporated kitchen with internal access as seen at Mornmoot Stud c.1920.

The brickwork is also distinctive. Dark headers have been introduced on the principal elevation every fifth course, though not at even spacings to produce decorative effect. According to Gould (1990):

This design can also be seen at Shillinglaws Cottage in Eltham (1859 with later additions) where it is applied to every course rather than in bands. There are few examples of this type of

brick construction in Victoria and no others known which directly relate to the banded use of spaced decorative headers in Victoria.

Statement of significance

What is significant?

Breadalbane, the homestead built c.1860, at 170-172 Fifth Avenue, Eden Park is significant. The mature Pines (*Pinus radiata*) also contribute to the significance of the place.

Alterations and additions to the homestead and other buildings on the property are not significant.

How is it significant?

Breadalbane is of local historic, representative, and aesthetic significance to the City of Whittlesea.

Why is it significant?

Breadalbane is of historic significance as a c.1860s homestead. It is associated with the early farming settlement and development of the Eden Park and Whittlesea districts after the first land sales of the 1850s. (Criterion A)

Breadalbane is significant as a representative example of a nineteenth century rural homestead with characteristic layout, form, and detailing including a steeply pitched hip roof and a deep, concave return verandah with no decoration, and early materials and details including timber shingles (under the corrugated iron), the six-over-six pane windows and hand-made bricks. It is notable for the clearly expressed service wing, with rooms that originally were accessed only by the external verandah along the south side that connected with the central hallway of the main residence. The use of dark header bricks is an early example of bi-chromatic brick patterning and is one of the few known examples of spaced, banded decorative headers in Victoria. (Criterion D)

Breadalbane is of aesthetic significance as a fine example of an archetypal Victorian brick homestead with a prominent hipped roof with several chimneys, deep sheltering low-slung verandah that returns on all sides. The aesthetic qualities are enhanced by the multi-pane windows, front door with arched fanlight, the patterning to the principal elevations created by regularly spaced dark header bricks, and the related setting created by the mature pines. (Criterion E)

Statutory recommendations

Retain in HO5 with the following changes to the HO schedule:

- In the 'Heritage place' column, replace the description with:

  Breadalbane

  The heritage place comprises the c.1860 brick homestead and the mature Pine (Pinus sp.) trees.

  170-172 Fifth Avenue, Eden Park.

- In the 'Tree controls apply' column, change 'Yes' to 'Yes, mature Pines (Pinus sp.) only'.

Other images

For additional images, please refer to the Hermes database place record.

Mayfield, Bridge Inn (1841), Thomas Mill & the Miller's Cottage

Other names: Thomas Farm

1410 Plenty Road, 640 Bridge Inn Road & Plenty Gorge State Park, Mernda	Heritage Overlay: HO19 (Mayfield), HO12 (Bridge Inn (1984), Thomas Mill & the Miller's Cottage)





Main images:	Homestead and dairy (1990)	**Hermes:**	28897
Place type:	Homestead complex, Flour mill	**Style:**	Victorian
Creation dates:	c.1840 to c.1900	**Designer:**	Unknown

History

Thematic context

Victoria's Framework of Historic Themes

2. Peopling Victoria's places and landscapes: 2.5 Migrating and making a home, 2.6 Maintaining distinctive cultures, 2.7 Promoting settlement

4. Transforming and managing the land: 4.3 Grazing and raising livestock, 4.4 Farming

City of Whittlesea Thematic Environmental History

2. Settling the land: layers of settlement: 2.2 Selection and freehold land sales, 2.5 Migrating for opportunity.

3. Utilising natural resources: 3.1 Grazing and agriculture, 3.2 Dairying, 3.4 Water

Place history

Mayfield and Bridge Inn (1841)

Mayfield farm is situated on part of Portion 19 in the Parish of Mernda. Portion 19 was bounded on the north by what is now Bridge Inn Road and on the east by the Plenty River. The winding route of what is now Plenty Road cut through the middle of the Portion.

Portion 19 was part of the land occupied from the late 1830s by James and Edward Willis. The Willis brothers arrived in Williamstown via ship from Tasmania in April 1837 and drove their 659 head of sheep along the northern bank of the Yarra, then north along the Plenty River. They established themselves as squatters in the Morang/Mernda area, and they named their farm 'Wanstead' after their family farm back in Tasmania (Negus Cleary et al 2017:55).

In 1840, when the government offered the land in the Morang/Mernda district the Willis brothers were advised that they would have to vacate. Lot 11 of Portion 19 Parish of Morang comprising 842 acres was purchased by Arthur Sergeantson and on 30 September 1840, Sergeantson sold the northern portion comprising 411 acres of Section 19 to William Willis (Morang Parish Plan, Negus Cleary et al 2017:55). Shortly thereafter a newspaper advertisement notified the grant of a licence to Lewis Willis to run the Bridge Inn on the River Plenty (*The Port Phillip Herald* 23 April 1841, p.2). The inn, which was situated on the west side of the river, to the south of the alignment of the present Bridge Inn Road was originally described as "a wattle and daub house that was doing duty as the Bridge Inn, although there was no bridge near the place" (*The Advertiser* 11 November 1927, p.3).

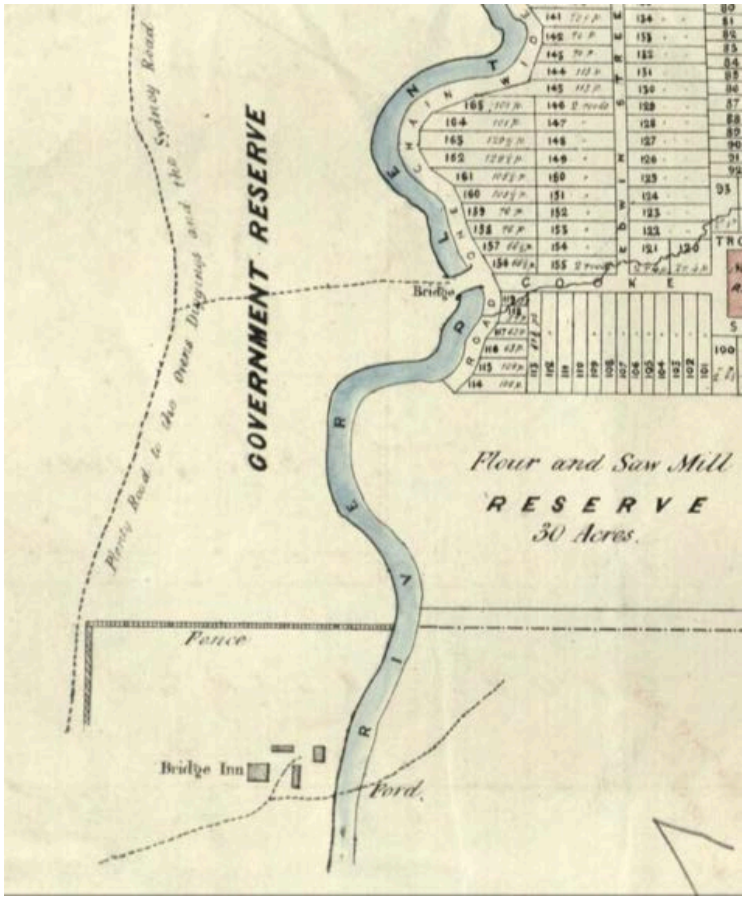


Figure 2: Extract of Egglestone Estate Plan, c.1850s showing the original location of the Bridge Inn. The fence to the north of the Inn indicates the approximate alignment of Bridge Inn Road. (Source: as reproduced in Negus Cleary et al, 2017:56).

In 1851 the Bridge Inn along with 400 acres of land was purchased by Moses and Janet Thomas and in April of that year the Thomas family moved into the old Bridge Inn, which they extended and remodelled (Negus Cleary et al 2017:63). Other early improvements included a flour mill, built of bluestone on the west bank of the Plenty River to the south of the Inn, which was completed by 1855 (see below) (Gould 1990).

The Thomas' named the property 'Marsh Farm'. About a year later they acquired the land that included the future site of 'Mayfield' (Tucker et al 2016:23).

The stone for the mill, and other buildings built at Mayfield and elsewhere in the district (such as the Mayfield Presbyterian Church, opened in 1861) was obtained from a quarry established by Moses Thomas on the west bank of the river (Negus Cleary et al 2017:57-8). The establishment of the mill and quarry perhaps was the reason for the creation of Berry Lane, a bluestone-pitched road running east-west from Plenty Road to the Plenty River.

According to some historical accounts Moses Thomas built a new Bridge Inn on the east side of Plenty Road on the site now occupied by Mayfield Farm around the mid-1850s. The Inn remained there until it was moved to the present site at the southwest corner of Plenty and Bridge Inn roads around 1860 and certainly by 1869 when it appears in a geological survey map of the area (Gould 1990).

It is believed the homestead and some of the outbuildings at Mayfield were built around the time of the relocation of the Bridge Inn Hotel or soon after. When Janet Thomas died in July 1861 a funeral notice placed on behalf of Moses advised mourners the funeral would move from 'his residence, Mayfield, Morang' (*The Argus*, 26 July 1861, p.8).

When Moses died at the age of 53 in 1878 the improvements to the farm described in his probate records included a nine-room dwelling built of brick with a shingle roof, and a detached kitchen and bedroom. The latter was described as 'of wood out of repair'. Other buildings on the property were a brick store and bakery containing four rooms, dairy, four stalled stable, and a stone flour mill with slate roof 'containing three flats'. The mill was described as having 'not been worked for the last ten years' (PROV).

Moses left behind his second wife Ann (nee McLean) who he had married in 1862 and 10 children, the youngest of whom died of diphtheria shortly after his father.

Moses Thomas played an important role in the development of the Morang/Mernda district and surrounding area. He was one of several civic-minded early citizens who contributed to the development of the district and ensured it had the necessary facilities to build a community. In 1853 he was among a group of local 'subscribers' who formed a committee and agreed to meet the cost of setting up a National School. Thomas was elected chairman and donated two acres of land for the school, which opened in 1853. Thomas continued as chairman and then from 1873 to his death in 1878 served as chairman of the District Board of Advice. In 1860 he donated land for, and designed, the Presbyterian Church, which opened in March 1861. Thomas was an engineer and building contractor and the church was among several buildings that Thomas designed and/or built in the area. In 1865 he was appointed Engineer, clerk and collector of the Morang Road Board and is credited with the design of the bluestone bridge on the Bridge Inn Road over the Plenty River, built in 1868. He also served for a short time as a Whittlesea Shire councillor just prior to his death in 1878.

Mayfield was left to his wife and in 1899 it was sold, along with 'Marsh Farm' to one of their children, Moses Thomas Junior (*Age*, 20 April 1899, p.4). Ann, however, continued to live at Mayfield, where she died in 1921 at the age of 81. She was remembered for her 'hospitality and kindly help to those she thought deserving' and for over 60 years was a member and supporter of the Mayfield Presbyterian Church (*Eltham and Whittlesea Shires Advertiser and Diamond Valley Advocate*, 11 March 1921, p.3).

At its peak up to 200 cows were milked daily at Mayfield and the cream was used to produce butter in the dairy (also known as the 'butter factory'), which was sent to Melbourne in half ton lots (Gould 1990).

Mayfield remained in Thomas family ownership until 1957, when it was purchased by the Petersen family, who carried on dairy farming. They remained owners until the property was acquired for redevelopment in the early twentieth-first century. The farm complex had lain vacant and unused for several years when, in 2019, the homestead was significantly damaged by fire.

In 2023, the homestead complex remains vacant, while the surrounding land is being developed as part of the Mernda Town Centre. This has included the construction of a new road (Flourmill Drive) in place of Berry Lane.

Thomas Mill and the Miller's cottage

Moses Thomas established a water driven flour mill on the west bank of the Plenty River, which was completed in 1855. However, the viability of the mill (like others along the Plenty) was greatly affected by the reduction in river flows due to the construction of the Yan Yean Reservoir (1853-57) and disputes with other mill operators and it eventually closed around 1863.

The project commenced in 1852 when Thomas had levels taken and in 1854, he commenced to sink foundations. He was forced to abandon his first site, however, when the line of the pipe track from the Yan Yean Reservoir isolated his proposed mill site from Plenty Road (*Argus*, 5 August 1868, p.4; Gould 1990).

Thomas finally completed his mill in 1855, this time to the north of the pipe track. It was a two-storey bluestone building, which cost £6,000. The capacity was said to be three tons per hour. John Pratt was employed as miller and lived in a separate residence on site. It is possible that Thomas was responsible for the design and construction, given his skill as a stonemason.



Figure 1: Calvert, S. (1878). REPAIRING THE YAN YEAN AQUEDUCT [picture]. Melbourne: Ebenezer and David Syme Calvert (with annotation) This 1878 image shows the Thomas Mill in the background indicated by arrow (Source: State Library of Victoria collection with annotation)

The mill was initially steam powered, the fall at the second site being insufficient to generate enough power by water. It was Thomas' intention, when financially able, to erect a turbine wheel and draw water from the Yan Yean main, steam power being more expensive (Gould 1990).

In 1857 the Carome Mill downstream was rebuilt and reopened, having lain idle for several years. The Carome Mill had first been established in about 1841 by Arthur Sergeantson. Finding it impossible to compete with steam against the better sited water powered Carome Mill, and unable to obtain approval to tap the Yan Yean main, Thomas decided in 1857 to erect a dam to elevate the water level to his mill wheel. Water from this dam was sufficient to operate the mill satisfactorily if water from the river was not diverted into the Yan Yean reservoir. At this time, he installed a 24ft diameter cast iron wheel with an axle one foot in diameter and weighing 25 tons at a cost of over £1,000.

In February 1859 however, Willis and Hardesty, who had purchased the Carome Mill in 1857, sued Thomas for preventing the flow of water overnight and the Supreme Court ruled that the waterflow could not be interfered with when the mill was not operating (Gould 1990).

In May 1859, when Thomas' motive power was greatly affected by the diversion of water to the Yan Yean Reservoir, he applied for use of the scour pipe as compensation. His application being unsuccessful, he was compelled to temporarily cease milling in October 1859 (Gould 1990).

Considerable correspondence followed between Thomas and the water supply authorities. In the meantime, Thomas struggled on, milling at less than half capacity, until late 1863, when a heavy flood destroyed the dam. Unwilling to rebuild the dam without a guarantee of Yan Yean water from the Commissioners of Sewerage and Water Supply, the mill closed for the last time (Gould 1990). The mill site was again hit by floods in 1878, which destroyed the Yan Yean aqueduct and probably impacted upon some of the remaining water diversion features that Thomas had constructed (Tucker et al, 2015:30).

Most of the machinery from the mill was soon purchased by the Yarra Falls Milling Co. in 1888. During the Second World War, the massive cast iron wheel was sold for scrap (Gould 1990).

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Description

Mayfield and Thomas Mill were not inspected. The following descriptions are based on those in Gould (1990), Biosis (2008) and Tucker et al (2016), and using aerial imagery in Nearmap, which shows the fire damage to the homestead.

Mayfield

The farm complex at Mayfield comprises the homestead and outbuildings built predominantly during the late 1850s and early 1860s. It is situated on the crest of a low hill on the east side of Plenty Road.

The homestead is constructed of handmade bricks and was built in stages. In 2019, the building was significantly damaged by a fire, and this has resulted in the loss of much of the roof, part of the verandah (southwest corner) and other fabric. The remaining structure comprises the walls of what is believed to be the original cottage of four rooms and the rear wings. Prior to the fire, the original cottage had a hipped roof with a 'broken back' profile that extended to form the return verandah, which was supported by timber, with Federation/Edwardian style timber brackets. The front wall is rendered and lined in imitation of Ashlar masonry, and the north wall is face brick. The windows are timber sash, some with two panes, and there is evidence that wooden shutters were fitted to the windows, as there are hinges on the outer sides. Rendered chimneys with cornices appear to survive.

Attached to each side at the rear are later wings of roughly equal size forming a 'U' shape around a central courtyard, which appears to contain two wells or tanks. The north wing includes the kitchen, originally built as a freestanding building, and joined to the house later. This is constructed of brick. The southern wing has a timber slat outer wall and brick northern wall. Access between the hall of the original cottage and the separate rooms of the side wings is via the "U" shaped rear verandah.

The outbuildings include:

- The laundry. Situated to the east of the homestead, this is a small brick building with a hipped iron roof. It is believed to date from the 1940s.
- The stables. Situated to the north of the homestead, the timber framed building, 'L' shape in plan, has weatherboard walls, a gabled iron roof, sawn hardwood framing, wooden-sided horse stalls and a bluestone cobbled floor. There is also an access ladder to a roof loft.
- The milking shed. Situated to the north of the stables, this is a timber framed building, which is 'T' shaped in plan with a long north-south section and a shorter arm extending to the west. The east side of the long section is open and is supported by bush poles and the floor is paved with handmade bricks. The gabled roof is clad in corrugated iron and some corrugated sheeting makes up the internal walls (the iron stamped with the Lysaght brand). The end walls are made from timber planks or slats.
- The dairy/butter room. Situated at the front of the site adjacent to Plenty Road, this is constructed of coursed, bluestone rubble and has a pyramidal hipped roof. There are two rectangular window openings in the south wall, covered over, but with remnants of the original timber sash windows. The door is in the east elevation. Internally, the walls are plastered white and there are timber benches and floors. A hatch/door in the floor provides access to the tank/cistern lined with brick or stone and there is a central wooden pole, possibly a mounting for the mechanical cream separator.

According to Gould (1990):

A member of the Masonic Lodge, Thomas' timber milking sheds are said to resemble the Tau's square on the Worshipful Masters Badge and the charming bluestone butter factory standing by the front gate on the Plenty Road a model of the perfect Ashlar. Three trees of Lebanon, symbols of an allied Masonic Degree, are said to have been planted by Thomas nearby.

Another early structure is the red brick-lined well/tank with a timber-framed corrugated iron gabled roof with weatherboard end walls to the south of the milking shed. It is unclear whether other features described in the 2008 report such as a short section of dry stone wall near the milking shed a bluestone lined dam to the east and timber chicken coops have survived.

The homestead and outbuildings are surrounded by a mix of native and exotic trees that provide a related setting. The 'trees of Lebanon' described by Gould have not survived.

Originally, to the south of the homestead complex a bluestone-pitched road known as Berry Lane led in a straight line from Plenty Road to the Thomas Mill beside the Plenty River. Alongside was an early Hawthorn hedge. The road and hedge, and a small timber bridge, in the section between Plenty Road and the Mernda Railway Line appear to have been destroyed by recent roadworks as part of the ongoing development of the Mernda Town Centre. The section east of the Mernda Railway appears to survive in part.

Bridge Inn (1841)

The archaeological remains of the Bridge Inn are located on the west side of the Plenty River, about 220m south of Bridge Inn Road, as shown in Figure 2. An archaeological investigation carried out c.2016 revealed the remains of a single, substantial timber building, with at least three fireplaces and/or chimneys. The building was 15x10 m in size, and it was oriented with is longer axis running east–west. The fireplace/chimney remains, and bluestone-cobbled paving clearly delineated the exterior of the timber-frame building, with many handmade nails excavated from the sides and edges of the cobbling (Negus Clearly et al, p.60).



One of the fireplaces showing the large bluestone and brick paved hearth and flooring (Source: Negus Clearly et al p.60).

Preliminary analysis of the assemblages and features identified by the investigation suggests that the area represents the main building of the Bridge Inn, given its substantial size. The building was larger and more intact than expected and it appears to have been extended and remodelled by Moses Thomas during the 1850s. The artefact assemblage represents the expected range of activities undertaken in a rural inn run by a farming family, including items such as tableware, serving dishes, glassware, beverage, and alcohol bottles, teaware, utensils,

butchered animal bones, children's toys, ladies' jewellery, farming equipment and implements including horseshoes, fencing wire and bullet casings (Negus Clearly et al, p.61-63).

Thomas Mill and The Miller's Cottage

The remnants of Thomas Mill are situated on the west bank of the Plenty River generally between the alignment of Berry Lane (now Flourmill Drive) and where the Yan Yean pipe track crosses the Plenty River. As shown in Figure 2, they are contained in two groups:

- The first group between Berry Lane and the Plenty River comprises the remnants of the weir, quarry, and associated wall (HF005, HF006 and HF007).
- The second group just to the north of the Yan Yean pipe track comprises the water race and gate, site of the mill and mill cottage, and the mill wheel remnants (HF008, HF008, HF010, HF012, HF013), and Berry Lane (HF004).

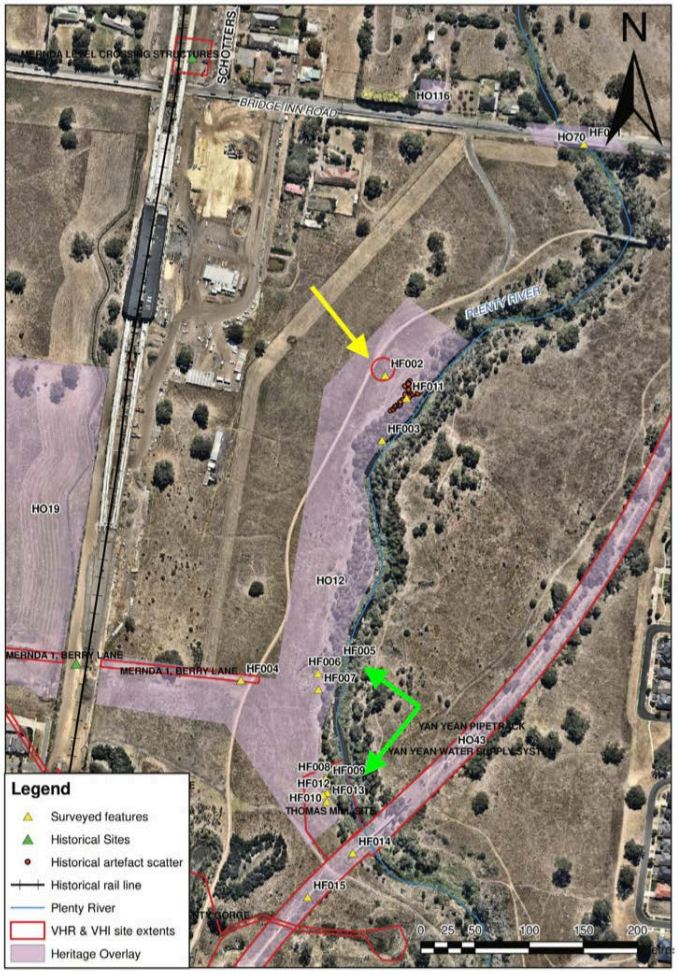


Figure 3: Old Bridge survey results map (M. Negus Cleary)

Figure 2: Locations of heritage features associated with the Bridge Inn (yellow arrow) and Thomas Mill (green arrows). (Source: Map prepared by M. Negus Cleary et al p.57, with annotations)

The weir built across the river comprises a dressed bluestone wall of mortared rectangular blocks, which is lower in the centre and higher at the sides. The quarry is a semi-circular area cut out of the high basalt riverbank. Within the quarry is a wall of dressed bluestone blocks laid to form a corner, which is half-buried (Negus Cleary et al, 2017:58).



View of the weir c.1990 (Source: Gould 1990).

The water channel is cut into the bluestone of the western bank of the river. It has a water gate of dressed bluestone.

The remnants of the mill wheel include a cast iron axle flanked by bluestone walls set into the western riverbank.



View of the mill wheel structure including the axle from Gould (1990) at left and c.2017 at right

According to Gould (1990):

Some idea of the scale of the installation can be gauged from the height of the race. This is located almost on the plain some several metres above the present Plenty River water level. In order for the race to feed the Mill the water had to feed by gravity into the race. The dam wall across the river therefore had to be as high as the race. This must have produced an enormous body of water. Such a substantial dam required a considerable flow to produce a reliable energy supply.

In 2015 an archaeological investigation was carried out. This revealed the footings of the mill cottage and associated features and partially revealed the footings of the mill. The mill cottage remains were described as follows:

The flourmill cottage was a rectangular structure with bluestone foundations with no internal room divisions and a hearth at the southern end. The main point of entry was in the middle of the wall facing the river where there a verandah comprising hand-made brick. The building measured 7.5 x3 metres in size and was orientated north to south. At the southern end of the building was the remains of a collapsed fireplace and hearth ... The chimney appears to have been constructed of brick with a bluestone base and hearth. The chimney base was positioned on the outside of the building … and the hearth extended into the room. None of the bricks were in situ and many were highly degraded.

The foundations of the building were made of roughly dressed quarried bluestone with packed rubble in the crevices … Only a single course of stone remained and the demolition rubble that was removed during the course of the excavation was insufficient for a complete built structure. This may potentially indicate the removal off site of usable building materials, or the impact of flood events.

(Source: Tucker et al, 2016:37).

Only a small component of the foundations of the mill was uncovered during the investigation. This revealed a narrow bluestone foundation, possibly rectangular in shape containing a dark ashy deposit. The bluestone had been roughly shaped and was small with rubble filling and of a similar construction to the cottage. This was interpreted as a base for the boiler. During surface and overburden clearance a small and fragmented assemblage of artefacts was identified that reflected a secondary use of the areas as a nineteenth and twentieth century rubbish dump. In addition, many artefacts were found dumped in the wheel bed of the mill immediately adjacent to the excavation area having been thrown over the edge of the escarpment and caught in the channel below, which seems to confirm the use of mill building as a rubbish dump after the cessation of flourmill operations (Tucker et al 2016:41-42).

Comparative analysis

Mayfield

Farming was an important theme in the historic development of the City of Whittlesea from early post-contact settlement through to the early post-World War Two period. This theme is represented by a range of complexes comprising homesteads and associated outbuildings such as dairies, barns, and stables and features such as dry stone walls enclosing paddocks and farmyards and defining property boundaries. Some larger complexes include worker's accommodation either integrated into another building or provided separately.

Early farm buildings and structures were often built using locally sourced stone. From the late nineteenth and early twentieth centuries onwards timber framed, and corrugated iron-clad or

brick outbuildings became more common. Some are built of composite materials and have been built in stages over time.

The integrity of farm complexes in the City of Whittlesea has been impacted by on-going suburban development, as well as the cessation of farming and dairying by the 1970s, which made the buildings redundant.

At some places all the original complex survives, while at others only some buildings remain. For example, at HO81 (former Koch and Unmack farm at Wollert) the homestead has been demolished and only one outbuilding survives, while at several others only the homestead remains. Many complexes are now contained on much-reduced allotments within suburban housing estates and have lost their original rural context.

Common characteristics of nineteenth century farm complexes include:

- Early (c.1860s-c.1880s) basalt/stone or brick houses, some with associated mature exotic trees as evidence of gardens.
- A mix of basalt/stone (c.1860s-c.1880s) or corrugated iron clad (c.1900s-c.1920s) dairies, underground tanks or wells, milking sheds and barn/stables, often with related dry stone walls enclosing associated yards or paddock enclosures and associated stone paved yards and lanes.
- Dry stone walls or fences.

Mayfield is notable as a nineteenth century dairy farm complex in the City of Whittlesea. It compares with:

- HO10 (VHR H950) Wuchatsch's Farm. c.1850s bluestone attic storey bluestone homestead, and bluestone milking shed, barn and dairy, underground (u/g) stone tank, and dry stone walls enclosing the farmyards.
- HO17 Carome. c.1860s bluestone homestead and interwar brick dairy. Notable for rare early (c.1850s) milking shed with unsawn timber frame, now clad in corrugated iron (CGI).
- HO39 Ivy Bank (Schultz Farm). c.1850-80s bluestone house (built in stages), two barns, a milking shed, piggery ruins and u/g tanks. It is notable for the early barn, which is a rare example of mud and lathe construction, and the former milking shed, which has unusual walls of dry stone construction and original floor paving.
- HO40 Pine Park (Hehr Farm). c.1870s-80s bluestone house, milking shed, stables and dairy and remnant DSW. It is notable for the milking shed, which is set into a hillside and retains some of the original timber bails.
- HO41 Pine Grove (Glover or Schultz Farm). c.1905 w/b homestead and c.1870s-80s part bluestone, part CGI stables/barn, bluestone milking shed and dairy with u/g tank. Retains much of the original allotment and extensive network of dry stone walls around the homestead complex and in the surrounding paddocks. These include the fine walls lining the entrance, a composite wall along Bindts Road and a rare example of a stream diversion wall.
- HO163 Spring Vale (Bodycoat Farm). This comprises several buildings from the 1870s including the dairy, first milking shed and stables, with other buildings added in the early twentieth century. Aspects of the complex such as the piggery and dairy, and the second milking shed, are also notable for their ability to demonstrate the transition from butter to milk production on some farms by the early twentieth century. The homestead complex is complemented by dry stone boundary walls and around the farmyard.

Historically, Mayfield is one of the oldest farm complexes in the Morang and Mernda districts. It compares with Carome (HO17), Rock Bank (Jeffrey Property) (HO120) and Hawkstowe (HO127).

Mayfield is notable for the bluestone dairy, which is perhaps the best example in the City of Whittlesea. It is the only dairy in the municipality (and perhaps one of the few in Victoria) to have an integral, internal well.

The homestead is also notable for its courtyard plan, with rear service wings accessed via the rear verandah surrounding the courtyard. This compares with the similar arrangement (two wings either side of a courtyard accessed by verandah) at Braemore (HO1) at Beveridge, and Breadalbane (HO5), which has a single wing, accessed by a verandah along one side connected to the rear door of the main house. These homesteads demonstrate the transition from fully detached, separate kitchens seen at homesteads such as at Fenwick Stud (HO44) to kitchens that were fully integrated with the house by the late nineteenth century.

Situated on a prominent rise close to the Plenty Road, Mayfield is a long-standing historic landmark within the local area.

The connection with the locally important Thomas family is also of historic significance.

Bridge Inn (1841)

The archaeological remains of the Bridge Inn are of historic significance as surviving evidence of one of the earliest buildings in the municipality. Together with the artefacts recovered during the archaeological investigation they make a significant contribution to the knowledge of early pioneer commercial buildings on the outskirts of Melbourne, and to the architecture of very early squatter establishments in Victoria.

Thomas Mill and the Miller's Cottage

The remnants of the Thomas flour mill and cottage are of historic significance as surviving evidence of a mid-nineteenth century flour mill. The Thomas Mill was the last of three established on the banks of the Plenty River in the mid-nineteenth century and it predates other surviving steam mills in Victoria at Portarlington 1857, Oxley c1860s, Smeaton 1862 and Days Mill on the Goulbourn River of 1865. All these mills are intact however only Carome, and the Thomas Mill were specifically for flour using water power. The recent archaeological investigation has revealed further information about the site. However, not all of the sites could be excavated, and the report concludes 'further excavation of the surrounding areas of the site might reveal more relating to the nature of the complex, and a wider artefact distribution has the potential to tell us more of the people who worked and lived here' (Tucker et al 2016:57).

Statement of significance

What is significant?

Mayfield Farm at 1410 Plenty Road, Mernda and the sites of the Bridge Inn (1841), the Thomas Flour Mill complex and the Miller's Cottage at 640 Bridge Inn Road & Plenty Gorge State Park, Mernda are significant. The following buildings and features to the extent of the nineteenth and early twentieth century (pre-1945) fabric contribute to the significance of the place:

Mayfield

- The homestead and adjacent brick laundry.

- The timber stables including the interior to the extent of the animal stalls, bluestone paving and loft.
- The milking shed, including the interior to the extent of the brick paving and original timber cow stalls/bales, and the dry stone wall.
- The dairy and the interior including the timber benches and stone/brick well.
- The brick tank/well and corrugated iron roof.

Bridge Inn

The archaeological remains of the Bridge Inn.

Thomas Mill and the Miller's Cottage

The archaeological remains of the mill and mill cottage, and above ground features including the weir, quarry and associated wall, water race, remnants of the mill wheel structure and remains of the bluestone lane (Berry Lane).

How is it significant?

Mayfield and the sites of the Bridge Inn and Thomas Mill complex are of local historic, representative, research, rarity, and associative significance to the City of Whittlesea.

Why is it significant?

Mayfield, the Bridge Inn, and the Thomas Mill are of historical significance as evidence of the post-contact settlement and development of the Mernda district from the time of the arrival of the first pastoralists and in the decades after the first land sales in the 1850s. Mayfield is one of the oldest farms in the Mernda district and demonstrates the development of the area into a dairying district that played an important role in the supply of fresh milk and butter to Melbourne from the nineteenth to the mid-twentieth centuries. Mayfield, the Bridge Inn, and the Thomas Mill have important associations with the Thomas family who purchased the Bridge Inn and the land that would become Mayfield in 1851 and remained owners until 1957. The Thomas family were among the first European settlers in the Mernda district and played an important role in the development of the local community. The family assisted with the establishment of the first school and Presbyterian Church, and Moses Thomas was the engineer for the Morang Road Board for several years and served as a Whittlesea Shire Councillor. (Criterion A and H)

Mayfield is significant as a representative example of a small, family-run dairy farm comprised of a homestead, milking shed, stables and dairy. The dairy is notable as the only example in the municipality (and perhaps one of the few in Victoria) to have an integral, internal well. The homestead is also notable for its courtyard plan, with rear (originally semi-detached) service wings accessed via the rear verandah surrounding the courtyard, which demonstrates the transition from fully detached, separate kitchens seen at other early homesteads to kitchens that were fully integrated with the house by the late nineteenth century. (Criterion D)

Mayfield is of aesthetic significance as a nineteenth century farm complex, which is an historic landmark within the Mernda district. The aesthetic qualities are derived from its prominent location on an elevated site beside the Plenty Road. Of especial note is the distinctive rustic appearance of the dairy building with its coursed bluestone walls and pointed roof, and the related backdrop created by the milking shed and homestead set within mature trees on the elevated land behind. (Criterion E)

The archaeological remains of the Bridge Inn are of historic significance as surviving evidence of one of the earliest buildings in the municipality. The remains of the Bridge Inn contribute to

our understanding early pioneer commercial buildings on the outskirts of Melbourne, and the architecture of very early squatter establishments in Victoria. (Criteria A and C)

The remains of the Thomas Mill are significant as evidence of one of the oldest flour mills in Victoria. It demonstrates the early importance of the Plenty Valley as a wheat growing district and the development of flour mills along the Plenty River before the construction of the Yan Yean Reservoir greatly reduced the water supply and made the mills unviable. (Criterion A)

The remains of the Thomas Mill are significant as a rare example of a water-powered mill. This is demonstrated by the remains of the weir and water race, and the water wheel. (Criterion B)

The remains of the Thomas Mill are significant for the potential to reveal further information relating to the nature of the complex, how it was built and used and of the people who worked and lived there. (Criterion C)

Statutory recommendations

Retain Bridge Inn and Thomas Mill in HO12 with the following changes to the HO schedule:

- In the 'Heritage place' column, replace the description with:

  Bridge Inn (1841), Thomas Mill & the Miller's Cottage

  The heritage place comprises the remains of the Bridge Inn and the Thomas Mill including the weir, quarry and bluestone wall, water race, mill and mill cottage remains, mill wheel structure ruins and remains of bluestone lane (Berry Lane).

  640 Bridge Inn Road & Plenty Gorge State Park, Mernda.

Retain Mayfield in HO19 with the following changes to the HO schedule:

- In the 'Heritage place' column, replace the current description with the following:

  Mayfield

  The heritage place comprises the homestead, laundry, stables, milking shed and adjacent well, bluestone dairy, and surrounding mature trees.

  1410 Plenty Road, Mernda.

- In the 'Tree controls apply' column, replace the existing text with 'Yes Mature trees surrounding farm complex'.

Reduce the extent of HO19 to include only the land as outlined in red on the plan below (See Note):



Note: The proposed new east, south and part southwest corner boundaries align with the corresponding boundaries of Parcel A, PS 826374.

Other images

For additional images, please refer to the Hermes database place record.

Farm Vigano

Other names: The Farm, Fairview Manor

10 Bushman's Way, South Morang **Heritage Overlay: HO77**





Main image:	House (2022)	**Hermes:**	209273
Place type:	House and garden	**Style:**	Post-war
Creation dates:	c.1945-c.1965	**Designer:**	Gio Batta Stella (wrought iron house details)

History

Thematic context

Victoria's Framework of Historic Themes

2. Peopling Victoria's places and landscapes: 2.5 Migrating and making a home, 2.6 Maintaining distinctive cultures

4. Transforming and managing the land: 4.4 Farming

City of Whittlesea Thematic Environmental History

2. Settling the land: layers of settlement: 2.5 Migrating for opportunity.

3. Utilising natural resources: 3.1 Grazing and agriculture, 3.2 Dairying

Place history

Unless otherwise stated, the source of the following history is the heritage assessment prepared in 2001 by Nigel Lewis and Context Pty Ltd.

Farm Vigano (originally known as 'The Farm') is situated on land in the Parish of Morang, which formed part of an original Crown Grant to J.H. Walker and Joseph Hutchinson in 1838. Walker increased his holding to include land to the north, which became the historic Hawkstowe property, later purchased by Peter Le Page.

In 1934-35 about 70 acres including the original Crown Grant was purchased by Mario and Maria Vigano. Mario and Maria and their three children (Tony, Maria and Ferdi) emigrated to Melbourne from Italy in 1928 and in 1932 Mario first leased, then purchased, the Melbourne

Club Hotel, which he converted to an Italian restaurant known as 'Mario's'. Mario was the genial, welcoming host, while Maria was the 'hard-working businesswoman' who convinced her husband to lease the hotel when he procrastinated and provided personal touches such as giving flowers to guests (Sagazio 1990:69).

The farm supplied produce including fruit, vegetables, and milk for the restaurant. Ferdi developed the property and ran it as a model farm, with fruit and vegetable gardens, a piggery, a prize Friesian dairy herd, and stables for horses. Initially, there was only a small weatherboard cottage at the property. It was rebuilt in at least seven stages and by the early 1950s was a large and imposing brick and weatherboard residence with unusually large rooms, designed for entertaining. The architect or designer is not known, but the wrought iron balustrades that adorn the paired French doors along the main elevations, were made by an Italian craftsman, Gio Batta Stella.

The farm was used by the Vigano family as a retreat from the restaurant for family gatherings and entertaining on a grand scale, with music and performance combined with good food. It also served as the family home for Ferdi and his family, as well as Tony and Maria during holidays.

The family owned Farm Vigano until 1966. It was sold just after the death of Mario. The property passed through two other owners and in the late twentieth century it was reduced by subdivision and development. The remaining property containing the house, and some of the farm outbuildings and gardens was purchased by Parks Victoria in 2000.

A proposal to demolish the house was thwarted by the City of Whittlesea, after opposition from the local community. In 2005 Guy Grossi, one of Australia's top chefs and owner of the Florentino Restaurant in Melbourne became a patron of the site. Grossi had a personal connection with Farm Vigano - his father had been recruited from Italy by Mario Vigano to cook at his restaurant.

In 2005, Mint Inc. (now Working Heritage) assumed management of the site. Mint Inc. commenced conservation works on the house with the aim of finding a suitable and sympathetic adaptive re-use. The conservation works included stabilising the sub-floor structure, rebuilding, and expanding of the north terrace, and replanting of the gardens and orchard, which had become overgrown and neglected.

In 2010 the Farm Vigano house and gardens was opened to the public as a restaurant and reception centre. Further upgrades were carried out in 2010-11 and 2015-16 to provide commercial kitchens, upgraded bathrooms, improved access (including a new entry foyer and bar) and other facilities. In 2017 a pergola was installed over the terrace at the north end of the house.

The Vigano family

The Vigano family including Mario and Maria, and their children and grandchildren played an important role in the development of Melbourne's restaurant and hospitality culture from the mid to late twentieth century. Mario's restaurant introduced new ways of dining and entertainment based on Italian traditions. Located at the heart of Melbourne's theatre district from 1932 to 1968 it was Melbourne's most prominent Italian restaurant and helped liberate the city from its 'dowdy' social scene, a legacy of the 'wowserism' that, amongst other things, placed significant restrictions on the serving of alcohol at restaurants. According to Mario's granddaughter Mietta O'Donnell most of the early Italian families came from sophisticated cities:

> *They came to a land of suburbs where respectable families were eating 'tea' at 6pm while the city emptied after the 6 o'clock swill; where people drank beer and tea, not wine, with dinner, and real coffee was unknown.*
>
> *…*
>
> *The strangest, most arcane feature of this Anglo-Irish world was its liquor laws. The service of alcohol was a monopoly of the hotels and the wine saloons. Hotel bars closed at 6pm and dining rooms at 8pm, with an extension to 10pm for 'special parties'. The service of alcohol without food or food without wine was unimaginable to these Italian families – as was dining before 8pm.* (O'Donnell 2000).

Mario, and other Italian restauranteurs who followed, got around this by leasing or buying hotels for the licence and turning the dining rooms into restaurants. They then began 'decades of avoiding, evading, and battling to change the licensing laws'. The first victory came with the introduction of licensed restaurants. However, licenses remained prohibitively expensive, and it was introduction of BYO permits (which allowed patrons to 'bring your own' alcohol) that allowed hundreds of people to open a restaurant. The most significant change came in the 1980s when the law was changed to allows and bars and small retailers to offer alcohol without food. This revolutionised Melbourne and Victoria's dining and hospitality culture (O'Donnell 2000).

The location of Mario's restaurant enabled the Viganos to develop close associations with Melbourne's theatrical and musical community, especially the Tait family of J.C. Williamson's Her Majesty's Theatre, directly opposite. Many famous musicians and artists relaxed or performed there. Among them the Italian Grand Opera were based at Mario's for their Melbourne season and performed for Mario's 60th birthday at The Farm. The Farm itself became an extension of the restaurant as a salon for influential and progressive people in Melbourne society, the visual arts and music providing a venue for many social functions and community fund raising. At these elaborate affairs up to 1000 guests were entertained, served by a team of chefs and waiters from the restaurant. The Italian Consul and Consul General were often co-hosts.

Maria Vigano was of importance in her own right as a painter. She studied originally at the Brera Academy in Milan and her first studio in Melbourne was above Mario's restaurant. After they purchased the farm, she established two studios there: one attached to the lower cottage, and the other in the house with a dramatic view of the Plenty River and its bush landscape. Her numerous landscape paintings, for which she was renowned, were the product of her time at Farm Vigano, and a trip to central Australia in 1952. She was a close associate of artists William (Jock) Frater and Arnold Shore, who also painted the Plenty Valley, and her favourite subjects were landscapes, flowers, and portraits. Her first one-woman show, held at La Feluca Gallery in Rome in 1963 received rave reviews and in 1965 she held two solo shows in Australia, one in Melbourne and the other in Adelaide. She also took part regularly in group exhibitions with the Victorian Artists' Society. In 1981 a retrospective exhibition of her works was held at the Victorian College of the Arts Gallery. The National Gallery of Victoria has three of her works in their collection.

Mario and Maria's legacy was continued by their grandchildren Mietta and Patricia O'Donnell, who between them established several seminal restaurants and hospitality venues in Melbourne and Queenscliff including the three incarnations of Mietta's eponymous restaurant, the Queenscliff Hotel, and the North Fitzroy Star. The combination of food, conversation and music at Mario's and Farm Vigano provided Mietta and Patricia with a model for the restaurant as a

salon, a feature that was emulated at the third Mietta's restaurant in Alfred Place, and at the Queenscliff Hotel.

Gio Batta Stella

Born in Asiago, Italy in 1913 Gio Batta Stella emigrated to Australia in 1938 and by the early 1940s was employed at M.E. Mack in Victoria Street, Melbourne as a metal engineer. It was during this time he began to fashion fine metal work including balustrading for two Catholic churches in Carlton and Melbourne. In 1946 he established his own business at the back of a house in Carlton and one of his first jobs was making the balustrades and other details for the Vigano family house at South Morang. His business expanded after he purchased a factory in Pitt Street, Carlton in 1951 and over the next twenty years produced thousands of wrought iron doors, fences, gates and balustrades. His notable commissions included a wrought iron lamp and balustrade for the Murchison Ossario, eight copper figures for the Wattle Park Chapel in Box Hill, wrought iron balustrading and staircase for the Shepparton Town Hall, and reputedly the first spiral staircase in Melbourne, for a wedding dress shop in Hawthorn (Sagazio 2000:49-50).

References

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Farm Vigano website, farmvigano.com.au, viewed 5 August 2023

Lewis, Nigel & Context Pty Ltd, *The Farm Vigano, South Morang (Fairview Manor) Heritage Assessment*, 2001

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

O'Donnell, Mietta, *Mietta's Italian Family Recipes*, 2000

Payne, J.W., *The Plenty: a centenary history of the Whittlesea Shire*, 1975

Robert Sands Pty Ltd, *Heritage impact statement, Farm Vigano, 10 Bushman's Way, South Morang, Victoria. Proposed new pergola*, 2017

Sagazio, Celestina, *Italian craftsmanship and building in Victoria*, 1990

Description

Farm Vigano was not inspected. The following description is based on the 2001 and 2017 heritage reports by Nigel Lewis and Robert Sands and informed by 2022 photos.

Farm Vigano is situated within a hairpin bend of Plenty River to east of Bushmans Way in South Morang and now forms part of the Plenty Gorge Parklands. The features associated with 'The Farm' developed by the Vigano family include the entrance driveway, the main house, the caretaker's cottage, and the landscape setting, which includes mature exotic trees and remnant indigenous vegetation.

The western section of entrance driveway off Bushmans Way is lined with what appears to be the remnants of a Cypress (*Cupressus macrocarpa*) hedge, now overgrown. As it begins to descend toward the house it is framed by low random rubble stone walls with cement coping constructed by the Vigano family. This section is lined with mature Pines (*Pinus sp.*), which are in poor condition. To the south of this section of the driveway are several groups of over-mature Cypresses and Pines, which appear as already mature specimens in 1950s photos of the house.

At the end of the drive on the north side is the farm caretaker's cottage. This is a modest post-war brick and weatherboard house with a hip and gable roof clad in corrugated iron. There is one brick chimney on the east side wall.

The main house is set into the side of the hill at the end of the drive and faces east toward the spectacular view over the Plenty River to the natural bushland on the opposite side. It is a large post-war bungalow, constructed of brick and weatherboard with a tiled roof. Built in stages, it comprises two main parts:

- The main section has a gabled roof with vertical board and batten treatment at the gable ends and an attic level expressed as a continuous gabled clerestory. This section is also distinguished by the paired double doors with toplights along the east and south elevations, which open inwards and have ornate wrought iron balustrades.
- The second section, at the south end, projects forward of the main section and has a hipped tile roof. The first floor is clad in weatherboards and the ground floor in brick. There is an external brick chimney in the east wall. This section is distinguished by the horizontal banks of casement windows.

The house is in good condition and has good integrity. There are additions along the rear (west elevation) and the terrace area, which is paved in Castlemaine slate has been enlarged and a pergola, and wide steps leading down to the gardens have been added.

The house when viewed from the east has an imposing presence as it is elevated high above the gardens, which descend in a series of terraces leading down to the river. The gardens were originally laid out to either side of an axial east-west path. This now aligns with the steps on the north side of the terrace at the north end of the house.

Much of the current landscaping is relatively recent, introduced as part of the recent use of the site as a restaurant a function venue. The exceptions are:

- The pair of Canary Island palms (*Phoenix canariensis*), which frame the path.
- The Bhutan cypress row or hedge (*Cupressus torulosa*), which defines the east edge of the first terrace.
- Planted at on the axis of the path and terminating the view from the upper terrace is a Hoop pine (*Araucaria cunninghamii*), which has an unusual, bifurcated form.

Early photos of this garden when it was owned by the Vigano family show the Cypresses and the Hoop pine in their infancy (see images supplied by Ugo Cassio on the Farm Vigano website). The palms are not visible in these photos but appear to be about 50-70 years old and were likely planted by the Vigano family.

On the south side of the entrance driveway is a gravel car park and a modern semi-circular building used by DPV Health Disability Services. These have been constructed in an area that once contained some of the farm outbuildings, which have been demolished. A section of ruined, red-brick wall on the south side of the car park may be a remnant of the stables. The gabled galvanised iron shed on the north side of the entrance drive also post-dates the Vigano ownership.

Comparative analysis

There are no direct comparisons to Farm Vigano in the City of Whittlesea. As the original Mario's restaurant has been demolished, it is important as the last tangible physical association

with Mario and Maria Vigano and is able to demonstrate their remarkable contribution to dining, hospitality, culture, and the arts in Melbourne.

Statement of significance

What is significant?

Farm Vigano, established and developed by the Vigano family from 1934 to 1966, at 10 Bushman's Way, South Morang is significant. The house, as constructed in stages from c.1935 to c.1966 is significant. The following buildings and features also contribute to the significance of the place:

- The stone walls lining the entrance driveway.
- The landscape setting, which contain mature exotic trees including Cypresses (*Cupressus macrocarpa*) and Pines (*Pinus sp*.) along the entrance driveway and in the gardens, two Canary Island palms (*Phoenix canariensis*) framing the main path leading from the house to the orchard, the row of Bhutan cypresses (*Cupressus torulosa*) beside the tennis court, and the Hoop pine (*Araucaria cunninghamii*) at the end of the main path leading to the orchard.
- The former caretaker's cottage.

Alterations and additions to the house dating from after 1966 including the terrace, stairs, retaining walls and pergola at the north end, along the west side and all other buildings and structures are not significant.

How is it significant?

Farm Vigano is of local historic and aesthetic significance to the City of Whittlesea.

Why is it significant?

Farm Vigano is historically significant for its associations with the Vigano family and demonstrates the impact of migration upon Melbourne's culture during the twentieth century. Mario and Maria Vigano were among a small number of Italian emigrants who pioneered the introduction of Italian culture in Victoria through their restaurant, Mario's, which they ran for over 30 years from 1932 to 1966. Their legacy was continued by their children and grandchildren, and the family made a remarkable contribution to dining, hospitality, culture, and the arts in Melbourne in the second half of the twentieth century. The Farm functioned as an extension of Mario's restaurant, and besides supplying it with produce, became a focus of family life and a salon for progressive and influential people in Melbourne society. The size and detailing of the house demonstrate the success of the family and provides an understanding of their approach to hospitality. As Mario's Restaurant has been demolished, the Farm Vigano is now the last tangible physical connection with Mario and Maria Vigano. (Criterion A)

Farm Vigano is of aesthetic significance as a large house of distinctive and individual design within a picturesque landscape setting overlooking the Plenty River. Notable features that contribute to the aesthetic qualities of the place include the low stone walls along the driveway (like mountain roads in Italy), the mature exotic trees, the paired French doors with ornate wrought iron balustrades and the boarded Italian chalet style gable ends. These details and setting of the house overlooking terraced gardens, evoke a European character with Italian cultural references that demonstrates the connection with the Vigano family. (Criterion E)

Statutory recommendations

Retain in HO77 with the following changes to the HO schedule:

- In the 'Heritage place' column, replace the description with:

  Farm Vigano

  The heritage place comprises the house and adjacent paved terrace and stairs, caretaker's cottage, stone walls along the entrance driveway, mature exotic trees along the driveway and in the gardens surrounding the house.

  10 Bushmans Way, South Morang.

- In the 'Tree controls apply' column, replace the existing text with 'Yes Mature Pines (*Pinus sp.*), Monterey Cypresses (*Cupressus macrocarpa*), Canary Island palms (*Phoenix canariensis*), Bhutan cypress (*Cupressus torulosa*) row and Hoop Pine (*Araucaria cunninghamii*)'.

Other images

For additional images, please refer to the Hermes database place record.

Le Page Farm (Former)

Other names: -

64 Gordons Road, South Morang

Heritage Overlay: HO26





Main image:	Homestead and outbuilding (2023)	**Hermes:**	28891
Place type:	Homestead complex	**Style:**	Victorian, Interwar
Creation dates:	c.1860-c.1940	**Designer:**	Unknown

History

Thematic context

Victoria's Framework of Historic Themes

2. Peopling Victoria's places and landscapes: 2.5 Migrating and making a home, 2.6 Maintaining distinctive cultures, 2.7 Promoting settlement

4. Transforming and managing the land: 4.3 Grazing and raising livestock, 4.4 Farming

City of Whittlesea Thematic Environmental History

2. Settling the land: layers of settlement: 2.2 Selection and freehold land sales, 2.5 Migrating for opportunity.

3. Utilising natural resources: 3.1 Grazing and agriculture, 3.2 Dairying

Place history

The post-contact settlement of the South Morang district began with the arrival of pastoralists in the 1830s and 1840s. The Plenty River provided a reliable source of water before the construction of the Yan Yean Reservoir in the late 1850s and combined with the flat, fertile land and proximity to Melbourne, the area became a prime agricultural district, providing a large portion of Melbourne's produce needs as it grew rapidly in the wake of the gold rushes. The Plenty Road also served as a main route to Sydney and several hotels were established to service the needs of travellers. The demand for farming land encouraged the subdivision of the original pastoral properties into smaller farms leading to an influx of settlers. Community formation was marked in 1877 by the opening of a school and other facilities including a post office (1873) and a Wesleyan Methodist Church (1886).

The property at 64 Gordons Road, South Morang comprises the remaining portion of the dairy farm originally established and developed by Charles Le Page and his family from c.1866 to c.1891, when he retired from farming and moved to Hawthorn.

Charles was born in Guernsey in 1835 and arrived in Australia in 1854. After goldmining at Maryborough, Back Creek, and Daylesford he settled at South Morang in 1865. On 6 April 1866 he purchased the farm of Mrs. S. Mortimer, including the block upon which the old granite and newer brick homesteads stand. On 3 February 1873 he purchased additional adjoining land from Stephen Marrs for £330. The Shire of Darebin Rate Book for 1874 lists Charles as farming 198 acres at South Morang. Le Page purchased further land to the north from Thomas Baker on 12 April 1877, enlarging the farm to its final size of 230 acres.

In 1868 Charles married Charlotte Grass and they raised a family of five children on the farm. in 1891 they retired from farming and moved to Hawthorn. By 1894 he had sold the farm to the Brock family who leased it to Alice and Franklin Harmer. It was then valued at £220 (RB).

Charles was the brother of Peter Le Page, who moved to South Morang around 1855 and established his own farm known as Hawkstowe nearby on the east side of Plenty Road (refer to separate heritage citation for Hawkstowe). Charles was associated with many local public institutions and was a member of the municipal council (*Camberwell and Hawthorn Advertiser*, 23 October 1915, p.5).

Later tenants included the Hume and McDonald families. The farm was later sold to the Robson family. The Robson family, which owned and occupied the property for over sixty years, were early settlers at nearby Yan Yean.

References

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Landata, 1951 aerial photo

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Shire of Darebin Rate Books, 1874 and 1895

Sutherland, A., *Victoria and Its Metropolis*, 1888

Title Application File No. 35714, PROV

Whittlesea Shire Rate Book (RB), 1894-95, No. in rate 53

Description

The former Le Page farm complex is situated on the north side of Gordons Road in South Morang. The buildings that are associated with the use and development of the land as a dairy farm from the nineteenth to the mid-twentieth century include:

- The c.1890 brick homestead and the adjacent stone cottage.
- The remains of a bluestone outbuilding on the west side of the entrance.
- The brick building with a gabled tile roof directly opposite the entrance.
- The section of dry stone wall along the Gordons Road frontage.

The above buildings are shown in an aerial photo of the farm in 1951 (see below).



View of the farm in 1951. The two large sheds (yellow arrows) have been demolished and replaced by the present sheds in the same location. The green arrows show the extant buildings including the homestead, stone cottage, brick outbuilding and bluestone outbuilding (Source: Landata)

The other two large sheds on the property, were built after 1951 (the larger of the two replaced an earlier shed in the same location).

The homestead is sited on a gentle rise parallel to Gordons Road and faces east down the hill towards the Plenty River Valley (and the other Le Page farm, Hawkstowe) in the distance (now obscured by suburban development). It is a typical symmetrical Victorian villa built of bi-chrome brick with a M-hip roof clad in slate on the visible sides. The walls are of dark brown brick with cream bricks used as decorative quoining around the four-pane timber entry door (with toplight) and the timber sash windows. The verandah has a convex roof, timber posts and cast iron brackets, and other details include paired brackets alternating with a 'square' of yellow brick under the slightly projecting roof eaves. The symmetry is enhanced by the pair of rendered chimneys with cornices and stringcourses. Another brick chimney is at the rear.

Beside the homestead on the south side is a cottage of two main rooms. This is constructed of random rubble stone, bricks, and weatherboards. The stone includes granite which is unusual as there is no known supply of granite in this region where bluestone is readily available. The stones are laid in coursed random rubble and although there are many large stones the pattern of laying and use of small stones suggests use of a readily available local supply. This appears to be earlier than the homestead and may have been the first dwelling on the property.

To the west of the entrance are the remaining walls of another stone building, which is rectangular in plan. This is constructed of rubble and squared stones brought to courses. The south end wall is situated on the property boundary and parts of the east and north side walls appear to survive.

Directly opposite the entrance, adjacent to the north boundary is a brick building with longitudinal gable tile roof, with a projecting gable wing extending from the rear. The front wall has two square four-pane inward opening 'hopper' metal-frame windows on either side of a timber door placed off-centre. There are vents in the gable ends and corbelling at the eaves.

This is visible in the 1951 aerial and appears to date from the interwar period. It is possibly a dairy or engine room.

Along the Gordons Road frontage is a section of dry stone wall, a remnant of a series of walls visible in the 1951 aerial.

Comparative analysis

Farming was an important theme in the historic development of the City of Whittlesea from early post-contact settlement through to the early post-World War Two period. Early farm buildings and structures were often built using locally sourced stone. From the late nineteenth and early twentieth centuries onwards timber framed, and corrugated iron-clad or brick outbuildings became more common. Some are built of composite materials and have been built in stages over time.

The integrity of farm complexes in the City of Whittlesea has been impacted by on-going suburban development, as well as the cessation of farming and dairying by the 1970s, which made the buildings redundant. At some places all the original complex survives, while at others only some buildings remain. For example, at HO81 (former Koch or Unmack farm at Wollert) the homestead has been demolished and only one outbuilding survives, while at several others only the homestead remains. Many complexes are now contained on much-reduced allotments within suburban housing estates and have lost their original rural context.

Common characteristics include:

- Early (c.1860s-c.1880s) basalt/stone or brick houses, some with associated mature exotic trees as evidence of gardens.
- A mix of basalt/stone (c.1860s-c.1880s) or corrugated iron clad (c.1900s-c.1920s) dairies, underground tanks or wells, milking sheds and barn/stables, often with related dry stone walls enclosing associated yards or paddock enclosures and associated stone paved yards and lanes.
- Boundary dry stone walls or fences.
- Remnants of the original landscape including River Red Gums, and features such as the ‘stony rises’ that are characteristic in this area.

The former Le Page farm is a representative example of the small dairy farms established in South Morang in the nineteenth century, which evolved and developed into the twentieth. It is comparable to:

- Ewert’s Farm, 90 Bindts Road, Wollert (HO204). Established c.1860s by Carl and Maria Ewert, this comprises the c.1885 bluestone homestead a c.1860s bluestone and weatherboard milking shed with a shingle roof, an interwar corrugated iron clad dairy, and an intricate network of dry stone walls around the homestead complex and in the surrounding paddocks.
- Timm’s Farm, 130 Bindts Road, Wollert (HO162). Established in the 1860s by Frederick and Maria Timm, the farm was acquired by the Closer Settlement Board (CSB) in the early twentieth century and developed by lessees including the McKie family who, amongst other things, built a new milking shed and dairy in 1932. Today, the complex comprises a bluestone house, a large double gabled corrugated clad milking and machinery shed, and a weatherboard interwar dairy. The property also includes an interwar (but much altered) residence built by the CSB. All the buildings are in poor condition.

- Stanton Hill, 700 Epping Road, Wollert (HO169). Established as dairy farm in the 1860s by Lammas Fairbrother, later owners included the Stimson family who developed the farm in the early to mid-twentieth century. Surviving buildings comprise a c.1860 four-room bluestone cottage, an interwar residence and corrugated iron clad outbuildings dating from the mid-twentieth century, and some dry stone paddock walls. The buildings are in fair to poor condition.

The former Le Page farm is comparable to above places. The stone cottage and bluestone ruin demonstrate the establishment of the farm in the 1860s by Charles Le Page. The stone cottage is notable for its unusual use of granite, which is not a locally available stone. Gould (1990) notes:

Whilst it is possible that stones may have been imported for the construction of this building, it is such a small, clearly early structure no reason is apparent for such expenditure on a simple early settler's survival cottage.

The twentieth century outbuilding demonstrates the continuing use and development of the property as a working dairy farm well into the twentieth century and illustrates the improved standards for new farm buildings required by new regulations for dairying under the Milk and *Dairy Supervision Act* 1905, the *Milk Supply Act* 1922, and the *Dairy Supervision Act* 1928. These acts were intended to ensure, amongst other things, greater purity of milk for human consumption and increased awareness of cleanliness in dairying. For example, the *Milk Supply Act* 1922 introduced the 'grading' of milk based on standards developed in the United States and Great Britain. This considered the level of milk impurity due to dirt and bacteria based on scientific analysis and other methods such as veterinary inspections of herds, medical supervision of dairy employees, sanitation at dairies and pasteurisation (*The Argus*, 8 February 1923, p.10 'Purity of milk supply'). The form and detailing compares with the interwar dairy at Ewert's farm (HO204), which has similar inward opening hopper windows, and the 1940s dairy at Carome (HO17).

The c.1890 homestead is a representative late Victorian villa, which is distinguished by the bi-chromatic brickwork and well detailed rendered chimneys. It compares with Hazelmere, 32-35 Hayes Road, Mernda (HO15), Moorilla at 1175 Plenty Road, South Morang, built c.1889 (HO76) and the former Turner's Bakery, 107 Schotters Road, Mernda (c.1891) (HO23).

Statement of significance

What is significant?

The former Le Page farm at 64 Gordons Road, South Morang is significant. The following buildings and features contribute to the significance of the place:

- The c.1890 brick homestead and the adjacent stone cottage.
- The remains of a bluestone outbuilding on the west side of the entrance.
- The brick building with a gabled tile roof directly opposite the entrance.
- The section of dry stone wall along the Gordons Road frontage.

The two large sheds are not significant.

How is it significant?

The former Le Page farm is of local historic, rarity and aesthetic significance to the City of Whittlesea.

Why is it significant?

The former Le Page farm is of historic significance as a farm established c.1860s in the South Morang district. It demonstrates the first phase of the closer farming settlement of the Plenty Valley following the subdivision and sale of the large pastoral properties in the 1850s. Charles Le Page was active in community life being a member of the local municipal council and other organisations. The early development of the farm in the 1860s is demonstrated by the stone cottage and the ruins of the outbuilding, while the interwar outbuilding demonstrates the improvements made in the early twentieth century in response to new dairying regulations. (Criterion A)

The historic significance of the c1860s stone buildings is enhanced by their rarity value as some of the few buildings associated with the early settlement of the South Morang district. (Criterion B)

The homestead is of aesthetic significance as a Victorian symmetrical villa, with characteristic form and detailing. It is notable for the fine bi-chromatic brickwork and well-detailed rendered chimneys. Situated on a gentle rise facing east the homestead is complemented by a dry stone wall and stone and brick outbuildings, which form a distinctive complex that is an historic landmark within the local area. (Criterion E)

Statutory recommendations

Retain in HO26 with the following changes to the HO schedule and map:

- In the 'Heritage place' column, replace the description with:

  Le Page Farm (Former)

  The heritage place comprises the brick homestead, stone cottage, remnant stone building walls, interwar brick outbuilding and dry stone wall.

  64 Gordons Road, South Morang.

- In the 'Outbuildings or fences which are not exempt' column, change 'Yes dry stone walls' to 'Yes – stone and brick outbuildings and dry stone wall'.

- Amend the extent of HO26 to fully exclude the non-significant shed as shown below.



Other images

For additional images, please refer to the Hermes database place record.

Goadby Lodge and Sea View Park

Other names: Popple Farm, Dairy

105W Hunters Road, South Morang

Heritage Overlay: HO124 & HO188





Main image:	Goadby Lodge outbuilding (Context 2015)	**Hermes:**	156723 & 209267
Place type:	Homestead complex	**Style:**	Victorian
Creation dates:	c.1852-c.1900s	**Designer:**	Unknown

History

Thematic context

Victoria's Framework of Historic Themes

2. Peopling Victoria's places and landscapes: 2.5 Migrating and making a home, 2.6 Maintaining distinctive cultures, 2.7 Promoting settlement

4. Transforming and managing the land: 4.3 Grazing and raising livestock, 4.4 Farming

City of Whittlesea Thematic Environmental History

2. Settling the land: layers of settlement: 2.2 Selection and freehold land sales, 2.5 Migrating for opportunity.

3. Utilising natural resources: 3.1 Grazing and agriculture, 3.2 Dairying

Place history

The following history is adapted from the histories prepared by Tonkin & Mills, 2017 for HO124 and HO188.

The post-contact settlement of the South Morang district began with the arrival of pastoralists in the 1830s and 1840s. The Plenty River provided a reliable source of water before the construction of the Yan Yean Reservoir in the late 1850s and combined with the flat, fertile land and proximity to Melbourne, the area became a prime agricultural district, providing a large portion of Melbourne's produce needs as it grew rapidly in the wake of the gold rushes. The Plenty Road also served as a main route to Sydney and several hotels were established to service the needs of travellers. The demand for farming land encouraged the subdivision of the original pastoral properties into smaller farms leading to an influx of settlers. Community formation was marked in 1877 by the opening of a school and other facilities including a post office (1873) and a Wesleyan Methodist Church (1886).

The property at 105 Hunters Road, South Morang forms part of Section 15 Parish of Morang, which was purchased by William Cleeland at the Crown land sale in 1852. The northern one-mile frontage was to Separation Road, which formed the south boundary of the Separation township subdivision. The same year, Cleeland sold the northern half of Section 15 containing 320 acres to Thomas Popple for £640. This contains the land now within 105 Hunters Road, where the Popple family would establish two farms known as Goadby Lodge and Sea View Park.

Goadby Lodge

Thomas Popple was born in Goadby, Leicestershire and arrived in Melbourne on board the *Abberton* in 1844. He initially farmed on the present site of the Northcote High School before, in 1852, purchasing this property together with several other blocks in the township of Separation and the Medland Estate. Popple named this property at 105 Hunters Road, 'Goadby Lodge' after his home town and he and his wife Mary ran it as a dairy farm (Context Pty Ltd 2015).

Thomas Popple senior died in 1877 and rather than a formal will he had "made a deed of conveyance for six hundred and forty acres of land being Section 15 in the Parish of Morang [the number of acres is anomalous] … in which he and his family had been residing for many years to his sons William Popple and Mathias Popple in trust for Mary Popple and his children therein named". Mary believed that Thomas had thought the deed was a will. As a result, Thomas senior's probate would remain unresolved until 1900 (Tonkin & Mills 2017).

In July 1883 Mary Popple offered to let a 256-acre farm at Yan Yean, which included a nine-roomed stone house and stone dairy. (By this time, her son William had purchased 64 acres out of the original 320 acres of Section 15 to establish Sea View Park, accounting for the reduced size of the farm, see below). The description "stone house" may have been an error, or perhaps an early stone section was enclosed by later weatherboard additions. The following year, Mary's selection of 320 acres in the parish of Yarck (near Alexandra) was refused, and a non-residential license recommended. In 1885 she held a clearing sale of household furniture on her property at Morang "near Sea View Park" before leaving the district (Tonkin & Mills 2017)

Goadby Lodge, however, remained in Popple family ownership, and by the twentieth century was occupied by Thomas and Mary's grandson, Thomas Popple. When Thomas died in 1957 his probate papers reveal that he owned 320 acres, being the northern half of Section 15 Parish of Morang "originally selected by his grandfather in 1852" (indicating he had reacquired the 64 acres purchased by his Uncle William Popple for Sea View Park). Buildings included a weatherboard homestead of 10 small rooms with corrugated iron roof, over 100 years old (that is, c.1852-57). One room was plaster lined, another lined with Wunderlich (pressed metal), but the rest of the linings were hessian and paper. There was no bathroom or washhouse and kerosene lighting only. The house had not been painted for 50 years, and no improvements or maintenance had been done. Other buildings included a woolshed and barn of weatherboard with galvanized iron roof and brick floor, over 50 years old and in fair order, and a machinery shed and garage of weatherboard with galvanized iron roof, old but serviceable. There is no mention of a stone building. The land had been "depreciated" by the removal of gravel on the south side of the house. The property was reported to be in a "very neglected state" (Tonkin & Mills 2017).

In 1963, the Popple family sold the Portion 15 land to the Junor family. (Context Pty Ltd 2015) The land is now owned by the City of Whittlesea.

Sea View Park

It appears that at some time, probably in the 1870s but before 1883, Thomas and Mary's son William purchased 64 acres of the original 320 acres of Section 15. When William died in 1902, he still owned these 64 acres on which was an "old bluestone building unoccupied". This land was in the southeast corner of the 320 acres, encompassing a saddle where a house was built and where there were clear views towards Melbourne and Port Phillip. This location would make sense of William's name for his farm, 'Sea View Park' (Tonkin & Mills 2017).

References

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 3 - Citations*, 2015

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Payne, J.W., *The Plenty: a centenary history of the Whittlesea Shire*, 1975

Tonkin, Ray & Mills, Peter, *Goadby Lodge, 105 Hunters Road Statement of Significance*, 2017

Tonkin, Ray & Mills, Peter, *Whittlesea C209, 105W Hunters Road Statement of Significance*, 2017

Description

This property was not inspected. The following description is based on the 2015 description by Context for the 'Hunters Road Dairy' (HO124) and the descriptions prepared by Ray Tonkin in 2017 for HO124 and HO188.

The property at 105W Hunters Road, South Morang contains the remnants of two farm complexes established by the Popple family in the nineteenth century.

At the northeast corner of the property on elevated land close to Hunters Road is the site of Goadby Lodge, established by Thomas and Mary Popple. This site contains what are believed to be the collapsed remnants of the substantial weatherboard house erected by Popple family, which sat on granite base walls. Only a series of scattered granite blocks remain. Beside these is small stone outbuilding, with a hipped iron roof, clad in corrugated iron, which cover the

original timber shingles (image, below at right). The roof frame is constructed of rough bush poles. The walls are constructed of random rubble granite, and the openings (a central front door, and window and vents) are lined with brick. On the east side is a ruined stone chimney (image below at left).

The site of Sea View Park, established by William Popple, is in the southeast corner of the property. This contains the ruins of a stone (granite) building and two Bhutan cypresses (*Cupressus torulosa*) planted close together that mark the original entrance to the building. From the available physical evidence, it would appear the building consisted of two rooms with a verandah facing east. The verandah would have been accessed from a set of steps immediately to the west of the cypresses.



Goadby Lodge outbuilding showing ruined chimney on east wall (left) and original timber shingles and roof framing (right) (Source: Mills & Tonkin 2017)



Bhutan cypresses marking the location of Sea View Park (Source: Mills & Tonkin 2017)

Comparative analysis

Farming was an important theme in the historic development of the City of Whittlesea from early post-contact settlement through to the early post-World War Two period. This theme is represented by a range of complexes comprising homesteads and associated outbuildings such as dairies, barns, and stables and features such as dry stone walls enclosing paddocks

and farmyards and defining property boundaries. Some larger complexes include worker's accommodation either integrated into another building or provided separately.

Early farm buildings and structures were often built using locally sourced stone. From the late nineteenth and early twentieth centuries onwards timber framed, and corrugated iron-clad or brick outbuildings became more common. Some are built of composite materials and have been built in stages over time.

The integrity of farm complexes in the City of Whittlesea has been impacted by on-going suburban development, as well as the cessation of farming and dairying by the 1970s, which made the buildings redundant.

At some places all the original complex survives, while at others only some buildings remain. For example, at HO81 (former Koch or Unmack farm at Wollert) the homestead has been demolished and only one outbuilding survives, while at several others only the homestead remains. Many complexes are now contained on much-reduced allotments within suburban housing estates and have lost their original rural context.

The sites of Goadby Lodge and Sea View Park are associated with the first phase of farming settlement in the South Morang area after the Crown land sales of the early 1850s. This association is demonstrated by the small stone outbuilding, which appears to date from c.1850s, and the ruins of the Goadby Lodge and Sea View Park homesteads. The pair of Bhutan cypresses also contribute to an understanding of the development of the Sea View Park homestead and its occupation into the twentieth century.

The original purpose of the outbuilding is unknown. It has been described as both a dairy (Gould 1990, Context 2015) and a detached kitchen (Tonkin 2017). The size, stone walls, lack of openings, the vent positioned low in the wall and 1883 reference to a stone dairy would support the former theory. However, the presence of the chimney supports the latter. Whatever its original use, this is clearly an early building, probably dating from c.1850s, with characteristic vernacular construction comprising random rubble stone walls, and other details such as the roof framing of rough bush poles and timber shingles under the later corrugated iron.

Very little evidence of this early period of settlement remains in South Morang. Comparisons include the two Le Page family farms:

- Former (Charles) Le Page farm complex at 64 Gordons Road (HO26). This contains an early (c.1850s/60s) stone cottage (also constructed of granite), and the ruins of a bluestone outbuilding/
- Hawkstowe, the former Peter Le Page farm complex at 994-1044 Plenty Road (HO127), which contains a c.1860s homestead and several nineteenth century outbuildings.

Statement of significance

What is significant?

Goadby Lodge and Sea View Park, established by the Popple family in the nineteenth century, at 105W Hunters Road, South Morang are significant. The following buildings and features contribute to the significance of the place.

- The small stone c.1850s outbuilding at the northeast of the property facing Hunters Road, and the associated stone foundations and ruins of the original Goadby Lodge homestead.
- The stone ruins of the Sea View Park cottage and two mature Bhutan cypresses (*Cupressus torulosa*) situated in the southeast corner of the property.

How is it significant?

Goadby Lodge and Sea View Park are of local historic, rarity and representative significance to the City of Whittlesea.

Why is it significant?

The sites of Goadby Lodge and Sea View Park are of historical significance for their associations with the first phase of farming settlement in the South Morang area after the Crown land sales of the early 1850s. This association is demonstrated by the small stone outbuilding, which appears to date from c.1850s, and the ruins of the Goadby Lodge and Sea View Park homesteads. The pair of Bhutan cypresses also contribute to an understanding of the development of the Sea View Park homestead and its occupation into the twentieth century. (Criterion A)

The small stone outbuilding associated with the Goadby Lodge homestead is significant as a rare example of a c.1850s farm building. The vernacular construction comprising random rubble stone walls, and other materials and construction details such as the roof framing of rough bush poles and timber shingles under the later corrugated iron are characteristic of c.1850s farm buildings. (Criteria B and D)

Statutory recommendations

Replace HO124 and HO188 with a single HO number to recognise the historic associations of these two places, with the following description in the 'Heritage place' column the HO schedule:

> *Goadby Lodge*
>
> *The heritage place comprises the stone outbuilding, and stone rubble house ruins.*
>
> *Sea View Park*
>
> *The heritage place comprises the stone house ruins, and two Bhutan cypresses (Cupressus torulosa) and surrounding land defined by the east title boundary, 49m from the south title boundary, 18m from the west title boundary and 679m from the north (Hunters Road) title boundary.*
>
> *105W Hunters Road, South Morang.*

- Apply specific controls as follows:

  Solar Energy systems – Yes

  Tree controls – 'Yes, Bhutan cypresses only'

In the HO maps, replace the HO numbers as required. The HO extent does not change.

Other images

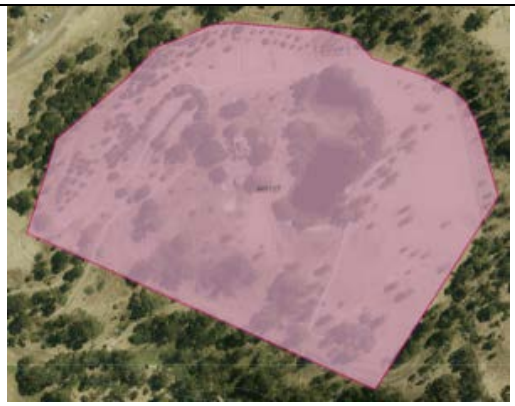
None.

Hawkstowe

Other names: Peter Le Page Farm

994-1044 Plenty Road, South Morang **Heritage Overlay: HO127**





Main image:	Homestead (west elevation), 2015	**Hermes:**	28884
Place type:	Homestead complex	**Style:**	Victorian
Creation dates:	c.1860 to c.1900	**Designer:**	Unknown

History

Thematic context

Victoria's Framework of Historic Themes

2. Peopling Victoria's places and landscapes: 2.5 Migrating and making a home, 2.6 Maintaining distinctive cultures, 2.7 Promoting settlement

4. Transforming and managing the land: 4.3 Grazing and raising livestock, 4.4 Farming

City of Whittlesea Thematic Environmental History

2. Settling the land: layers of settlement: 2.2 Selection and freehold land sales, 2.5 Migrating for opportunity.

3. Utilising natural resources: 3.1 Grazing and agriculture, 3.2 Dairying

Place history

The post-contact settlement of the South Morang district began with the arrival of pastoralists in the 1830s and 1840s. The Plenty River provided a reliable source of water before the construction of the Yan Yean Reservoir in the late 1850s and combined with the flat, fertile land and proximity to Melbourne, the area became a prime agricultural district, providing a large portion of Melbourne's produce needs as it grew rapidly in the wake of the gold rushes. The Plenty Road also served as a main route to Sydney and several hotels were established to service the needs of travellers. The demand for farming land encouraged the subdivision of the original pastoral properties into smaller farms leading to an influx of settlers. Community formation was marked in 1877 by the opening of a school and other facilities including a post office (1873) and a Wesleyan Methodist Church (1886).

Hawkstowe is situated on the west side of the Plenty River on part of Portion 11, Parish of Morang. Portion 11 was first granted to J. Patterson in 1840 and was later owned by J.H. Walker (the founder of Walker's biscuits) probably as a speculative investment. However, it appears Peter and Emily Le Page were the first to make Hawkstowe their permanent home. Peter Le Page was from the island of Guernsey, in the English Channel, and had first arrived in Australia in 1852. He initially tried his luck on the Bendigo and Castlemaine goldfields, before moving to South Morang in 1855. Peter had a brother Charles, who also settled at South Morang in 1865; Charles subsequently bought a farm on the western side of Plenty Road (*Whittlesea Leader*, 9 March 2004).

In May 1865, Peter Le Page married Emily Edwards, and they went on to raise a family of seven children on the property. Notices for the births of several of their children at South Morang or Hawkstowe appear in newspapers from the early 1870s onwards.

It appears the homestead at Hawkstowe was built in stages (see Description), with the earliest stage dating from prior to 1860 and the main section of the house added c.1865, possibly after the marriage of Peter and Emily. Reputedly, the stone barn and stables, which are probably contemporary with the house, were constructed by Jack and Pat Joyce who were 'ex convicts' (Gould 1994:32-33).

Hawkstowe was used as a dairy farm and the complex of buildings originally included milking sheds and a dairy, since demolished.

After many years of dairying at Hawkstowe, and other adjoining properties he subsequently acquired, Peter Le Page relinquished active work, apportioning his farms amongst his sons, Charles, the eldest son, received Hawkstowe. Peter Le Page subsequently retired to Rosevilla, a brick house he erected on the west side of Plenty Road, just north of Gordon's Road (since demolished).

Peter died in 1913 aged 82 and was buried in Preston General Cemetery. Hawkstowe remained in the Le Page family until 1940 before being sold (*Whittlesea Leader*, 9 March 2004). The property was purchased by the MMBW in 1986 and today forms part of the Plenty Gorge Park, which is managed by Parks Victoria.

In 1994 Meredith Gould Architects prepared a Conservation Strategy for Hawkstowe and this informed conservation works carried out to the homestead including reinstating the Welsh slate roof, removing cement render from the exterior walls, and reconstructing the verandah (see Figure 1).

The homestead has been used as the headquarters of Plenty Valley Arts and the Mill Park Garden Club. The Garden Club maintain the formal gardens around the homestead.

References

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 3 - Citations*, 2015

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Meredith Gould Architects Pty Ltd, *Plenty Gorge Metropolitan Park. Park Headquarters. 'Le Page Homestead' also known as 'Hawkstowe' Conservation Strategy*, 1994

Payne, J.W., *The Plenty: a centenary history of the Whittlesea Shire*, 1975



Figure 1: The southwest elevations of the homestead in 1994 prior to conservation works. Note the tiled roof, rendered wall and no verandah. (Source: Gould 1994:49)

Description

Hawkstowe was not inspected. The following description is based on Context (2015) and Gould (1994) and informed by 2023 images.

Hawkstowe is a nineteenth century farm complex comprising the homestead, barn, stables (all built of local stone), and a timber cottage. The complex is situated at the peak of a gentle hill overlooking the Plenty River valley in a parkland setting that contains a mix of exotic and indigenous trees, including several mature River red gums.

Analysis by Gould (1994:6-11) indicates the homestead was built in stages, with the first stages dating from prior to 1860. These comprise the two projecting rooms at the south-east corner of the cottage and the early weatherboard section along the east side. The main house of four rooms was added c.1865.

Gould (1994:6) believes the two rooms at the south-east corner were originally constructed as a freestanding cottage. Evidence for this includes:

- The greater wall thicknesses than the main house with no corner brick dressings
- The clear incorporation of a pre-existing wall in the south-east corner room of the main house, and the awkward window placement in the south wall of that room, hard against the fireplace.
- Window joinery (no horns, multiple panes) and a bluestone cill, whereas the main house has rendered cills.

Along the east side is a series of timber rooms originally built as a kitchen and adjoining store with a stone cellar below, and a bedroom at the north end. The original construction is timber framed, clad with deep beaded edge weatherboards, small window openings and low door heights, typical of 1850s construction. At the south end is a large wide double fireplace with a bread oven and large cooking space. Gould (1994:10) believes this weatherboard section may be earlier than the adjoining stone rooms at the southeast corner. The legibility of this section

has been reduced by later additions including the modern toilets at the northwest corner and the partial infill of the verandah of the main house.

The main house is in a Victorian Regency style and has walls of rubble stone brought to courses with red brick quoining and a hipped roof clad in slate. The reconstructed veranda with timber posts, and a skillion iron roof returns along the north, west and south sides. Four closely spaced pairs of French doors along the northern facade of the building are a distinctive feature. The main entrance to the central passage is in the middle of the west elevation, which also contains a window. There are two plain brick chimneys, which have been cut down.

The house is bordered on the northwest and south sides by an English-style 'cottage' garden containing a mix of herbaceous plants and perennials and flowering shrubs, which is enclosed by a timber picket fence. The garden and the fence were established post-1994.

To the south of the homestead is the barn. This is rectangular in plan, oriented east-west and has walls of random rubble stone and a gabled roof clad in corrugated iron. There are pairs of doors centrally placed in the north and south walls, and a window in the west gable, which indicates the building may have once contained a loft. Internally, it comprises a large single space. Due to the fall in land the barn contains a small basement at the north end.

On the north side of the barn is a small timber cottage with a hip and gable iron roof covering original shingles. The origins of this building are unclear - one theory is that it brought out from England in the 1850s to act as servant's quarters. However, Gould (1994:26) believes this to be unlikely and that it was relocated to Hawkstowe at some time in the twentieth century. It is certainly of early date (c.1850s – 1870s) and the construction is consistent with a prefabricated and/or portable building. This includes the wall construction with very few studs, spaced very far apart and connected by slender rails, with the thin frame held together by substantial vertical lining boards, which form both in the internal and external lining. These are very wide, V-jointed in the centre to imply two narrower boards and tongued and grooved to form a tight skin (Gould 1994:26). There is a brick chimney at the north end. Internally, it is divided into two rooms, one a very narrow windowless room, originally only accessed from the external door, the other room with a small side-hinged window.

To the west of the barn is the remnants of the former stables. As it exists today, this rectangular building, oriented north-south, has random rubble stone walls on the north, west and south sides, and is open along the east. It has a skillion profile roof. Historic photos indicate that this building once had an upper loft storey and was once connected to a milking shed on its south end. The floor of the loft space is indicated by rough bush logs let into the stone wall along the east elevation that form part of the roof framing. (Gould 1994:19).

To the south of the stables is a concrete hardstand area that is believed to indicate the location of the former milking shed.

Surrounding the homestead complex are several mature exotic trees, predominantly Elms (*Ulmus sp*.) close to the house and former stables, and on the lower slopes to the northwest, and a multi-trunk Cypress (*Cupressus sp*.) to the north of the homestead. There is a mature River red gum (*E. camaldulensis*) to the immediate north of the timber cottage.

Comparative analysis

Farming was an important theme in the historic development of the City of Whittlesea from early post-contact settlement through to the early post-World War Two period. This theme is represented by a range of complexes comprising homesteads and associated outbuildings

such as dairies, barns, and stables and features such as dry stone walls enclosing paddocks and farmyards and defining property boundaries. Some larger complexes include worker's accommodation either integrated into another building or provided separately.

Early farm buildings and structures were often built using locally sourced stone. From the late nineteenth and early twentieth centuries onwards timber framed, and corrugated iron-clad or brick outbuildings became more common. Some are built of composite materials and have been built in stages over time.

The integrity of farm complexes in the City of Whittlesea has been impacted by on-going suburban development, as well as the cessation of farming and dairying by the 1970s, which made the buildings redundant.

At some places all the original complex survives, while at others only some buildings remain. For example, at HO81 (former Koch and Unmack farm at Wollert) the homestead has been demolished and only one outbuilding survives, while at several others only the homestead remains. Many complexes are now contained on much-reduced allotments within suburban housing estates and have lost their original rural context.

Common characteristics of nineteenth century farm complexes include:

- Early (c.1860s-c.1880s) basalt/stone or brick houses, some with associated mature exotic trees as evidence of gardens.
- A mix of basalt/stone (c.1860s-c.1880s) or corrugated iron clad (c.1900s-c.1920s) dairies, underground tanks or wells, milking sheds and barn/stables, often with related dry stone walls enclosing associated yards or paddock enclosures and associated stone paved yards and lanes.
- Dry stone walls or fences.

Hawkstowe is notable as a nineteenth century dairy farm complex in the City of Whittlesea. It compares with:

- HO10 (VHR H950) Wuchatsch's Farm. c.1850s bluestone attic storey bluestone homestead, and bluestone milking shed, barn and dairy, underground (u/g) stone tank, and dry stone walls enclosing the farmyards.
- HO17 Carome. c.1860s bluestone homestead and interwar brick dairy. Notable for rare early (c.1850s) milking shed with unsawn timber frame, now clad in corrugated iron (CGI).
- HO19 Mayfield (Thomas Farm). c.1860-80s brick homestead, CGI milking shed with brick paved floor, u/g tank, brick, and weatherboard outbuildings and stone lined dam. It is of note for the bluestone dairy, which has an integrated tank within the structure.
- HO39 Ivy Bank (Schultz Farm). c.1850-80s bluestone house (built in stages), two barns, a milking shed, piggery ruins and u/g tanks. It is notable for the early barn, which is a rare example of mud and lathe construction, and the former milking shed, which has unusual walls of dry stone construction and original floor paving.
- HO40 Pine Park (Hehr Farm). c.1870s-80s bluestone house, milking shed, stables and dairy and remnant DSW. It is notable for the milking shed, which is set into a hillside and retains some of the original timber bails.
- HO41 Pine Grove (Schultz Farm). c.1905 w/b homestead and c.1870s-80s part bluestone, part CGI stables/barn, bluestone milking shed and dairy with u/g tank. Retains much of the original allotment and extensive network of dry stone walls around the homestead complex and in the surrounding paddocks. These include the fine walls lining the entrance, a composite wall along Bindts Road and a rare example of a stream diversion wall.

- HO163 Spring Vale (Bodycoat Farm). This comprises several buildings from the 1870s including the dairy, first milking shed and stables, with other buildings added in the early twentieth century. Aspects of the complex such as the piggery and dairy, and the second milking shed, are also notable for their ability to demonstrate the transition from butter to milk production on some farms by the early twentieth century. The homestead complex is complemented by dry stone boundary walls and around the farmyard.

Historically, Hawkstowe is one of the oldest farm complexes in the Morang and Mernda districts. It compares with Carome (HO17), Rock bank (Jeffrey Property) (HO120) and Mayfield (HO19).

Hawkstowe is notable for the paired French doors to the homestead, which are an uncommon detail and are enhanced by the brick quoining. While not original to the site, the small timber cottage is a rare example of a prefabricated, portable building.

Statement of significance

What is significant?

Hawkstowe at 994-1044 Plenty Road, South Morang is significant. The following buildings and features contribute to the significance of the place:

- The homestead, timber cottage, former barn, former stables to the extent of the nineteenth century fabric.
- The mature Elms (*Ulmus sp*.), Cypress (*Cupressus sp.*) and River red gums (*E. camaldulensis*) surrounding the homestead complex.

Alterations and additions to the contributory buildings and other buildings on the site are not significant.

How is it significant?

Hawkstowe is of local historic, representative, rarity, and aesthetic significance to the City of Whittlesea.

Why is it significant?

Hawkstowe is historically significant for its associations with the first phase of farming settlement in the South Morang area after the Crown land sales of the early 1850s. It demonstrates the importance of South Morang as a farming district supplying produce to Melbourne from the mid-nineteenth century onwards. This association is demonstrated by the homestead, which was built in stages from c.1850s to c.1870, and the associated barn and stables. (Criterion A)

Hawkstowe is significant as a representative example of a nineteenth century farm complex, comprising a homestead, barn, and stables, all built of local stone and arranged around a central courtyard. The homestead is notable for uncommon details such as the paired French doors to the main elevation, while the basement room to the barn is an unusual feature. (Criterion D)

The timber cottage is a rare example of an early prefabricated, portable building. (Criterion B)

Hawkstowe is of aesthetic significance as a complex of nineteenth century stone buildings in a picturesque landscape setting containing a mix of exotic and indigenous trees overlooking the Plenty River valley. (Criterion E)

Statutory recommendations

Retain in HO127 with the following changes to the HO schedule:

- In the 'Heritage place' column, replace the description with:

  Hawkstowe

  The heritage place comprises the nineteenth century homestead, barn, timber cottage and stables, and mature trees.

  994-1044 Plenty Road, South Morang.

- In the 'Tree controls' column, change Yes to 'Yes Elms (*Ulmus sp.*), Cypress (*Cupressus sp.*) and River red gums (*E. camaldulensis*) only'.

Other images



View looking north showing stables (at left) and barn (right) (Source: Context 2015)

For additional images, please refer to the Hermes database place record.

Mornmoot Stud

Other names: Chirnside Farm

390 Wildwood Road, Whittlesea Heritage Overlay: HO37





Main images:	Entrance and avenue of trees (Gould 1990), Homestead (Tonkin 2014)	**Hermes:**	29560
Place type:	Homestead complex, Library	**Style:**	Federation/Edwardian (Arts & Crafts), Interwar
Creation dates:	c.1900-c.1945	**Designer:**	W.M. Shields (1921 House additions and Library)

History

Thematic context

Victoria's Framework of Historic Themes

2. Peopling Victoria's places and landscapes: 2.7 Promoting settlement

4. Transforming and managing the land: 4.3 Grazing and raising livestock, 4.4 Farming

City of Whittlesea Thematic Environmental History

2. Settling the land: layers of settlement: 2.2 Selection and freehold land sales, 2.5 Migrating for opportunity.

3. Utilising natural resources: 3.1 Grazing and agriculture, 3.2 Dairying

Place history

Mornmoot Stud is situated on part of Section XIV, Parish of Toorourrong, which was originally taken up by H.B. Bowerman in 1839. The original allotment contained 640 acres. The west branch of the Plenty River formed one boundary, while the other boundaries coincided with the present-day Wildwood, Dalls and Towts roads (Toorourrong Parish Plan).

Later owners included Alexander Murphy (from 1914) and Samuel Mackay (from 1919). Little is known about the early farming use of the property but a 1923 notice, which refers to the

removal of 1800 fruit trees suggests it was used as an orchard (*The Argus*, 27 October 1923, p.23 'Classified advertising').

The occupier of the property from 1921 was Russell Chirnside and he was officially registered as the owner on the title in June 1926. He named the property 'Mornmoot'.

Russell Chirnside, born in 1885, was the second son of Robert and Alice (*nee* Ware) Chirnside of Carranballac in the Western District and part of the famous pastoralist family that included his grandfather Andrew Chirnside of Werribee Park. During the nineteenth century the Chirnside family acquired numerous properties throughout Victoria having commenced their pastoral settlement at Mt William near the Grampians. Carranballac became a family seat along with the more famous Werribee Park, which became the home of George Chirnside (Russell's uncle) after the death of his father, Andrew (Tonkin 2014).

Russell Chirnside's childhood was spent at Carranballac, a 26,000-acre property transferred to his father in the year of his birth. After his father's death in 1900, Russell and his siblings travelled to England with their mother so their education could be completed there. (Gould 1990, Aitken 2014:3-4).

Following his return to Australia, Russell studied sheep husbandry at Mt William. However, he disliked the lack of hunting, racing and other social activities at the isolated property and so in 1910 decided to take over part of Carranballac, naming it Curnong. Russell, a keen scholar, reserved the top floor of his new house at Curnong for a library, his magnificent book collection becoming one of the largest private libraries in Australia (Gould 1990, Aitken 2014:5).

Toward the end of World War I Russell served in Europe with the AIF's 7th Battalion and, following his return to Australia, he sold Curnong in 1922 and purchased Mornmoot, taking his book collection with him, which he continued to develop including editions purchased in London after the war. In 1926 he married Marybell O'Brien, a nurse (Gould 1990; Aitken 2014:6-7).

Chirnside quickly set about transforming the existing farm an integral part of this transformation was to create a secluded homestead complex. To achieve this a ring of dense planting encircling a small knoll to the southwest of the original cottage was begun. Access to the enclosure was via a long driveway on mostly flat land which was planted with rows of Oaks. Chirnside also required a purpose made building to house his extensive library (Gould 1990).

In November 1921 a local newspaper reported on the 'building additions being carried out on the property recently purchased by Mr Russell Chirnside' (*Eltham and Whittlesea Shires Advertiser and Diamond Creek Valley Advocate*, 4 November 1921, p.3 'Glenvale'). This brief reference and the current physical form of the house (see Description) suggests that Chirnside extended an existing building, adding a northern wing with large formal rooms and entry, and a western wing containing the library.

It is likely that William McMichael Shields was the architect for both sections. His original plans for the library, dated 12 August 1921 (See Description), clearly show it to be an addition to an existing building to which minor alterations were made (SLV). Aberline & Knight, of 220 Exhibition Street, Melbourne, professionally photographed the extended building shortly after completion. Four of these images show the house and library, and a fifth is a view from the house looking north over the garden (Aitken 2014:8; Tonkin 2014) (see Figure 1).

Chirnside also carried out extensive tree planting on the property creating shelter belts to protect the house and paddocks. By 1942 the estate was described as 'well-subdivided and fenced. Mr Chirnside is a firm believer in ample shade and shelter for stock and has gone to much trouble to plant extensive shelter breaks. The water is pumped out of a creek which

forms one boundary of the property and is laid on to brick troughs in each paddock' (*Eltham and Whittlesea Shires Advertiser*, 26 June 1942, p.4).



Figure 1: (Left) Original north elevation with library, (Right) Original northeast view – note the brick wall in front of the house (Source: Aberline & Knight 1921, as reproduced in Tonkin 2014).

At Mornmoot, Chirnside established a prize-winning dairy herd of Jersey cattle, and played an important role in the development of the dairying industry in Victoria. Using foundation cattle from his Uncle George Chirnside's Jersey Stud at Werribee Park, he bred females of great dairy capacity, including some of the highest producers in the dairy breed. A 1949 auction catalogue of Mornmoot Jersey cattle concludes:

The influence of Werribee blood on the dairy production of Australia and New Zealand has been profound. The rapid increase in butter production in both countries since the turn of the century has gone hand-in-hand with the rapid increase in the popularity of the Jersey breed and this, in turn, received its initial impetus and most of its subsequent development from the remarkable qualities of the Werribee stock. (Mornmoot Catalogue)

The Mornmoot herd was first placed under test in the 1928-29 season, when it filled 22nd place. Following this, the herd was carefully selected and built up by Chirnside until 1935 when it won the Victorian Government standard herd test championship for the first time. This was first of nine wins, including seven in succession from 1935 to 1942 (*Eltham and Whittlesea Shires Advertiser*, 26 June 1942, p.1 'Victoria's leading dairy herd').

Chirnside was a member of the Jersey Herd Society from 1928-49, of which he served on the committee and was vice-president for several years. Marybell was the founding president of the Whittlesea branch of the Red Cross, formed in 1941, and in November of that year a fundraising afternoon tea was held at Mornmoot (*Eltham and Whittlesea Shires Advertiser*, 21 November 1941, p.2)

In 1946 Chirnside sold Mornmoot to N.H. Young. Remarkably, the sale included the contents of Chirnside's library, except for the gift of 250 volumes that Chirnside made to the Ormond College at the University of Melbourne in the same year. Young maintained the reputation of the stud until 1949 when he offered the herd for sale (Aitken 2014:13).

In 1964 the property, including the library and its contents, was bought by Stanley Leighton, who proceeded to turn it into a thoroughbred horse stud (Tonkin 2014:5, Gould 1990).

Leighton was best known as the founder of the international construction company Leighton Holdings. After pursuing various agricultural pursuits in Australia, his son David moved onto

Mornmoot in 1968. His father had, in the meantime imported a stallion, *Streetfighter* to stand at Mornmoot and to establish the reputation of the stud (Tonkin 2014:5).

David Leighton worked with the stud groom, Bill Birch to manage the property. In 1974 David Leighton took ownership of the property. Perhaps the best known Mornmoot stallion was *Century*. He arrived at Mornmoot in 1974 and in 1978-79 was named Champion Sire of Australia and Victoria's leading stallion for five years from 1983. *Century* was ultimately buried on the property. From 1983 the Leightons sponsored the Mornmoot Perpetual Equestrian Trophy at the Whittlesea Show (Tonkin 2014:5-6, Gould 1990).

Mornmoot changed hands again in 2002. Just prior to the completion of the sale there was a further sale of books from the library by Australian Book Auctions. Despite this, the library still contained approximately 1000-1500 volumes associated with Chirnside's original collection in 2014 (Aitken 2014:13-15).

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State Library of Victoria, 'Toorourrong, Counties of Bourke and Evelyn / photo-lithographed the Department of Lands & Survey, Melbourne by W.J. Butson', 1922 (Toorourrong Parish Plan)

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Description

Mornmoot was not inspected. The following description is based on those in Gould (1990), Tonkin (2014) and Aitken (2014). Note: Aitken (2014) includes a more detailed description of the interior of the library.

Mornmoot Stud is a farming complex built on a prominent rise to the north side of Wildwood Road between the west branch of the Plenty River and Dalls Road. The main entrance to the property, situated just to the east of the Plenty River, is marked by timber picket fences which frame the driveway, and a 'gatehouse' in the form of a gable-fronted interwar weatherboard bungalow. The entrance driveway extends in a straight line due north for approximately 570m and on each side for the full length are almost continuous rows of regularly spaced Oaks (*Quercus sp*.) forming an impressive avenue. At the north end the track branches in two. The west branch leads to the main house and library and outbuildings, while the northeast branch continues for a further 190m to the second group of farm buildings.

The house and library, as built in 1921, is in the form of a large late Federation/Edwardian Arts & Crafts weatherboard bungalow, which appears to have been built in two and perhaps three stages and possibly incorporated an earlier building. The various sections are unified by materiality and details including the oiled weatherboard cladding, terracotta roof tiles, timber screens with Art Nouveau motifs to the gable ends, and the rendered chimneys (which appear to be slightly tapered) with flat, bracketed caps and terracotta pots.

The house is in two distinct sections defined by separate hip and gable terracotta roofs with a clear 'join' where they meet, which may indicate stages of building:

- The north section has a transverse (east-west) gable roof with minor projecting gables to the front (north) and east sides. These are decorated with timber screens with Art Nouveau motifs and terracotta shingles. The roofs extend, at a lower pitch to form verandahs supported by square costs with collars along the west elevation (creating a 'floating' gable to the main roof above) and on the west side of the projecting front bay, which returns to meet the projecting east gable. Windows are timber framed casements with toplights or sashes. The front (north) bay has a canted bay window with a shingled hood. At the north east corner are brick steps leading to the main entry located in the return of the verandah. There are smaller brick steps to the secondary entry in the southeast corner, which has a small, inset porch with arched fretwork with Art Nouveau motifs. Wrapping the north east corner is a curved red-brick garden wall, which has a low balustrade and dwarf piers with flat caps (this appears in the 1921 images – see Figure 1).
- The south section, which may contain the original house, has main roof with a north-south ridge and a half-hip profile and minor hipped bays to the east and south. The east bay has a central brick fireplace flanked by six-over-six timber sash windows, and to the south of this is a verandah.

The library is a separate wing on the west side, which connected by a simple gabled link to the south section. It is designed on a 'boomerang' plan with the two outside wings with gabled roofs at 90 degrees to each other, joined by a central wing (see Figure 2). Each outside wing has timber screens with Art Nouveau motifs and a chimney placed centrally in the gable end, and a square bay window in the east wall with timber casements and toplights. Other windows include high-set paired windows and timber sashes at the wall corners. Between the angled wings on the west side is a verandah with pairs of French doors.

Internally, the library contains purpose-built bookshelves, beautifully executed in blackwood, by a Melbourne firm, R. & G. Kirkham (18-20 Little Collins Street). Described as stacking or 'barrister's' bookcases, they are placed in wall bays defined by the bay windows and smaller double-hung sash windows. Each bay is divided into six glazed compartments (the three top shelves smaller and the three lower shelves larger) of small shelf lengths with each shelf given a separate top hinged glass-fronted door and accessed by a travelling ladder. This enabled the atmosphere for the books to remain constant and reduces the intrusion of dust when opening the book case only to the cell required. The door of each cell once open, slides away horizontally into the cabinet to be completely out of the way. In all, there are 386 separate compartments with individual doors (Aitken 2014:9).

The bespoke nature of the shelves is apparent in the splayed detailing of the units on the north-east wall where the wall plane angles change. It is possible that the manufacturer also constructed the two mantle pieces and the ladder (Aitken 2014:10).

The library contains about 6000 volumes of which about 1000-1500 may form part of the original collection assembled by Chirnside (Aitken 2014:17).

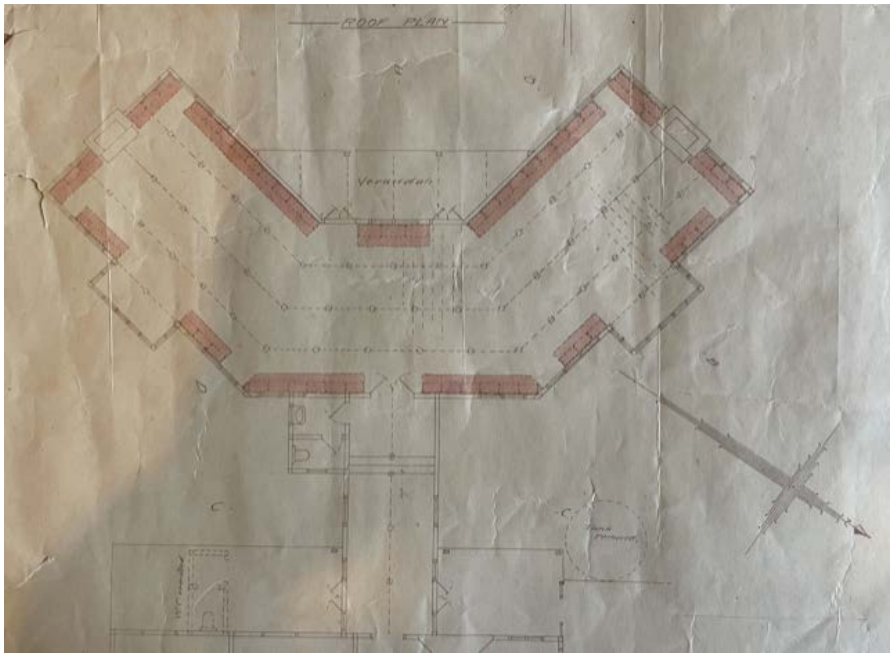


Figure 2: Extract of the original architect's drawings prepared by W.M. Shields showing the distinctive library plan including the location of the built-in bookcases (Source: State Library of Victoria).

Other buildings in proximity to the main house and library are the small weatherboard house to the south east of the main house, a weatherboard office building to the south of the house and a small weatherboard stable (known as the stallion boxes) building to the east. These appear to date from the interwar period. The stable has a main gabled roof with deep eaves and louvred vents in the gable ends, and a hipped bay at one end to which a later skillion lean-to has been added.

The above buildings are surrounded by a mature garden, which is enclosed by a dense perimeter planting that appears to comprise an inner row of mature Cypresses and outer rows/groups of Eucalypts. Mature trees within the grounds surrounding the house include evergreens such as Italian (*Cupressus sempervirens*) and Bhutan (*Cupressus torulosa*) cypresses and deciduous trees including Elms (*Ulmus sp*.) and Oaks (*Quercus sp*.).

The complex to the northeast comprises several early to mid-twentieth century buildings. The two small red brick buildings with gabled roofs (one with distinctive vergeless gables) and some of the corrugated-iron clad buildings are likely to form part of the interwar dairy complex. The red brick building with small windows and a door is possibly a dairy. A weatherboard house with a hipped roof and skillion wings was likely a worker's/manager's house and may pre-date the Chirnside ownership of the property.

Comparative analysis

Farming was an important theme in the historic development of the City of Whittlesea from early post-contact settlement through to the early post-World War Two period. This theme is represented by a range of complexes comprising homesteads and associated outbuildings such as dairies, barns, and stables and features such as dry stone walls enclosing paddocks and farmyards and defining property boundaries. Some larger complexes include worker's accommodation either integrated into another building or provided separately.

Early farm buildings and structures were often built using locally sourced stone. From the late nineteenth and early twentieth centuries onwards timber framed, and corrugated iron-clad or brick outbuildings became more common. Some are built of composite materials and have been built in stages over time.

The integrity of farm complexes in the City of Whittlesea has been impacted by on-going suburban development, as well as the cessation of farming and dairying by the 1970s, which made the buildings redundant.

At some places all the original complex survives, while at others only some buildings remain. For example, at HO81 (former Koch and Unmack farm at Wollert) the homestead has been demolished and only one outbuilding survives, while at several others only the homestead remains. Many complexes are now contained on much-reduced allotments within suburban housing estates and have lost their original rural context.

Mornmoot Stud is notable for its association with Russell Chirnside who played an important role in the development of the dairying industry in Victoria. Using foundation cattle from his Uncle George Chirnside's Jersey Stud at Werribee Park, he bred cattle of great dairy capacity, which contributed to the rapid increase in butter production in Australian and New Zealand in the early to mid-twentieth century. The Chirnside herds at Werribee Park and Mornmoot were credited with establishing the popularity and success of Jersey cattle and the excellence of Mornmoot was recognised by winning the Victorian Government standard herd test nine times, including seven in succession from 1935 to 1942. Chirnside was a member of the Jersey Herd Society from 1928-49, of which he served on the committee and was vice-president for several years.

Mornmoot Stud is a representative example of a model dairy farm, which was largely developed during the interwar period. This demonstrated by the range of buildings including stables, dairy, and sheds, as well as worker's accommodation.

Mornmoot Stud is distinguished by several notable features including the avenue of Oaks along the entrance driveway, which extends for almost 600m making it the longest such avenue in the municipality, and the homestead, which is distinguished by fine Arts & Crafts detailing including timber screens with Art Nouveau motifs, terracotta shingles and rendered fireplaces with bracketed caps and terracotta pots.

However, the most remarkable feature is the library, which is unique within the City of Whittlesea and extremely rare (possibly the only example?) within Victoria. Aitken (2014:14-15) concludes:

The library itself is a remarkable structure. The incorporation of a library in any large house was a matter of necessity in the nineteenth century and for an owner such as Russell Chirnside—with both country-house antecedents and an exceptionally large and fine book collection—the design of this critical space was attended with special attention.

…

Along with the crescent-shaped plan, the detached form of the structure is also highly unusual for a private library. Whilst this arrangement is occasionally seen in billiard rooms, the billiard-room-cum-library at Alton (Mount Macedon) is the only example I can bring to mind of such a room, and even then, the space is extremely modest in size compared with the library at Mornmoot and not fully detached from main residence. The irregular plan form is characteristic of the Arts and Crafts style of architecture …

The significance of the library is enhanced by the retention (at least in 2014) of part of Chirnside's original collection. Aitken (2014:19) compares Mornmoot to what he describes as 'perhaps the outstanding private library surviving intact in its original residence is that of pastoralist Samuel Pratt Winter (1816–1878), still housed at Murndal in Victoria's Western District':

The significance of the Mornmoot collection is certainly not of the same order as that of Murndal, but as an entity, the library, shelving, and remaining Chirnside-provenanced books are of undoubted statewide cultural significance. The library is a rare example of an Arts and Crafts inspired design for such a specific purpose; its bookcases are highly unusual, intact examples of a stacking bookcase system on an extraordinarily extensive scale; and the Chirnside-provenanced books are a contributory part of this library ensemble, illustrating the life and interests of one of Victoria's most passionate bibliophiles, and a figure of uncommon interest in the cultural and social history of the state.

Statement of significance

What is significant?

Mornmoot Stud at 390 Wildwood Road, Whittlesea is significant. The following buildings and features contribute to the significance of the place:

- The main homestead and library, partly designed by W.M. Shields in 1921. The curved brick garden wall beside the house, and the interior of the library including all the integral bookshelves and associated fittings including the travelling ladder, and books originally forming part of Russell Chirnside's collection also contribute to the significance of the place. The curved
- The entrance driveway lined with rows of Oaks (*Quercus sp.*) and the mature trees surrounding the main homestead and library, which include various types of Cypress (*Cupressus sp.*), Elms (*Ulmus sp.*), Oaks and other exotic species.
- The outbuildings in proximity to the main homestead and library including the small weatherboard house to the south east, the weatherboard office building to the south and the small weatherboard stable (known as the stallion boxes) to the east.
- The complex of buildings to the northeast of the main homestead and library including two small red brick buildings with gabled roofs (one with distinctive vergeless gables) a large, corrugated iron clad building, a long gabled building, and a weatherboard house with a hipped roof and skillion wings.
- The gable-fronted 'gatehouse' adjacent to the main entrance.

How is it significant?

Mornmoot Stud is of local historic, rarity, representative, and aesthetic significance to the City of Whittlesea.

Why is it significant?

Mornmoot Stud is of historic significance as a dairy farm established and developed by Russell Chirnside who played an important role in the development of the dairying industry in Victoria. Using foundation cattle from his Uncle George Chirnside's Jersey Stud at Werribee Park, he bred cattle of great dairy capacity, which contributed to the rapid increase in butter production in Australian and New Zealand in the early to mid-twentieth century. The Chirnside herds at

Werribee Park and Mornmoot were credited with establishing the popularity and success of Jersey cattle and the excellence of Mornmoot was recognised by winning the Victorian Government standard herd test nine times, including seven in succession from 1935 to 1942. Chirnside was a member of the Jersey Herd Society from 1928-49, of which he served on the committee and was vice-president for several years. It is also of historic significance for its later establishment as a prominent horse stud and home to famous race horses such as *Century* the 1978-79 Champion Sire of Australia. (Criterion A)

The library at Mornmoot Stud is of historic significance as one of the finest private libraries in Victoria. Historically, the library illustrates the cultural life and interests of prominent families such as the Chirnsides and the tradition of incorporating a library in a country house of any stature. The remaining Chirnside collection illustrates the life and interests of one of Victoria's most passionate bibliophiles, and a figure of uncommon interest in the cultural and social history of Victoria. (Criterion A)

The library at Mornmoot is significant is a rare example of an Arts and Crafts inspired design for such a specific purpose. For an owner such as Russell Chirnside—with both country-house antecedents and an exceptionally large and fine book collection—the design of this critical space was attended with special attention and the bookcases are highly unusual, intact examples of a stacking bookcase system on an extraordinarily extensive scale. (Criterion B)

Mornmoot Stud is significant as a representative example of a model dairy farm, which was largely developed during the interwar period. This demonstrated by the range of buildings including stables, dairy, and sheds, as well as worker's accommodation. (Criterion D)

The house at Mornmoot Stud is of aesthetic significance as a late Edwardian bungalow with distinctive Arts & Crafts detailing within a mature garden setting. Details that contribute to the aesthetic qualities of the house include the complex hip and gable roofs clad in terracotta tiles, the oiled weatherboard cladding, decorated gabled ends with timber screens and terracotta shingles, tapered rendered chimneys with bracketed caps and terracotta pots and recurring use of Art Nouveau decorative motifs. Of note is the unusual 'cranked' plan of the library, which adds to the highly picturesque character of the place. The siting of the house and garden on a rise above the Plenty River and the long driveway with its avenues of mature Oak trees also contribute to the setting and adds to the picturesque character. (Criterion E)

Statutory recommendations

Retain in HO37 with the following changes to the HO schedule:

- In the 'Heritage place' column, replace the description with:

  Mornmoot Stud

  The heritage place comprises the main house and library and other houses and outbuildings dating from c.1900 to c.1945 including the office, house and residence near the main house, the second group of brick, weatherboard and corrugated iron clad buildings to the northeast of the main house and library, the 'gatehouse', the mature trees surrounding the main house and library, and the avenue of Oaks along the entrance driveway.

  390 Wildwood Road, Whittlesea.

- In the 'External paint controls apply' column, change 'No' to 'Yes – House and Library only'.

- In the 'Tree controls' column, change 'Yes Avenue of oaks, mature trees surrounding complex' to 'Yes – Avenue of Oaks, mature trees surrounding house and library'.
- In the 'Internal alterations controls apply' column, change 'No' to 'Yes – Library only'.
- In the 'Outbuildings or fences etc.' column, replace 'Yes Library' with 'Yes – stables, office, worker's cottage, gate house, farm buildings'.

Other images



View of the north wing of the library (Source: Tonkin 2014)

For additional images, please refer to the Hermes database place record.

Spring Vale (Bodycoat Farm)

Other names: Bodycoat Farm

80 Bodycoats Road, Wollert

Heritage Overlay: HO163





Main images:	Stable and milking shed (Context 2015)	**Hermes:**	28782
Place type:	Homestead complex, dry stone walls	**Style:**	Victorian, Federation, Interwar
Creation dates:	c.1878-c.1935	**Designer:**	Unknown

History

Thematic context

Victoria's Framework of Historic Themes

2. Peopling Victoria's places and landscapes: 2.5 Migrating and making a home, 2.6 Maintaining distinctive cultures, 2.7 Promoting settlement

4. Transforming and managing the land: 4.3 Grazing and raising livestock, 4.4 Farming

City of Whittlesea Thematic Environmental History

2. Settling the land: layers of settlement: 2.2 Selection and freehold land sales, 2.5 Migrating for opportunity.

3. Utilising natural resources: 3.1 Grazing and agriculture, 3.2 Dairying

Place history

The present 80 Bodycoats Road forms part of Section 5 of the Parish of Kalkallo, first granted to John Hunter Patterson in 1839. By 1853 it was part of the Medland Estate, which comprised Sections 5-8 in the Parish of Kalkallo and contained 30 allotments ranging in size from 70 to 331 acres extending 'north from Boundary Road for almost two miles and from the Darebin Creek, westward to the Summerhill holding of Thomas Wilson' (Payne 1975:89). The lots were laid out in a grid with north-south roads at half-mile intervals.

The Medland Estate was offered for sale on 13 March 1853. The area, which became known as Woodstock, was developed for 'mixed farming'. Dairying predominated but being beyond the 15 mile 'fresh milk' distance from Melbourne, most farms produced milk for butter, which was delivered to their regular customers weekly. The separation of butter milk left the skim milk which fed pigs that were marketed commercially (Moloney 2020:191). A school was opened in 1853 and by 1877 the district had added a post office and a church.

Spring Vale was one of two farms established by the Bodycoat family on the Medland Estate.

William and Mary Bodycoat and their eldest son Thomas arrived in Australia from Leicestershire, England aboard the ship *Alberton* on 22 September 1844. After living at Collingwood for several years, William purchased Lots 17 and 18 comprising 143 acres in the Medland Estate in 1853 and established a dairy farm which came to be known as Langton Lodge (or Grange).

In 1857 Thomas married Alice Hadfield. She was the daughter of Joseph and Hannah Hadfield who purchased Lot 21 of the Medland Estate. In 1858 Thomas purchased Lot 18 from his father and by c.1863 had begun to lease two allotments on the east side of what would become Bodycoats Road comprising the western half of lot 6, as well as parts of lots 3, 4 and 5 in the Medland Estate (see Figure 1). Thomas took out two sizeable mortgages over his land: £350 in 1868, followed by £650 in 1878, and in 1878 he applied for his three parcels of land (which totalled 340 acres) to come under the Torrens Title system. It was during this time that the first buildings in the Spring Vale farm complex comprising the first homestead, dairy, milking shed, and piggery were established, and this is reflected in an increase in the rated valuation of the property from £65 in 1872-73 to £88 in 1878-79 (GBA 2018:40).

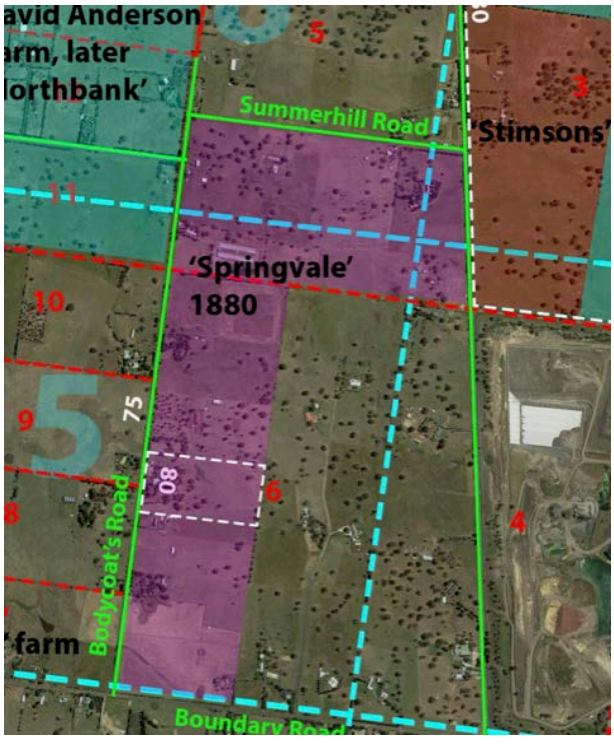


Figure 1 – This shows the land (shaded purple) acquired by Thomas Bodycoat to the east of Bodycoats Road by 1880. Pale blue numbers and dotted lines indicate the original Kalkallo Parish section boundaries, while red numbers and dotted lines indicate the lot numbers and boundaries of the Medland Estate (Source: Peter Mills, 2023)

Spring Vale came to be regarded as a model dairy farm and in 1883 was featured in a detailed report of farming at Woodstock. The milking shed, capable of housing 20 cows, was described as a 'thoroughly comfortable bluestone structure' that was open on the easterly side to 'obtain the benefit of all the warmth possible in winter' while being sheltered from the cold south-westerly winds. The stone dairy was 'a model of neatness and cleanliness' and measured 30 x 18 feet with 'very thick walls and a cemented floor'. The butter produced on the farm under the 'able management' of Alice Bodycoat was sold to a regular customer in Melbourne and pigs were raised on the 'refuse' (skim) milk left over from the butter making process. The pigs were kept in a bluestone building described as 'in keeping with the others on Spring Vale' and 'as comfortable as the porkers could desire'. The farm itself was subdivided by post and rail and stone fences into 13 paddocks from one to 70 acres. Crops including oaten and wheaten hay, maize and peas were grown in rotation to provide stock feed and to improve the soil (*Leader*, 9 June 1883, p.10 'Farming at Woodstock').

In about 1899 Thomas and Alice ceased producing butter and instead began supplying whole milk for distribution in Melbourne, as this was found to be more profitable. Their herd was milked twice each day in the morning and the evening, and the milk was hauled by wagon to Epping in time to catch the train to Melbourne (*Weekly Times*, 8 October 1904, p.38 'In the Epping district').

In 1904 Spring Vale was once again the subject of a detailed newspaper article, which described the system of milk production on the farm as 'an excellent one' and concluded:

If all the growers of milk … conducted their businesses on similar principles to those followed by Mr Bodycoat, there would be no need for the promised Milk Supervision Bill, nor the annual cost to dairy farmers its administration will mean (ibid).

By the time of the 1904 article a second milking shed had been built opposite the original. Each contained 18 bails with a passageway 36 feet wide between. The floors were brick, and a channel ran along the rear of each row of bails to facilitate cleaning (ibid).

Thomas and Alice were active in community affairs and Thomas, at various times, held all honorary public positions available in the Epping district. A Justice of the Peace, Thomas Bodycoat served on the Council of the Shires of Darebin and Epping for over 30 years, including several terms as president. Thomas and Alice raised four children - two sons (Fred and Joseph) and two daughters (Hannah/Annie and Amelia).

Thomas Bodycoat died in 1905, and Alice in 1907. At the time of Thomas' death, the 138-acre allotment containing the homestead complex was described as containing a four-room weatherboard cottage, kitchen, stables, cow sheds and all 'necessary outbuildings, and five paddocks fenced by stone walls'. Livestock included 78 milking cows and there was an extensive inventory of farm machinery and equipment (GBA 2018:44).

After Alice's death the homestead block remained in the ownership of the Bodycoat family until 1923 when it was sold to Richard Escott. Escott was the director of the Wollert Dairy Pty Ltd, which used the farm and one in Yan Yean to supply their Preston dairy. The rated value of the farm increased considerably reflecting improvements, which probably included a new manager's house that replaced (or incorporated) the original homestead (GBA 2018:45).

Charles Guy became owner in 1947, and he was succeeded in 1960 by Michael and Minnie Carey. The Careys subdivided the homestead block into two lots, retaining Lot 1, which contained the homestead complex. Then, in 1980, the land was subdivided into five lots with Lot 2 becoming the present 80 Bodycoats Road, containing the homestead complex (GBA 2018:46).

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Description

Spring Vale was inspected from Bodycoats Road only. The following description is based on the information in the 2015 Heritage Study and the 2018 Conservation Management Plan.

The former Spring Vale comprises a complex of buildings and associated dry stone walls on the east side of Bodycoats Road:

- The homestead, which incorporates the original stone dairy.
- To the north-east of the homestead, a stone outbuilding believed to be the original piggery. To the north of this is a hayshed.
- The north west of the homestead, a complex of buildings including the two former milking sheds, the former stables, a shearing shed and a cistern/tank.
- Dry stone walls surrounding the farm complex and in the surrounding paddocks.

The complex of buildings is located on an elevated site and set close to the road (the side wall of one of the milking sheds and end wall of the stable being sited on the road boundary), making it prominent in views along Bodycoats Road. To the east of the complex is a remnant grouping of River red gums.

Along almost the full length of the Bodycoats Road boundary on either side of the property entry are dry stone walls, supplemented by post and wire fences (the northern wall extends beyond the property boundary and continues along the frontage of 90 Bodycoats Road). Behind these walls is a row of semi-mature Monterey cypress to the south of the property entry) and semi-mature Monterey pines (north of property entry). Other walls include:

- One that extends from the hayshed to the eastern end of the piggery and then south in a 'dogleg' arrangement before continuing south, finishing just short of the south boundary.
- Along the east boundary, marking the original boundary of Spring Vale when it was acquired by Thomas Bodycoat c.1878.

Homestead and dairy

The homestead is a weatherboard building with a hipped corrugated iron roof that extends to form wide veranda, partially filled in on one side, which around the building. It appears to date from the late Federation or early interwar period and could incorporate part of the original homestead. The timber veranda posts feature filigree brackets and are set on a rendered balustrade. The west façade facing Bodycoats Road contains two narrow doors each timber architraves and sash windows for sidelights. To the right is a double-hung window and there are pairs of double hung windows and another door in the south elevation.

The now attached, but originally freestanding, former dairy on the east side is rectangular in plan and has coursed bluestone rubble walls, a hipped iron roof clad in corrugated iron, a red brick chimney, small timber windows (the south window retains the original four-pane frame, while the north window has been altered).

Piggery and workers room

This rectangular building has rubble bluestone walls on the north and west sides with square edged weatherboards to the gable ends, and a gable corrugated iron roof. A worker's room has been created at the west end of the building. It has a casement window, low ledged and braced door, a colonial over set in a fireplace with timber mantel and a brick chimney with a corbelled cap.

Milking or cow sheds and stables

These three rectangular buildings are in a U-shaped arrangement around a central brick and stone paved courtyard. The c.1878 milking shed is sited parallel to the Bodycoats Road boundary, and the c.1878 is perpendicular to it. Each building has coursed rubble bluestone walls and a steeply pitched corrugated iron roof with timber gable ends and bargeboards. The milking shed is open along the east side, which has stop-chamfered posts and a squared boarded valance above covered the former loft edge (loft has been removed, but there is remnant framing set into the walls). At the south end is a cream brick addition (possibly an engine or separator room).

The stables retain part of the original split shingle roof under the later corrugated iron, and a stone pitched floor. There are four timber doors along the south side and one gable vent in the east end. Along the south side is a stone driveway.

The third building is the c.1904 milking shed, which is a timber-framed building originally clad in square-edge weatherboards, which has been replaced with brick and corrugated iron in some sections. Weatherboards survive on part of the north wall and the surviving section of valance above the openings on the east side. It has a steeply pitched gable roof with a skillion section along the west side. A small two-room addition (presumed separator or milk room) is at the south west end of the skillion section. Internally, it has a brick floor.

Shearing shed and tank

This is a corrugated iron-clad building comprised of a gabled section with a skillion wing on the north side. The gabled section has a brick floor, and the skillion has a slatted floor elevated on timber stumps with a ground level hatch at the east end. To the west is a large underground tank 4.2m in diameter, presumably brick lined, but now rendered over.

Comparative analysis

Farming was an important theme in the historic development of the City of Whittlesea from early post-contact settlement through to the early post-World War Two period. This theme is represented by a range of complexes comprising homesteads and associated outbuildings such as dairies, barns, and stables and features such as dry stone walls enclosing paddocks and farmyards and defining property boundaries. Some larger complexes include worker's accommodation either integrated into another building or provided separately.

Early farm buildings and structures were often built using locally sourced stone. From the late nineteenth and early twentieth centuries onwards timber framed, and corrugated iron-clad or

brick outbuildings became more common. Some are built of composite materials and have been built in stages over time.

The integrity of farm complexes in the City of Whittlesea has been impacted by on-going suburban development, as well as the cessation of farming and dairying by the 1970s, which made the buildings redundant.

At some places all the original complex survives, while at others only some buildings remain. For example, at HO81 (former Koch and Unmack farm at Wollert) the homestead has been demolished and only one outbuilding survives, while at several others only the homestead remains. Many complexes are now contained on much-reduced allotments within suburban housing estates and have lost their original rural context.

According to Moloney (2020:161-162) following Westgarthtown, the Wollert district was the most closely settled and intensively farmed area in the Merri Creek – Darebin Creek dry stone wall region. Like Westgarthtown, many of the original settlers were German immigrants. Common characteristics include:

- Early (c.1860s-c.1880s) basalt/stone or brick houses, some with associated mature exotic trees as evidence of gardens.
- A mix of basalt/stone (c.1860s-c.1880s) or corrugated iron clad (c.1900s-c.1920s) dairies, underground tanks or wells, milking sheds and barn/stables, often with related dry stone walls enclosing associated yards or paddock enclosures and associated stone paved yards and lanes.
- Boundary dry stone walls or fences.
- Remnants of the original landscape including River Red Gums, and features such as the 'stony rises' that are characteristic in this area.

Spring Vale is notable as one of the most intact surviving dairy farm complexes in the City of Whittlesea. The complex of substantial bluestone buildings and associated brick and stone paving demonstrate why it was regarded as a 'model' dairy farm during the late nineteenth century. Aspects of the complex such as the piggery and dairy, and the second milking shed, are also notable for their ability to demonstrate the transition from butter to milk production on some farms by the early twentieth century. The homestead complex is complemented by dry stone boundary walls and around the farmyard. It compares with:

- HO10 (VHR H950) Wuchatsch's Farm. c.1850s bluestone attic storey bluestone homestead, and bluestone milking shed, barn and dairy, underground (u/g) stone tank, and dry stone walls enclosing the farmyards.
- HO17 Carome. c.1860s bluestone homestead and interwar brick dairy. Notable for rare early (c.1850s) milking shed with unsawn timber frame, now clad in corrugated iron (CGI).
- HO19 Mayfield . c.1860-80s brick homestead, CGI milking shed with brick paved floor, u/g tank, brick, and weatherboard outbuildings and stone lined dam. It is of note for the bluestone dairy, which has an integrated tank within the structure.
- HO39 Ivy Bank (Schultz Farm). c.1850-80s bluestone house (built in stages), two barns, a milking shed, piggery ruins and u/g tanks. It is notable for the early barn, which is a rare example of mud and lathe construction, and the former milking shed, which has unusual walls of dry stone construction and original floor paving.
- HO40 Pine Park (Hehr Farm). c.1870s-80s bluestone house, milking shed, stables and dairy and remnant DSW. It is notable for the milking shed, which is set into a hillside and retains some of the original timber bails.

- HO41 Pine Grove (Schultz Farm). c.1905 w/b homestead and c.1870s-80s part bluestone, part CGI stables/barn, bluestone milking shed and dairy with u/g tank. Retains much of the original allotment and extensive network of dry stone walls around the homestead complex and in the surrounding paddocks. These include the fine walls lining the entrance, a composite wall along Bindts Road and a rare example of a stream diversion wall.

The dry stone walls are of typical construction and include property boundary and internal walls.

Statement of significance

What is significant?

Spring Vale, the former Bodycoat farm complex at 80 Bodycoats Road, Wollert is significant. The following buildings and features contribute to the significance of the place:

- The weatherboard homestead and the former bluestone dairy.
- The bluestone former piggery and worker's room to the east of the homestead.
- The two bluestone former milking sheds and the bluestone former stables and associated brick and stone paving between these buildings.
- The shearing shed.
- The dry stone walls numbered as 184, 186, 188, 189, 190, 191, 193, 194, 331 & 336.
- River red gums.

The hay shed and other buildings, structures, and features (including alterations and additions) dating from after 1945 are not significant.

How is it significant?

Spring Vale is of local historic, representative, and aesthetic significance to the City of Whittlesea.

Why is it significant?

Spring Vale is of historical significance as evidence of the post-contact settlement and development of the Wollert district in the decades after the first land sales in the 1850s. It demonstrates the development of the area into a dairying district that played an important role in the supply of fresh milk and butter to Melbourne from the nineteenth to the mid-twentieth centuries. It has important associations with the Bodycoat family who established the farm and remained owners until 1923. The Bodycoat family were among the first European settlers in the Woodstock district and played an important role in the development of the local community. Amongst other things Thomas Bodycoat was for 30 years a member of the local councils and served several terms as President. (Criterion A)

Spring Vale is significant as a representative example of a small, family-run dairy farm, which is one of the most complete surviving examples in the City of Whittlesea and was widely regarded as a 'model' dairy complex. This is evident in the efficient arrangement of the bluestone stables and two milking sheds in a U-shape around a brick and stone-paved courtyard. Other buildings including the dairy, piggery and workers room demonstrate the original use of the farm for

butter production before the change to milk supply was made in the early twentieth century. (Criterion D)

Spring Vale is of aesthetic significance as a distinctive nineteenth century farm complex within a rural landscape setting. The aesthetic qualities are derived from the bluestone farm buildings and associated stone and brick paving that surround the prominent hipped roof homestead with encircling verandah at the centre of the complex. The picturesque qualities of the buildings are complemented by the dry stone walls and mature exotic and native trees, which provide a related setting. (Criterion E)

Statutory recommendations

Retain in HO163 with the following changes to the HO schedule:

- In the 'Heritage place' column of the HO schedule, replace the description with:

  Spring Vale (Bodycoat Farm)

  The heritage place comprises the weatherboard homestead and stone dairy, all bluestone outbuildings including two former milking sheds, stables, and former piggery and workers room, the corrugated iron shearing shed, dry stone walls and mature River red gums.

  80 Bodycoats Road, Wollert.

- In the 'Prohibited uses' column of the HO schedule, replace 'No' with 'Yes'.

Other images

For additional images, please refer to the Hermes database place record.

Ivy Bank

Other names: Schultz Farm

45 Bridge Inn Road, Wollert Heritage Overlay: HO39





Main image:	c.1886 house addition (Gould 1990)	**Hermes:**	28954
Place type:	Homestead complex	**Style:**	Victorian
Creation dates:	c.1855 to c.1900	**Designer:**	Charles Schultz

History

Thematic context

Victoria's Framework of Historic Themes

2. Peopling Victoria's places and landscapes: 2.5 Migrating and making a home, 2.6 Maintaining distinctive cultures, 2.7 Promoting settlement

4. Transforming and managing the land: 4.3 Grazing and raising livestock, 4.4 Farming

City of Whittlesea Thematic Environmental History

2. Settling the land: layers of settlement: 2.2 Selection and freehold land sales, 2.5 Migrating for opportunity.

3. Utilising natural resources: 3.1 Grazing and agriculture, 3.2 Dairying

Place history

The sources for the following history are the 1990 Heritage Study and the 2008 Conservation Management Plan, unless otherwise cited.

This land once formed part of the Wollert Pastoral Station, which was used for sheep grazing from the mid-1830s to the early 1850s.

At the 1853 Crown sales of small farms, Crown Allotment XI Parish of Wollert, comprising approximately 640 acres was sold in four equally sized allotments of about 150-158 acres.

Further subdivision quickly followed and by 1871 CA XI had been divided into nine allotments. Seven of these were farms, as well as Henry Ludeman's Harvest Home Inn and wheelwright shop. Similar subdivisions occurred on the adjoining Crown allotments to the north (where the Medland Estate was offered for sale in 1853), east, west, and south and over 200 people had settled in the area by the 1870s.

Several farms were established by German families who came from, or had connections with, the German settlement at Westgarthtown. The attributes of the district, which included several watercourses, and its relative proximity to the profitable Melbourne fresh milk market meant it was suited for dairying, and, by 1860, this had emerged as the main farming activity and remained the mainstay of the district's economy for over a century. Some settlers, like the Hehr family, combined this with commercial hay production, and a draught horse stud (Moloney 2020:160).

Community formation was marked by the opening of the first school in 1853. This was replaced in 1877 by a permanent building, and a Wesleyan Methodist Church opened in the same year. A daily coach service was established by the 1860s.

The subdivision and development of the Wollert district for small scale family-run dairy farms created a relatively densely settled, close-knit community with strong family relationships and inter-connections that endured well into the twentieth century.

Ivy Bank

The complex of farm buildings at Ivy Bank was established from c.1855 to c.1900 by Johann and Maria Schultz and their family. Ivy Bank remained in Schultz family ownership until the 1960s.

Johann Gottlob Schultz, his wife Maria and several children arrived in Australia from Germany in 1849 aboard the ship *Dockenhinder*. After first living at Mill Park, Schultz and Wilhelm Hanuskchke purchased lot 2 of the Medland Estate at Wollert on 13 March 1853.

Schultz established a dairy farm on the 200 acre property and gradually erected a complex of buildings on the property, which later became known as Ivy Bank. The first buildings, each constructed c.1855 of mud and timber lathe with a thatched roof, were a two roomed cottage and a barn. Further bluestone buildings including the milking shed and a barn were constructed from the 1860s to 1880s. Around c.1860-70 a second bluestone residence was constructed. This was extended at least twice during the 1880s (see Figure 1 and Description).

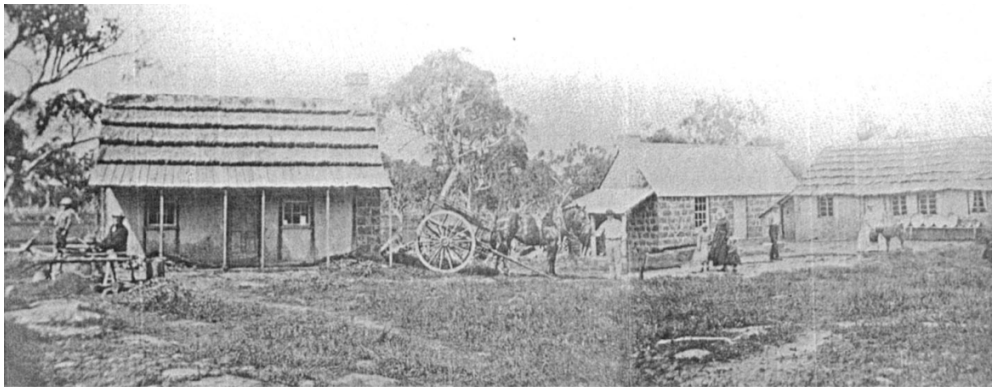


Figure 1: Schultz's farm c.1875. The building to the left, possibly the original cottage, has been demolished. The gabled building centre right is the second bluestone cottage of c.1860-70. (Source: Historic views of the City of Whittlesea).

Reputedly, many of the stone buildings were constructed by Johann Gottlob's grandson Charles who eventually inherited the farm. Large sections of the second homestead, a pigsty and a large implement shed are believed to be his work. All stone was quarried on the property. Later, Charles installed a small stone crushing plant on the farm, to supply materials for road and yard surfacing in the district.

The Schultz family excelled in the production of butter and bacon and won many awards at both the Royal Melbourne and Whittlesea shows for their produce. Milk was also sold on the Melbourne market, and fodder for cattle and horses. Red gum firewood was sold from time to time to supplement income.

The Schultz family was associated for many years with the Westgarthtown Lutheran Church, Johann Gottlob's son Gottlieb Ernst being a long-time trustee.

In the 1960s the Schultz farm was purchased as a quarry site and remains in use as a quarry in 2023.

References

Bryce Raworth Conservation Urban Design, *Schultz's Farm, 45 Bridge Inn Road, Wollert. Conservation Management Plan*, February 2008

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Payne, J.W., *The Plenty: a centenary history of the Whittlesea Shire*, 1975

Wuchatsch, R.N. & Hawke, G., *Historic views of the City of Whittlesea*, 1988

Description

Ivy Bank was not inspected. The following description is based on the information in the 1990 Heritage Study and the 2008 Conservation Management Plan.

The farm complex at Ivy Bank comprises the following buildings and structures:

- The bluestone and weatherboard farmhouse complex.
- The bluestone barn.
- The bluestone milking shed with attached half-timbered (mud and lathe) barn.
- Two bluestone wells and ruins of the piggery.

Farmhouse complex

The farmhouse is comprised of two separate buildings connected by a covered link, which appears to have been built in four main stages, as follows:

- The earliest stage, built c.1860-70, is a simply detailed two-room building with coursed bluestone rubble walls and a gabled corrugated iron clad roof. This building faced the creek and incorporated elaborate radial stone steps from the front door. These are still partially evident internally in the 1886 two-roomed addition on the south side. The north elevation is symmetrically composed and contains a central doorway flanked on either side by a twelve-pane timber-framed double-hung sash window. The west elevation also contains a sash window of the same type, surmounted by a small gable end vent. Internally the room at the

east end contains a c.1930s stove and earlier wall oven suggesting this building was originally built as a detached kitchen.

- The c.1886 addition on the south side of the c.1860-70 building also contains two rooms and is slightly longer and wider. It has random rubble bluestone walls brought to courses and a gabled roof with corrugated iron cladding over timber shingles. Windows and door openings have rendered brick surrounds with the appearance of quoining. The east elevation contains a door with a twelve-pane timber-framed double hung sash window to one side. Above the door an inscription 'AD 1886' has been carved in the stone. The west elevation contains small hatch like opening set low in the wall and a gable end vent with a brick surround. The south elevation contains two twelve-pane sash windows with segmental arched heads and rendered surrounds. Below each window there is a floor level spoon drain which appear to be early or original features.
- To the north of the above section is a freestanding building, also built in two stages. The western half was built c1889 and has bluestone walls and a gabled corrugated iron roof. This has random coursed quarry faced bluestone walls and twelve-pane timber-framed sash windows with dressed sills. The roof is gabled with corrugated iron cladding and a brick chimney at its centre. The gable end on the south elevation has stone inscribed with the letters 'AD 1889'. The exterior remains largely intact externally although all the window joinery has been damaged.
- The eastern half has weatherboard cladding and a gabled roof with corrugated iron cladding over the original timber shingle cladding. The asymmetrical east elevation contains four, twelve pane timber-framed sash windows and a four-panel timber door with a highlight window. Markings at either end of the wall indicate that a concave roofed verandah originally ran across the full width of the elevation. The exact date of the weatherboard section is not known, but (as noted by the 2008 CMP) given that the dividing wall between the two buildings is not bluestone it is possible that it predates the c1889 bluestone wing (if the bluestone wing had been built first it follows that the dividing wall would be of bluestone). The concave verandah form and timber shingling also suggests a relatively early construction date.

Mud and lathe barn

Gould (1990) concludes:

It is not possible to date this building from documentary sources, however the most unusual German construction technique used, the knowledge that the first house built in the early 1850s was also of mud and thatch and the need to provide a barn early in the development of any farm, point to this building having a construction date around the mid 1850s.

The building has a base of freestone loosely mortared together probably with a mud and lime mix. Hand sawn (and possibly adzed) bottom plates rest on this joined together by an overrun halved joint at the corners into which the main large corner posts are tenoned.

These joints do not require nails or bolts. The large posts are repeated at regular intervals along the wall and are joined to the top plate in similar manner to that employed for the bottom plate. A rail is let into the posts internally at the top and base to provide fixing for vertical split "lathes" which are only a little smaller in size than the posts. They are spaced with a variable gap between 50 and 100mm. The "lathes" are halved over the rail and fixed with a minimum of nails.

An internal diagonal brace of split timber is fixed to the post and bottom rail. The walls are then daubed with mud internally and externally leaving the posts, braces, top and bottom rail exposed and concealing the vertical "lathes". The roof is constructed from saplings and now

has an iron roof on machine sawn battens (according to Gould, sawn c.1885 on the Schultz farmyard). It is possible that this replaced a thatch roof. A shingle roofed skillion to the east side has been let into the structure above the top plate and the gaps between the rafters daubed with mud. This looks very early and points to the barn roof being contemporary with the walls. Only the walls protected by adjoining structures have retained their mud and lathe construction. Elsewhere the walls are clad with corrugated galvanised steel.

Milking shed

Adjoining the mud and lathe barn is the milking shed. This building post-dates the barn but also is likely to be an early structure. It takes advantage of the slope of the land to be partly buried in the ground. The walls are formed using dry stone construction rising above the base of naturally occurring boulders. A top plate rests on the wall and the roof pitches off the plate. On one side a short stud wall is employed. The roof is now lined with corrugated galvanised steel. The floor of the milking shed is superbly paved with ashlar blocks incorporating a spoon drain. The milking bales have been removed.

Bluestone barn or implement shed

The former barn or implement shed is a long, rectangular building with ashlar rock-face bluestone walls and a gabled corrugated iron roof. There is a ledged, rectangular opening in the north end wall, presumably for an original loft. The building is understood to have formerly been used as an implement shed. The barn has recently refurbished for use as a site office and staff amenities building for staff of the quarry. Recent alterations and additions include the roof cladding and the timber stair on the south side, and the enclosure of the east wall with weatherboard cladding (the building was presumably originally open on this side).

Other buildings and features

According to the 2008 CMP:

The piggery is bluestone walled ruin. The remnant fabric indicates that it was originally a long rectangular plan building with a skillion roof and a series of regularly spaced window openings on the west wall. Smaller openings survive at ground level, presumably to allow for the washing out of the pigstys.

In 1990, bluestone paths were visible beneath the top soil at a variety of locations.

Along the south of the complex is a row of mature Pines (*Pinus radiata*) and Cypresses (*Cupressus macrocarpa*). There are two bluestone lined wells – one near to the western end of the tree row, and other to the immediate west of the farmhouse (the latter has been filled with rubble and capped with concrete.

Comparative analysis

Farming was an important theme in the historic development of the City of Whittlesea from early post-contact settlement through to the early post-World War Two period. This theme is represented by a range of complexes comprising homesteads and associated outbuildings such as dairies, barns, and stables and features such as dry stone walls enclosing paddocks and farmyards and defining property boundaries. Some larger complexes include worker's accommodation either integrated into another building or provided separately.

Early farm buildings and structures were often built using locally sourced stone. From the late nineteenth and early twentieth centuries onwards timber framed, and corrugated iron-clad or

brick outbuildings became more common. Some are built of composite materials and have been built in stages over time.

The integrity of farm complexes in the City of Whittlesea has been impacted by on-going suburban development, as well as the cessation of farming and dairying by the 1970s, which made the buildings redundant.

At some places all the original complex survives, while at others only some buildings remain. For example, at HO81 (former Koch or Unmack farm at Wollert) the homestead has been demolished and only one outbuilding survives, while at several others only the homestead remains. Many complexes are now contained on much-reduced allotments within suburban housing estates and have lost their original rural context.

According to Moloney (2020:161-162) following Westgarthtown, the Wollert district was the most closely settled and intensively farmed area in the Merri Creek – Darebin Creek dry stone wall region. Like Westgarthtown, many of the original settlers were German immigrants. Common characteristics include:

- Early (c.1860s-c.1880s) basalt/stone or brick houses, some with associated mature exotic trees as evidence of gardens.
- A mix of basalt/stone (c.1860s-c.1880s) or corrugated iron clad (c.1900s-c.1920s) dairies, underground tanks or wells, milking sheds and barn/stables, often with related dry stone walls enclosing associated yards or paddock enclosures and associated stone paved yards and lanes.
- Boundary dry stone walls or fences.
- Remnants of the original landscape including River Red Gums, and features such as the 'stony rises' that are characteristic in this area.

Ivy Bank is notable as one of the earliest and most intact surviving dairy farm complexes in the City of Whittlesea. It compares with other early dairy farms including:

- Pine Park (Hehr Farm), 286a Epping Road (HO40). Pine Park is notable as an almost complete bluestone farm complex comprising a house, milking shed, stables and dairy. According to Gould (1990) the 'village-like' quality of the arrangement of buildings and brick pathways is characteristic of German settler farms. The outbuildings are notable for their level of intactness. The milking shed, which retains some of the original cow bails, is one of the most intact in the municipality. The parkland to the north of the homestead complex also retains a section of dry stone wall that borders the stony rise is a good representation of the network of walls that once graced the original farm.
- Pine Grove (Schultz Farm), 65 Lehmanns Road (HO41). This comprises the c.1905 timber homestead and the nineteenth century bluestone stables, milking shed and dairy, and an intricate network of dry stone walls around the homestead complex and in the surrounding paddocks.
- Wuchatsch's Farm, 74 Robert Street, Thomastown (HO10, VHR H950). Included on the VHR as the most complete surviving farm in the Westgarthtown complex, this comprises the c.1850s bluestone attic storey bluestone homestead, and bluestone milking shed, barn and dairy, underground stone tank, dry stone walls.

Ivy Bank compares favourably with the above places – like the above examples, it has a village-like arrangement of stone buildings, fences and pathways. It is of note for the staged construction of the farmhouse, which is clear in the fabric and for the distinctive construction techniques in the barn and milking shed.

Despite the survival of only a portion of the complete wall system, the barn is a rare example of the transfer of the medievally based German construction techniques to Victoria. The milking shed is comparable with the example at Pine Park particularly for its paving and the way the building is set within the landform. While Pine Park retains its bales and loft, the Ivy Bank shed is probably earlier and is the only known building in Whittlesea (and possibly Victoria) with dry stone wall construction. Gould (1990) considered the barn, and the milking shed to be of potential State significance.

Statement of significance

What is significant?

Ivy Bank, the former Schultz farm complex at 45 Bridge Inn Road, Wollert is significant. The following buildings and features contribute to the significance of the place:

- The bluestone and weatherboard farmhouse complex, including the interior of the c.1886 addition.
- The dry stone walled former milking shed, including the internal paving and adjoining mud and lathe (half-timbered) barn.
- The bluestone former barn/implement shed.
- The remains of the bluestone former piggery.
- The two bluestone wells.
- The windrow of Pine and Cypresses to the south of the complex.

Alterations and additions and buildings dating from after 1940 are not significant.

How is it significant?

Ivy Bank is of local historic, rarity and representative significance to the City of Whittlesea.

Why is it significant?

Ivy Bank is of historical significance as evidence of the post-contact settlement and development of the Wollert district in the decades after the first land sales in the 1850s. It demonstrates the development of the area into a dairying district that played an important role in the supply of fresh milk and butter to Melbourne from the nineteenth to the mid-twentieth centuries. Originally established as a dairy farm in 1853 by German immigrant Johann Schultz, the property is one of the earliest surviving farms in the City of Whittlesea. It is also of historical significance for its association with German settlement in the Plenty region. Germans made an important contribution to the development of the area, settling at Westgarthtown (present day Lalor) from 1851 before moving to Epping and Wollert. (Criterion A)

Ivy Bank is of representative significance as a small dairy farm complex comprising a collection of vernacular farm buildings including a house, barn, implement shed and milking shed. Constructed in various stages, the buildings demonstrate the evolution of a Victorian farm complex from the mid 1850s to the late nineteenth century and demonstrate how the naturally occurring local stone in the Wollert district was put to ready use as a building material. The development of the farm is illustrated by the house, which comprises four distinct stages of construction. Internally, this is demonstrated by the partially retained stairs within the c.1886 addition that were the original front stairs to the c.1860s section. (Criterion D)

The half-timbered barn is notable as possibly the earliest surviving structure on the site and as a rare example of mud and lathe construction, which demonstrates the transfer of the medieval German construction techniques to Victoria. The adjacent milking shed is also notable as a rare example of the use of dry stone wall construction in a farm building and for the original internal paving. (Criterion B)

Statutory recommendations

Retain in HO39 with the following changes to the HO schedule:

- In the 'Heritage place' column of the HO schedule, replace the description with:

  Ivy Bank (Schultz Farm)

  The heritage place comprises the bluestone and weatherboard house, bluestone barn/implement shed, dry stone walled milking shed, mud and lathe barn, remains of bluestone piggery, two bluestone wells, and Pine and Cypress windrow.

  45 Bridge Inn Road, Wollert.

- In the 'Internal alterations' column of the HO schedule, replace 'No' with 'Yes, house and former milking shed'.
- In the 'Prohibited uses' column of the HO schedule, replace 'No' with 'Yes'.

Other images

None.

Springfield

Other names: Craigieburn Homestead

521 Craigieburn Road, Wollert **Heritage Overlay: HO164**



See Statutory recommendations for HO extent map

Main image:	Interior of milking shed (Context 2015)	**Hermes:**	161949
Place type:	Homestead complex	**Style:**	Victorian
Creation dates:	c.1860-c.1900	**Designer:**	Unknown

History

Thematic context

Victoria's Framework of Historic Themes

2. Peopling Victoria's places and landscapes: 2.5 Migrating and making a home, 2.6 Maintaining distinctive cultures, 2.7 Promoting settlement

4. Transforming and managing the land: 4.3 Grazing and raising livestock, 4.4 Farming

City of Whittlesea Thematic Environmental History

2. Settling the land: layers of settlement: 2.2 Selection and freehold land sales, 2.5 Migrating for opportunity.

3. Utilising natural resources: 3.1 Grazing and agriculture, 3.2 Dairying

Place history

The land once formed part of the Wollert Pastoral Station, which was used for sheep grazing from the mid-1830s to the early 1850s. The area was surveyed as the Parish of Wollert into regular sized allotments of approximately 640 acres which were first offered for sale in January 1853. Further subdivision quickly followed and many of the original sections were divided into small farms of approximately 100 to 150 acres. For example, by 1871 Section XI had been divided into nine allotments. Seven of these were farms, as well as Henry Ludeman's Harvest Home Inn and wheelwright shop. Similar subdivisions occurred on the adjoining Crown

allotments to the north, east, west, and south and over 200 people had settled in the area by the 1870s.

Several farms were established by German families who came from, or had connections with, the German settlement at Westgarthtown. The attributes of the district, which included several watercourses, and its relative proximity to the profitable Melbourne fresh milk market meant it was suited for dairying, and, by 1860, this had emerged as the main farming activity and remained the mainstay of the district's economy for over a century. Some settlers combined this with commercial hay production, and horse breeding (Moloney 2020:160).

Community formation was marked by the opening of the first school in 1853. This was replaced in 1877 by a permanent building, and a Wesleyan Methodist Church opened in the same year. A daily coach service was established by the 1860s.

The subdivision and development of the land for small scale family-run dairy farms created a relatively densely settled, close-knit community with strong family relationships and inter-connections that endured well into the twentieth century.

This property forms part of Section 14 in the Parish of Wollert. In June 1853 Michael Lynch, an Irish immigrant, purchased over 1665 acres including the whole of Section 14, which by then had been subdivided into four lots or 'portions'. Lynch retained portions 1-3 which he used in conjunction with the neighbouring Section 13 to the east as a grazing property (Context 2015).

This property, Portion 4, of 150 acres 16 perches was sold to another Irish migrant, John Hamilton Lowry, in November 1853. Lowry was a retired doctor from the north of Ireland. He and his wife Jane ran a mixed farm where in addition to dairying, they grew fodder crops as well as wheat, oats, and barley. The grain was threshed in a stationary threshing machine built in the barn. They named the property 'Springfield'.

The stone portion of the house and the dairy is thought to have been constructed during the Lowry ownership, possibly in 1855 when a mortgage of £300 was raised. John Lowry was living on the farm by 1856 when his address was listed in the Electoral Roll as 'Springfield, Merri Creek 'freehold'.

After Jane's death in 1885 the property remained in Lowry's possession until he died on 20 December 1887. An inventory of his estate published in 1888 described the property as containing 152 acres with a four-room stone house and dairy, valued at £10 per acre (Context 2015).

The property was sold by Lowry's executors to John Jolley in 1889. Jolley died in 1904, his probate inventory described the improvements as "four room stone house, small cow shed and stable". Following Jolley's death the property passed to his wife Eliza, his son Albert and then to Albert's son Thomas Leonard Jolley. In 1982 he sold it to Alan Bruce McKay, from whom it eventually passed in to the ownership of Yarra Valley Water (Context 2015).

References

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 3 - Citations*, 2015

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Mills, Dr. Peter, '521 Craigieburn Road, Wollert, 'Springfield Farm' aka Craigieburn Homestead on Portion 4 Section 14 Parish of Wollert', 23 July 2023

Payne, J.W., *The Plenty: a centenary history of the Whittlesea Shire*, 1975

Description

Springfield was not inspected. The following description is based on the information in the 2015 Heritage Study.

The former Springfield farm complex comprises the homestead, the milking shed and other outbuildings, a well, and dry stone walls.

The homestead was built in two stages and comprises the c.1855 bluestone cottage and an addition which appears to date from the interwar period. It is in a ruinous condition, with some walls partially collapsed or missing.

The original bluestone section comprises three rooms along the western (front) side of the house, the southern of which extends to the full width of the existing structure. There are windows at the rear of the front three rooms (now internal) confirming \ this was the back wall of the original house. The wide windowsills and configuration of the rooms is consistent with mid-nineteenth century construction. The stone walls are now largely covered with cement render, but recent deterioration and collapse has revealed that they were constructed in a mixture of quarried blue-stone and local field stone. This has been supplemented with bricks in places, particularly in and around the chimney of the kitchen area. This part of the house contains a baker's oven, also consistent with mid to late 19th century construction, and two stone walls projecting out from the southern wall of the house may have been used for the storage of wood for this and the fire.

The interwar addition comprises the north eastern (rear) portion, which is timber-framed with fibre cement cladding, including an additional gable to the north and lean-to at its south eastern corner. The renovation also included construction of a larger over-arching corrugated metal gabled roof, but the recent collapses reveal that the timber frame of the original L-shaped gabled roof has been retained *in situ* within the revised structure.

Beside the house is what appears to be a circular stone-lined well or tank.

To the east of the homestead is a group of corrugated-iron clad outbuildings built from the nineteenth to the early to mid-twentieth century.

The earliest of these is the former milking shed, which is a long rectangular gabled building open along the east side. Internally, much of the frame is built from unmilled posts and saplings and retains parts of the original cow stalls or byres, which suggests a nineteenth century construction date. The ceiling frame built of sawn timber appears to be later, while the concrete floor is a more recent addition. There are later, twentieth century additions to the north and south ends. The southern addition, offset on the west side is a gabled building with a concrete floor with a window and door in the west wall, which appears to date from the interwar period. Internally, there is a concrete base, which once had machinery attached and this indicates it may have been the engine room or dairy for the milking shed. The northern addition to the milking shed has a low-pitch gable roof and appears to date from the post-war period.

To the north of the milking shed is another gabled building (painted red), which appears to date from the interwar period. This has square openings along the north side and a doorway in the east end wall. To the west of this is a smaller gabled building, which is open along the east side. It is partially enclosed by chicken wire, which suggests it was used a chicken coop, and used for storage.

The yard surrounding the homestead complex is partially enclosed by dry stone walls, and there is another square paddock enclosed by dry stone walls immediately to the west of the house. To the north of the milking shed are walls enclosing small pens and the remains of a

stone loading ramp. There are further dry stone walls enclosing the paddocks to the north and east.

Comparative analysis

Farming was an important theme in the historic development of the City of Whittlesea from early post-contact settlement through to the early post-World War Two period. This theme is represented by a range of complexes comprising homesteads and associated outbuildings such as dairies, barns, and stables and features such as dry stone walls enclosing paddocks and farmyards and defining property boundaries. Some larger complexes include worker's accommodation either integrated into another building or provided separately.

Early farm buildings and structures were often built using locally sourced stone. From the late nineteenth and early twentieth centuries onwards timber framed, and corrugated iron-clad or brick outbuildings became more common. Some are built of composite materials and have been built in stages over time.

The integrity of farm complexes in the City of Whittlesea has been impacted by on-going suburban development, as well as the cessation of farming and dairying by the 1970s, which made the buildings redundant.

At some places all the original complex survives, while at others only some buildings remain. For example, at HO81 (former Koch or Unmack farm at Wollert) the homestead has been demolished and only one outbuilding survives, while at several others only the homestead remains. Many complexes are now contained on much-reduced allotments within suburban housing estates and have lost their original rural context.

According to Moloney (2020:161-162) following Westgarthtown, the Wollert district was the most closely settled and intensively farmed area in the Merri Creek – Darebin Creek dry stone wall region. Like Westgarthtown, many of the original settlers were German immigrants. Common characteristics include:

- Early (c.1860s-c.1880s) basalt/stone or brick houses, some with associated mature exotic trees as evidence of gardens.
- A mix of basalt/stone (c.1860s-c.1880s) or corrugated iron clad (c.1900s-c.1920s) dairies, underground tanks or wells, milking sheds and barn/stables, often with related dry stone walls enclosing associated yards or paddock enclosures and associated stone paved yards and lanes.
- Boundary dry stone walls or fences.
- Remnants of the original landscape including River Red Gums, and features such as the 'stony rises' that are characteristic in this area.

Springfield is a representative example of the small dairy farms established in Wollert in the nineteenth century, which evolved and developed into the twentieth. It is comparable to:

- Timm's Farm, 130 Bindts Road (HO162). Established in the 1860s by Frederick and Maria Timm, the farm was acquired by the Closer Settlement Board (CSB) in the early twentieth century and developed by lessees including the McKie family who, amongst other things, built a new milking shed and dairy in 1932. Today, the complex comprises a bluestone house, a large double gabled corrugated clad milking and machinery shed, and a weatherboard interwar dairy. The property also includes an interwar (but much altered) residence built by the CSB. All the buildings are in poor condition.

- Stanton Hill, 700 Epping Road (HO169). Established as dairy farm in the 1860s by Lammas Fairbrother, later owners included the Stimson family who developed the farm in the early to mid-twentieth century. Surviving buildings comprise a c.1860 four-room bluestone cottage, an interwar residence and corrugated iron clad outbuildings dating from the mid-twentieth century, and some dry stone paddock walls. The buildings are in fair to poor condition.
- Pine Grove (Schultz Farm), 65 Lehmanns Road (HO41). This comprises the c.1905 timber homestead and the nineteenth century bluestone stables, milking shed and dairy, and an intricate network of dry stone walls around the homestead complex and in the surrounding paddocks. These include the fine dry stone walls lining the entrance, a composite wall along Bindts Road and a rare example of a stream diversion wall.

Springfield is comparable to above places. The bluestone cottage and milking shed demonstrates the establishment of the farm in the 1850-60s by John Lowry, while the twentieth century outbuildings demonstrate the continuing use and development of the property as a working dairy farm by the Jolley family well into the twentieth century. The milking shed is of note as a rare early surviving example of vernacular timber-framed construction with some of the original cow stalls. It compares with the early milking sheds at Ivy Bank, 45 Bridge Inn Road, Pine Park, 286A Epping Road (both in Wollert), Carome, 10 Hathfelde Boulevard, and Mayfield, 1410 Plenty Road (both in Mernda).

Statement of significance

What is significant?

The former Springfield at 521 Craigieburn Road, Wollert is significant. The following buildings and features contribute to the significance of the place:

- The homestead to the extent of the stone section, built c.1855.
- The former milking shed including the interior, and other corrugated iron clad outbuildings.
- The dry stone walls surrounding the homestead complex and in the surrounding paddocks.

How is it significant?

The former Springfield is of historic, representative and rarity significance to the City of Whittlesea.

Why is it significant?

The former Springfield is of historical significance as evidence of the post-contact settlement and development of the Wollert district in the decades after the first land sales in the 1850s. It demonstrates the development of the area into a dairying district that played an important role in the supply of fresh milk and butter to Melbourne from the nineteenth to the mid-twentieth centuries. (Criterion A)

The former Springfield is significant as a representative example of a small, family-run dairy farm. These are characterised by a small house and outbuildings forming a small complex often with associated yards and paddocks enclosed by dry stone walls. Of note within the complex is the remains of the c.1860s bluestone cottage and milking shed, which are among the oldest farm buildings in the Wollert district and the dry stone walls, which are associated with the establishment of the farm by John Lowry. The other buildings on the site demonstrate the use

and development of the property as a working dairy farm by the Stimson family from the late nineteenth century to the interwar period. (Criterion D)

The milking shed is significant as a rare surviving example of a vernacular building constructed of unmilled timbers and saplings, which includes part of the original cow stalls. (Criterion B)

Statutory recommendations

Retain in HO164 with the following changes to the HO schedule:

- In the 'Heritage place' column of the HO schedule, replace the description with:

  Springfield

  The heritage place comprises the bluestone house, milking shed and other corrugated iron outbuildings and dry stone walls.

  521 Craigieburn Road, Wollert.

- In the 'Internal alterations controls' column of the HO schedule, change No to 'Yes – milking shed'.
- In the 'Prohibited uses' column of the HO schedule, replace 'No' with 'Yes'.

Consider including in the HO remnant dry stone walls outlined in yellow below in accordance with the recommendations of the *Dry Stone Wall Significance Assessment* study.



Other images

For additional images, please refer to the Hermes database place record.

Inverlochie

Other names: Cameron Farm

395 Epping Road, Wollert | Heritage Overlay: HO200





Main images:	Cottage and interior showing roof details (2015)	**Hermes:**	209269
Place type:	House, dry stone walls	**Style:**	Victorian
Creation dates:	c.1855 to c.1900s	**Designer:**	Unknown

History

Thematic context

Victoria's Framework of Historic Themes

2. Peopling Victoria's places and landscapes: 2.5 Migrating and making a home, 2.6 Maintaining distinctive cultures, 2.7 Promoting settlement

4. Transforming and managing the land: 4.3 Grazing and raising livestock, 4.4 Farming

City of Whittlesea Thematic Environmental History

2. Settling the land: layers of settlement: 2.2 Selection and freehold land sales, 2.5 Migrating for opportunity.

3. Utilising natural resources: 3.1 Grazing and agriculture, 3.2 Dairying

Historical context

The following history was prepared by Ray Tonkin in 2015.

The locality of Wollert lies between Darebin Creek on the east and Merri Creek on the west. It encompasses the intersection of four parishes – Wollert, Kalkallo, Yan Yean, and Morang.

Squatter John Pike was the first grazier to lease much of the area that was established as the Wollert Parish by Hoddle's survey in 1838.

There were various sales and leases in the early years of settlement and the remaining unalienated land of the Wollert parish, including the site in question, was offered at a government land sale in January 1853. For the purposes of this sale surveyor Robert Mason divided the original square-mile grid into 80, 160 and 320-acre portions. (Payne 1975, p.89) These two land sales established a locale of dozens of small farms centred on the Wollert crossroads. Many of the new owners were soon constructing small stone house, dairies, and stockyards. Dairying became the dominant land use. The Epping Roads Board, which was established in 1854, soon made an all-weather road between Epping and Woodstock, and by the late 1850s a daily coach service was established. Wollert became a postal address in 1876 (Payne 1975:93).

A scattered settlement consisting of a small number of local institutions developed along the stretch of the Epping Road between around the Wollert crossroads of Epping Road and Boundary Road/Bridge Inn Roads, and south along Epping Road to Craigieburn Road/Lehmanns Road. A Church of England Denominational School was established on the north-east corner of Epping Road Lehmanns Road intersection in 1852. (Payne 1977:4). The Wollert State School No.1861 on the west side of Epping Road south of the Wollert crossroads opened in 1877. (Payne 1977:10). A Methodist Church was established on the corner of Epping Road and Lehmanns Road in 1878 (Gould, 1991, p.5.14).

By the 1920s this was a prosperous and developing dairying district. The fertility of Wollert's paddocks was indicated by the fact that they had been cultivated continuously for over 50 years but still produced high yields of hay. Previously, poor roads had been an impediment, with the Epping Road often impassable during the wet months. From 1915 the Country Roads Board declared the Epping Road a Main Road and improved it to allow heavy lorries to progress at speed. The road was completed to Woodstock by 1920.

Dairying remained the dominant activity in the locality until the 1960s.

Place history

This site was part of Thomas Pike's squatting run from the 1830s. From the late 1830s it was part of Charles Campbell's grazing lease. Allan Cameron purchased it as Portion 1, Section 19 Parish of Wollert at the 1853 government land sales. Allan Cameron married Flora McPherson in 1853 and his twin brother Alexander, had married her sister Janet in 1849.

The Wollert State School was built in 1876 on a one-acre reserve purchased from Allan Cameron by the Education Department.

Whilst Alexander and Janet are believed to have spent time in the goldfields in the 1850s it appears that they along with Allan and Flora were living in the Wollert area by 1854. Alexander and Janet had purchased Portion 1 Section 19 from Allan and Flora by the late 1870s. (Payne 1975:90, no references). There may have been earlier buildings on the site, but the homestead complex was probably expanded from this time.

Inverlochie appears to have been a popular stopping point for travellers on outings from Melbourne. In February 1883 the correspondent 'Arrow' in the *Argus* newspaper described a trip with friends to "the secluded township of Woollert [sic]" where the travellers arrived first at the Cameron's homestead. Here they received refreshment "in profusion, and all of the best quality" from Mrs Cameron. They next attended a concert at the school, followed by a supper at the Camerons'. "In a word, the table was loaded with turkeys, fowls, pies, tarts and fruit." Excursionists from the city stopped off at the Camerons' again in April 1883.

At the time of his death in 1895 Alexander Cameron still owned Portion 1 Section 19, which included a five-roomed weatherboard house with zinc roof, a four-stalled paling stable, cowshed, and other outbuildings, to the value of £1570. These structures are not to be seen on

this site today. The farm was also described as being fenced 'partly with post and 2 rail fence and partly with stone wall' (PROV).

There is a record of a D. Cameron building a new house at Wollert in 1896. The location of that house is not clear, but it is possible that this was an extension to the house on Inverlochie (see below).

Duncan and his wife Sarah had a son Ewen in 1905 and a daughter Flora at 'Inverlochie Farm' in 1906. In 1908 Duncan was milking 30 cows. In 1909 he advertised a three-year lease of his 80-acre property "adjoining" the Wollert school, with no homestead. This may have been the northern half of Portion 1 Section 19.

Janet Cameron died in April 1911. In his father Alexander's will, Duncan was to inherit 'all of the stock and implements from "the Woolert property"', presumably Inverlochie. The rent from the remainder of the property, again presumably Inverlochie, was at Janet's death to be equally divided between the surviving daughters. If the property was sold, at the discretion of the executors, the proceeds were to be divided between the daughters.

In late 1911/early 1912 Duncan advertised for sale "his" 158-acre farm, presumably Inverlochie. The property included an 8-roomed weatherboard house (possibly enlarged from the five-roomed house at Alexander's death in 1895), a 12-bail cowshed, 3-stall stable, hay shed and "other useful outbuildings", 3 underground cemented tanks and a steam engine. The land was divided into 5 paddocks with 40 acres cultivated. It is possible that the building we are considering was one of the "other useful outbuildings" and the underground tank was one of the 3 reported here.

According to Payne, Robert James Batten and wife Mary purchased Inverlochie from Duncan in 1916 (Payne 1975:90). Strangely, in 1916 John Cameron was said to have run the local Post Office from 'Inverlochy', the old Cameron home. (Payne 1975:93)

The Battens may have rented before purchasing, as their children attended the school from 1912. (Payne 1977, p.19) In 1921 the Batten's 'Inverlochy' was described as "one of the largest milk suppliers in the Wollert district". The farm of 400 acres carried a herd of Ayrshire cattle with 55 cows producing more than 300 gallons per day in the peak period. 150 acres of the land was cultivated for hay as well as lucerne and maize.

Robert Batten died at Inverlochie in 1948. His son Vance Reginald Batten then took up the property. It would seem the main house on the property dates from this time. Although it may have been the result of an extensive modification of an earlier house.

A subdivision into seven lots occurred before 1966 when Vance died. The existing farm-building group extends over Lots 6 and 7 of this subdivision. Lot 7 was transferred to June, Bruce, Donald and Graham Batten and Suzanne Young in 1968. Lot 6 was transferred to June Batten and Graham Batten in 1978. Lot 6 and 7 were then recombined in 1995 to create the parcel on which the buildings now stand.

References

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Payne, J.W., *Centenary history of the Wollert State School no.1861, 1877-1977*, 1977

Payne, J.W., *The Plenty: a centenary history of the Whittlesea Shire*, 1975

Public Records Office of Victoria (PROV), Alexander Cameron probate records VPRS 28/P0002, 60/940

Tonkin, Ray, 'Heritage Citation report, 395 Epping Road, Wollert', 2015 (unpublished report prepared for City of Whittlesea)

Description

The following description was prepared by Ray Tonkin in 2015. The bluestone cottage was visible when the property was inspected from the roadside in January 2023 for this study.

Inverlochie contains an early bluestone building and a remnant underground tank.

The building is a single room cottage constructed with basalt walls using a coursed random rubble construction. The roof is a steep hip framed with bush timber rafters and later milled timber collar ties. The roof is clad in hard wood palings covered with a later corrugated galvanised iron. The cottage features a four paned window in each of the north and south elevations, a singe door in the south west corner and a corner fireplace with brick chimney.

The building is in poor condition with some stonework falling away. It is located close to Findon's Creek and adjacent to the old cow yard, hence the suggestion that it was a dairy. Given its form and detailing this seems unlikely. Rather it appears to be an early cottage. Therefore, it may be a remnant of early pastoral activity on the land which would date it as pre-1853 or a dwelling provided for a farmhand in the early days of the Cameron ownership (immediately post 1853). It is certainly not the homestead reported as a stopping point for travellers in the 1880s.

To the west of the cottage there is a large roughly circular area which is reported to have been the yard where cows assembled prior to milking. It shows evidence of a range of archaeological material and must be seen as having the potential to reveal further information about the use and development of the site.

The underground tank has a domed top constructed of brick. It appears to be one of the tanks reported as part of the sale of the property in 1912 and may date from any time in the later years of the nineteenth century.

Some of the remnant, non-indigenous vegetation on the site, particularly the Peppercorn trees to the east and south east of the cottage would appear to be part of the early development of the site as a farm and as such is a significant component of the property.

The dry stone walls to the north of the cottage and on the Epping Road boundary, whilst in poor condition are a further remnant of the early settlement and development of the site.

Other buildings on the site include corrugated iron sheds, which appear to date from the latter part of the twentieth century.

Comparative analysis

This is one of several early (c.1850s) bluestone farm buildings in the Wollert district. As noted in the history:

… the remaining unalienated land of the Wollert parish, including the site in question, was offered at a government land sale in January 1853. For the purposes of this sale surveyor Robert Mason divided the original square-mile grid into 80, 160 and 320-acre portions. (Payne 1975, p.89) These two land sales established a locale of dozens of small farms cantered on the Wollert crossroads. Many of the new owners were soon constructing small stone houses, dairies and stockyards.

It is likely that this is one of those small stone houses and may be a remnant of the earlier pastoral occupation of the site. it is not possible to be definitive about this, but the latter is less likely and if it is the case, it would have been constructed as a stockman's hut (Tonkin 2015).

The *City of Whittlesea Heritage Study* had the following to say about examples of early settlement in the Wollert area:

A large number of places are those associated with farming and grazing from early settlement through to the first decades of the twentieth century. Early homesteads were built in the local bluestone and some such as 130 Bindts Road Epping, Stimson's House at 700 Epping Road Wollert and Euglebar Homestead 235 Bridge Inn Road Mernda represent quite extensive farm complexes with outbuildings, stone walls and homesteads. One of the most interesting is Creeds Farm 265 Harvest Home Road Epping containing a number of semi-ruinous farm buildings and other evidence of farming in a compact area.

Comparable early basalt dwellings utilising a simple form of basalt construction like the coursed rubble of this building include.

- Timm's House, 130 Bindts Road (is described as a bluestone building with corrugated iron hipped roof and tall red brick chimney. At the time surveyed as part of the City of Whittlesea Heritage Study it was in a ruinous condition.
- Parts of the Schultz Farm (Ivy Bank), 45 Bridge Inn Road, Wollert show some similarities to the subject structure. While that complex was developed over a long period the earliest part of the homestead (subsequently used as a kitchen wing) utilises coursed rubble basalt walls.



Kitchen wing, Schultz Farm (Ivy Bank) homestead (Source: Tonkin 2015)

- Pine Park (Hehr Farm) 286A Epping Road, Wollert also features early basalt buildings, but from available images they seem to utilise a more sophisticated coursed basalt construction.

The cottage at Inverlochie is notable in that it retains the original split paling roof covering beneath a more modern corrugated galvanised iron roof (Tonkin 2015).

This place is also important as a remnant of an early and important Wollert property and along with the remaining underground tank and stand of trees provides an opportunity to acknowledge the role and farming practices of the early settlers (Tonkin 2015).

Statement of significance

What is significant?

Inverlochie, 395 Epping Road, Wollert is significant. The following buildings and features contribute to the significance of the place:

- The bluestone cottage including the interior to the extent of the roof structure and timber shingles.
- The underground tank with round, brick domed top.
- The circular 'cattle yard'.
- Mature Pepper (*Schinus molle*) trees.
- Remnant dry stone walls.

The corrugated iron sheds on the property are not significant.

How is it significant?

Inverlochie is of local historic and rarity significance to the City of Whittlesea.

Why is it significant?

Inverlochie is historically significant as a remnant of early pastoral and/or farming activity in the Wollert district, and for its associations with the locally prominent Cameron family, including Alexander and Janet Cameron from the 1870s or earlier and their son Duncan who ultimately disposed of the property in 1916. The bluestone cottage, underground tank, the dry stone walls, cattle yard, and mature trees are remnants of the extensive nineteenth century farming complex that existed at Inverlochie up until 1912. (Criterion A)

The cottage is architecturally significant as a rare example of an early single room dwelling. Its use of coursed random rubble basalt walls and a high pitched hipped roof, originally clad in hardwood palings is indicative of an early date of construction (probably the 1850s). It is unusual for this locality where basalt structures were common, but where survivors are normally later and of more sophisticated construction techniques. (Criterion B)

Statutory recommendations

Retain in HO200 with the following changes to the HO schedule:

- In the 'Heritage place' column of the HO schedule, replace the description with:

  Inverlochie

  The heritage place comprises the bluestone cottage, underground well, circular cattle yard, and mature Pepper trees.

  395 Epping Road, Wollert.

- In the 'Internal alterations controls' column of the HO schedule, change No to 'Yes – bluestone cottage'.

Other images

For additional images, please refer to the Hermes database place record.

Stanton Hill

Other names: Stimson Farm

700 Epping Road, Wollert Heritage Overlay: HO169





Main images:	Bluestone cottage (Context 2015)	**Hermes:**	28809
Place type:	Homestead complex	**Style:**	Victorian, Interwar
Creation dates:	c.1865-c.1923	**Designer:**	Unknown

History

Thematic context

Victoria's Framework of Historic Themes

2. Peopling Victoria's places and landscapes: 2.5 Migrating and making a home, 2.6 Maintaining distinctive cultures, 2.7 Promoting settlement

4. Transforming and managing the land: 4.3 Grazing and raising livestock, 4.4 Farming

City of Whittlesea Thematic Environmental History

2. Settling the land: layers of settlement: 2.2 Selection and freehold land sales, 2.5 Migrating for opportunity.

3. Utilising natural resources: 3.1 Grazing and agriculture, 3.2 Dairying

Place history

This property was originally part of Section 7 of the Parish of Kalkallo, first granted to John Hunter Patterson in 1839. By 1853 it formed part of the Medland Estate, which comprised Sections 5-8 in the Parish of Kalkallo and contained 30 allotments ranging in size from 70 to 331 acres extending 'north from Boundary Road for almost two miles and from the Darebin Creek, westward to the Summerhill holding of Thomas Wilson' (Payne 1975:89). The lots were laid out in a grid with north-south roads at half-mile intervals.

The Medland Estate was offered for sale on 13 March 1853. The area, which became known as Woodstock, was developed for 'mixed farming'. Dairying predominated but being beyond the

15 mile 'fresh milk' distance from Melbourne, most farms produced milk for butter, which was delivered to their regular customers weekly. The separation of butter milk left the skim milk which was fed pigs that were marketed commercially (Moloney 2020:191). A school was opened in 1853 and by 1877 the district had added a post office and a church.

At the 1853 sale, two settlers - William Dods and John Tydeman together purchased Lot 3 in the Medland Estate comprising 331 acres. Lot 3 was later bisected by the main Epping to Merriang Road. This property is on Tydeman's portion, which was divided so that approximately 104 acres lay to the east of the road and 60 acres to the west.

In 1861 Tydeman's property was offered for sale, originally as a single lot of 147 acres and later, as three separate lots of 116, 20 and 9 acres. The notices described the property, known as 'Tydeman's Farm', as 'all under cultivation' and fenced. The 20 acre allotment contained a weatherboard house and outbuildings (*Herald*, 7 August 1861, p.2 'Advertising'; *Argus*, 10 September 1861, p.4 'Advertising').

Lammas Fairbrother purchased the 116-acre allotment to the east side of the Epping Road and ran it as a dairy farm. He named the property 'Stanton Hill Farm' and remained owner until 1874 when it sold to Gustave Miehe. At the time it was described as:

… well-timbered fine agricultural and grazing land, fenced and subdivided into paddocks. There is a good stone dwelling, barn, stables, and out-buildings, besides a never-failing supply of water and first-class building stone and gravel on the ground. Dairymen, farmers, and others should inspect this snug property (*Australasian*, 2 May 1874, p.24 'Advertising').

Also offered for sale was the whole of his farm stock, which included '10 head first class cows in full milk', '6 fat pigs' and farm equipment including 'dairy utensils' (*Leader*, 21 February 1874, p.2 'Advertising').

Gustave Miehe farmed the property until 1893 when Shire of Darebin rate records list Leonard Stimson as leasing it. The Stimson family was originally from Gledhill in Bedfordshire and Leonard's parents George and Martha had settled in Wollert as early as 1873 when they were listed as signatories to a petition seeking the establishment of a new primary school at Wollert (Gould 1990).

By 1897, George Parsons was the owner of the property, while Leonard Stimson continued as the lessee. When Parsons died in 1900 the property was described as containing two stone buildings including the dwelling, an iron building, stables, and an iron dairy (PROV1).

From c.1901 Ellen Stimson leased Stanton Hill and continued to work it as a dairy farm until 1923 when her son (and returned soldier) Thomas applied for a conditional purchase lease for 113 acres, being part Sections 6 and 7 Parish of Kalkallo (this became Lot 7A Parish of Kalkallo after acquisition by the government under the *Closer Settlement Act)*. At the time of Thomas' application about 30 acres was cleared for ploughing, and there was potential for only 50 acres of cultivation, the remainder being stony rises. Improvements included the four-roomed bluestone house with galvanised iron kitchen, stable and cowshed (PROV2).

Ellen Stimson died in 1931 and Thomas in 1947. Both were recorded as living at Stanton Hill, Woodstock (*The Age*, 17 October 1931, p.6; *The Argus*, 22 December 1947, p.11).

Following the death of Thomas Stimson, the lease of Stanton Hill was taken over by John (Jack) Campbell Bickley, who gained freehold title in 1950 (Kalkallo Parish Plan). Bickley used the property for sheep grazing (*The Age*, 17 October 1951, p.6 'Wool values remain steady').

Figure 1 shows the extent of the farm complex in 1963.



Figure 1: Stanton Hill in 1963. The green arrows indicate the buildings and structures still extant. The red arrow shows the building that has been replaced by a new shed (see Description) (Source: LVHAP, 1963).

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Description

Stanton Hill was not inspected. The following description is based on the information in the 1990 and 2015 heritage studies, and the 2023 Dry Stone Wall study.

The former Stanton Hill farm comprises a complex of buildings and associated dry stone walls on the east side of Epping Road, just to the north of the intersection of Summerhill Road.

The buildings include the four-room bluestone cottage constructed c.1860s for Lammas Fairbrother. This is a small rectangular building built of rough blocks of bluestone brought to courses with corrugated iron gabled roof and skillion roofed section at the rear. The simple symmetrical façade contains a central door flanked by six-over-six pane timber sash windows. There are two external bluestone and red brick chimneys on the north elevation, while a third red brick chimney protrudes from the ridge of the roof near the south end. The house has good integrity but is in poor condition.

The other house is of timber construction and appears to date from the early interwar period (it was possibly built c.1923 for Thomas Stimson after he obtained the lease for the property under the *Closer Settlement Act*). Asymmetrical in plan, it has a pyramidal roof with a projecting gabled bay to one side of a bullnose verandah, and a rear skillion. The walls are clad in weatherboards, the windows are timber sash, and the front door has a toplight. There are two brick chimneys. This house is also in poor condition. The presumed timber verandah posts were replaced by brick columns (the corner one has collapsed) with a low brick balustrade (also partly collapsed).

Other buildings and structures appear to date from the mid to late twentieth century. These include:

- A small red brick garage with a gabled roof and two large, hinged timber doors to the facade. This could date from the interwar or early post-war period. It appears on the 1963 aerial photograph (see Figure 1).
- Three large, corrugated iron sheds, all of which are rectangular in plan with gabled roofs:
    - One to the north of the brick garage. This appears to date from the post-war period and was built in two stages. It appears on the 1963 aerial photograph (see Figure 1) but was shorter and has since been extended to the south.
    - One to the east of the garage. This has a sliding timber door, and mismatched windows unevenly placed along the side elevation. It possibly dates from the later interwar period or early post-war period. Immediately to the south-east of this shed is a small gabled shed. Both appear on the 1963 aerial photograph.
    - A smaller shed immediately behind (to the east of) the bluestone cottage. This was constructed after 1970 and replaced a smaller gabled building, which was oriented east-west (see Figure 1).

Other buildings and structures built prior to 1963 include the metal silo adjacent to the south-east corner of the northern shed, and a small, square corrugated iron clad shed adjacent to the north-west corner of the bluestone cottage.

The farmstead is defined by a series of small, fenced enclosures. Fence types include cyclone wire, timber post and rail, timber and wire, and remnant dry stone walls in the surrounding paddocks (see Figure 2). The dry stone walls nos. 68, 69, 208, 209, 300 320, 325, 326, 327 and 328 as listed on the Whittlesea DSW database remain on the property. They include internal walls, as well as boundary walls defining the historic extent of the original Lot 3 in the

Medland Estate, now 700 Epping Road. All the walls lie outside the current extent of HO169 as shown in Figure 2.



Figure 2: Location of dry stone walls (DSW). Existing HO169 extent outlined in green (Source: prepared by Peter Mills for the Dry Stone Wall Significance Assessment study)

Comparative analysis

Farming was an important theme in the historic development of the City of Whittlesea from early post-contact settlement through to the early post-World War Two period. This theme is represented by a range of complexes comprising homesteads and associated outbuildings such as dairies, barns, and stables and features such as dry stone walls enclosing paddocks and farmyards and defining property boundaries. Some larger complexes include worker's accommodation either integrated into another building or provided separately.

Early farm buildings and structures were often built using locally sourced stone. From the late nineteenth and early twentieth centuries onwards timber framed, and corrugated iron-clad or brick outbuildings became more common. Some are built of composite materials and have been built in stages over time.

The integrity of farm complexes in the City of Whittlesea has been impacted by on-going suburban development, as well as the cessation of farming and dairying by the 1970s, which made the buildings redundant.

At some places all the original complex survives, while at others only some buildings remain. For example, at HO81 (former Koch or Unmack farm at Wollert) the homestead has been demolished and only one outbuilding survives, while at several others only the homestead remains. Many complexes are now contained on much-reduced allotments within suburban housing estates and have lost their original rural context.

According to Moloney (2020:161-162) following Westgarthtown, the Wollert district was the most closely settled and intensively farmed area in the Merri Creek – Darebin Creek dry stone wall region. Like Westgarthtown, many of the original settlers were German immigrants. Common characteristics include:

- Early (c.1860s-c.1880s) basalt/stone or brick houses, some with associated mature exotic trees as evidence of gardens.
- A mix of basalt/stone (c.1860s-c.1880s) or corrugated iron clad (c.1900s-c.1920s) dairies, underground tanks or wells, milking sheds and barn/stables, often with related dry stone walls enclosing associated yards or paddock enclosures and associated stone paved yards and lanes.
- Boundary dry stone walls or fences.
- Remnants of the original landscape including River Red Gums, and features such as the 'stony rises' that are characteristic in this area.

Stanton Hill is a representative example of the small dairy farms established in Wollert in the nineteenth century, which evolved and developed into the twentieth. It is comparable to:

- Timm's Farm, 130 Bindts Road. Established in the 1860s by Frederick and Maria Timm, the farm was acquired by the Closer Settlement Board (CSB) in the early twentieth century and developed by lessees including the McKie family who, amongst other things, built a new milking shed and dairy in 1932. Today, the complex comprises a bluestone house, a large double gabled corrugated clad milking and machinery shed, and a weatherboard interwar dairy. The property also includes an interwar (but much altered) residence built by the CSB. All the buildings are in poor condition.
- Pine Grove (Schultz Farm), 65 Lehmanns Road. This comprises the c.1905 timber homestead and the nineteenth century bluestone stables, milking shed and dairy, and an intricate network of dry stone walls around the homestead complex and in the surrounding

paddocks. These include the fine dry stone walls lining the entrance, a composite wall along Bindts Road and a rare example of a stream diversion wall.

Stanton Hill is comparable to above places. The bluestone cottage demonstrates the establishment of the farm in the 1860s by Lammar Fairbrother and is notable for the relatively high integrity when compared to other examples. The twentieth century house and outbuildings demonstrate the use and development of the property as a working dairy farm by the Stimson family from the late nineteenth century to the interwar period. The Whittlesea Dry Stone Wall Study consider dry stone walls nos. 69, 325 and 326 to be exceptional examples and relatively intact.

Statement of significance

What is significant?

Stanton Hill, 700 Epping Road, Wollert is significant. The following buildings and features contribute to the significance of the place:

- The bluestone house built c.1860s, and the weatherboard house, built c.1923.
- The brick garage and the three large, corrugated iron outbuildings.
- The dry stone walls nos. 68, 69, 208, 209, 300, 320, 325, 326, 327 and 328.

Buildings, structures, and features (including alterations and additions) dating from after 1945 are not significant

How is it significant?

Stanton Hill is of local historic and representative significance to the City of Whittlesea.

Why is it significant?

Stanton Hill is of historical significance as evidence of the post-contact settlement and development of the Wollert district in the decades after the first land sales in the 1850s. It demonstrates the development of the area into a dairying district that played an important role in the supply of fresh milk and butter to Melbourne from the nineteenth to the mid-twentieth centuries. The surviving boundary dry stone walls which are associated with the establishment of the farm by Lammas Fairbrother contribute to an understanding of the historic Medland Estate subdivision, which encouraged the development of small farms in this area. (Criterion A)

Stanton Hill is significant as a representative example of a small, family-run dairy farm. These are characterised by a small house and outbuildings forming a small complex often with associated yards and paddocks enclosed by dry stone walls. Of note is the c.1860s bluestone cottage, which is among the oldest farmhouses in the Wollert district and the network of dry stone walls, which demonstrate the regular, historic pattern of subdivision as well as the irregular patterns that respond to the distinctive stony rises of the Merri – Darebin Plains area and show the human modification of this distinctive landscape for farming. The other buildings on the site demonstrate the use and development of the property as a working dairy farm by the Stimson family from the late nineteenth century to the interwar period. (Criterion D)

Statutory recommendations

Retain in HO169 with the following changes to the HO schedule:

- In the 'Heritage place' column of the HO schedule, replace the description with:

  Stanton Hill

  The heritage place comprises the bluestone and weatherboard houses, brick garage, and corrugated iron outbuildings.

  700 Epping Road, Wollert.

- In the 'Solar Energy System' column of the HO schedule, change 'Yes' to 'No'.
- In the 'Prohibited uses' column of the HO schedule, replace 'No' with 'Yes'.

Consider including in the HO remnant dry stone walls shown in Figure 2 in accordance with the recommendations of the *Dry Stone Wall Significance Assessment* study.

Other images

For additional images, please refer to the Hermes database place record.

Fenwick Stud (Carsaig)

Other names: Carsaig

1740 Donnybrook Road, Woodstock **Heritage Overlay: HO44**





Main images:	Homestead (west elevation) and dry stone wall on stony rise (2022)	**Hermes:**	29218
Place type:	Homestead complex, dry stone walls	**Style:**	Victorian, Federation/Edwardian
Creation dates:	c.1860s-c.1940s	**Designer:**	Unknown

History

Thematic context

Victoria's Framework of Historic Themes

2. Peopling Victoria's places and landscapes: 2.5 Migrating and making a home, 2.6 Maintaining distinctive cultures, 2.7 Promoting settlement

4. Transforming and managing the land: 4.3 Grazing and raising livestock, 4.4 Farming

City of Whittlesea Thematic Environmental History

2. Settling the land: layers of settlement: 2.2 Selection and freehold land sales, 2.5 Migrating for opportunity.

3. Utilising natural resources: 3.1 Grazing and agriculture, 3.2 Dairying

Place history

The first land sales in the City of Whittlesea occurred in 1839 (just a year after the survey of the area had been completed by Hoddle); the sale was held in Sydney and the price asked was 15 shillings per acre. Most purchasers were speculators and had little long-term interest in the future of the district. They subdivided the land and either sold or leased the lots. The resulting smaller lots attracted small scale farmers, and the character of the district quickly began to change. The subsequent subdivision and the later development of towns increased the population and further changed the character of the area. As a result, by the mid 1850s the

Plenty district had established itself as a major pastoral and agricultural district, dotted with small towns (Context 2013:12).

At the 1840 Crown sale of the Parish of Kalkallo virtually all that part in the present day City of Whittlesea was purchased by grazier John Hunter Patterson. Quickly realising he couldn't repay his loan, he advertised 15,000 acres of this land for sale, which was apparently all purchased by another ambitious pastoralist, William Forlonge. Forlonge had also overstretched his finances, and needing to stay foreclosure, sold the southern part to Charles and Richard Wedge in 1843 and the balance of his land in this area in 1853 (Moloney, 2020:176).

By far the largest buyers around the Woodstock crossroads (the corner of Epping and Donnybrook Roads) in 1853 were the Whitty family. John purchased the square mile north-west from the corner, James purchased a similar acreage on the south-west corner, and Patrick purchased the same area again on the south east corner. Epping Road at this stage was a route to the Castlemaine and Bendigo goldfields, as well as a stock route of northern pastoralists to the Melbourne markets. At the crossroads, the Whitty family built the grand two storey Sir Henry Barkly hotel, a two-story post-office and store on the opposite corner, and donated land for a Catholic church (ibid).

The new freehold farmers of the area established the Woodstock Road Board in 1858. The area had a peak population of 700 in 1863, but this declined to 500 by 1867. By 1870 the area had been almost completely repopulated, as the Whitty family and others had sold their properties to new owners. The high proportion of Irish settlers in the district supported a Catholic school, and in 1874 the parents of over 70 children also petitioned for a public school (Moloney 2020:176).

The 320 acre Crown allotments sold along Donnybrook Road in the Parish of Yan Yean in 1853 were twice the size of most allotments sold by the Crown in the Parish of Wollert district to the south. The area was developed for mixed farming, which included large dairy farms (when compared to those in Wollert, with the principal product being butter due to the distance from Melbourne), as well as several horse studs. These included Bournefield Stud established c.1855 on Masons Road (which was described as 'being in the very first line of colonial breeding establishments and in 1860 was the venue of the inaugural Woodstock Races), John Hunter's Woodstock Study (1868-79) on land formerly owned by the Whitty family on the southwest corner of Epping and Donnybrook roads), and Fenwick Stud, established by Samuel Gibson in 1898 on a former dairy farm in Donnybrook Road (Moloney 2020:177-79).

By the early twentieth century the Findon Harriers Hunt Club, which had a strong membership of Woodstock farmers (including the Masons, Cotchins and McCormacks, and the Jeffrey family of Rock Bank), began holding regular hunts in the district (Moloney 2020:180).

Carsaig, later Fenwick Stud

The current 1740 Donnybrook Road forms part of Section 9 and Section 10, Parish of Yan Yean. The original farm forms the western half of Section 10, which Thomas Gander purchased for £720 in May 1853. In 1860 Gander invited tenders for quarrying of bluestone and to construct a two-roomed bluestone cottage at Yan Yean (*Argus*, 2 February 1860, p.3). This was the first stage of the present homestead. Reputedly, Gander also built the timber and brick dairy (Deerson 2005:3). However, by about 1865 Gander was living at Kew where he remained until his death in 1886 (Mills, 2023).

From about 1865 the property was being farmed by George, William, and John Horner. One account suggests that George purchased the property in 1865 before selling it to his elder brother John in 1872. However, title records show that John Horner assumed ownership from

Thomas and Elizabeth Gander in 1872 (PROV, cited in Mills 2023). It was John Horner who improved and developed the farm from the early 1870s to 1889.

In the 1870s a separate building containing the kitchen, dairy, washroom, harness and chaffroom was built to the rear of the original two-room cottage. Reputedly, this was on the site of an earlier wooden building and some of the materials were re-used in the construction of the new building (Deerson 2005:3), which was built around an enormous, existing open fireplace, 'large enough to roast a bullock' (Gould 1990).

In 1882 four rooms were added at the front of the original two-room cottage. The stone for all the buildings was sourced on the property. The quarry hole for the first bluestone cottage was converted a cellar with a roof above and was used to store food, including dairy products that were kept in tins placed in a water bath during summer. The other quarry hole became a well, which supplied much of the water (Deerson 2005:5; Gould, 1990).

Reputedly, John Horner built the later stages of the homestead with the assistance of a stonemason, using bluestone blocks quarried on the site, and (with the aid of a boy and a horse) assisted with building of the stone walls dividing the property, which were likely built from the late 1850s to the 1870s. At these times there was a plentiful supply of labour often skilled from Ireland and Scotland where similar dry stone walls were extensively utilized. Dry stone wall masons are known to have toured the Western district constructing walls in the 1850 and 1860s. There the masons were not involved in the collection of stone. This was done by labourers who brought the free stone in the paddocks to the wall site. The masons could then proceed at considerable pace. On a property of the size of Fenwick Stud it is likely that masons were employed to construct the extensive network of dry stone walls (Gould 1990).

John Horner was born in Yorkshire in 1832 and arrived in Victoria at the age of 21, aboard the *Ann Dashwood* with two brothers and a sister. John's brothers, William and George, operated grocery businesses in Fitzroy and Collingwood, whilst John, unsettled, returned to England for a time. By 1865 all three brothers were living on this property, but William had moved to Scoresby in 1866 and by 1872 George had returned to the grocery trade. In 1868 John married Anna Boreham. The story is told that John was bitten by a snake one day and sought help from neighbours John and Emma (*nee* Boreham) Mason. It was there he met his future wife, Emma's sister (Gould 1990, Deerson 2005).

In 1889 John and Anna purchased 13 acres in Schotter's Road, Mernda and soon moved to a new house named Hazelmere.

From 1889 the property was leased by Horner, with right of purchase, to Andrew McGregor, who named the property 'Carsaig' after a town on the Isle of Mull, off the west coast of Scotland where his family originated (Deerson 2005:38).

McGregor raised a 'well-bred and favourably known herd of pure Jersey dairy cattle' on the property. In 1891 a visitor to Carsaig, then comprising 620 acres, described how McGregor had:

> … *transformed an uninteresting dairy farm into a well-improved property where he keeps the fine stud of Jersey cattle he has got together during the last four years ... The house is a comfortable stone dwelling, situated on one of the stony banks, with a fair-sized piece of cultivated land in the flat immediately in front. Extensive byres* [cowsheds] *and stables have been put up …, the principal material being used in their construction being corrugated iron*. (*Australasian*, 18 July 1891, p.10).

In March 1898 with his lease of the farm due to end in a few days, Andrew McGregor threatened to pull down and remove buildings he had constructed on the property, as he

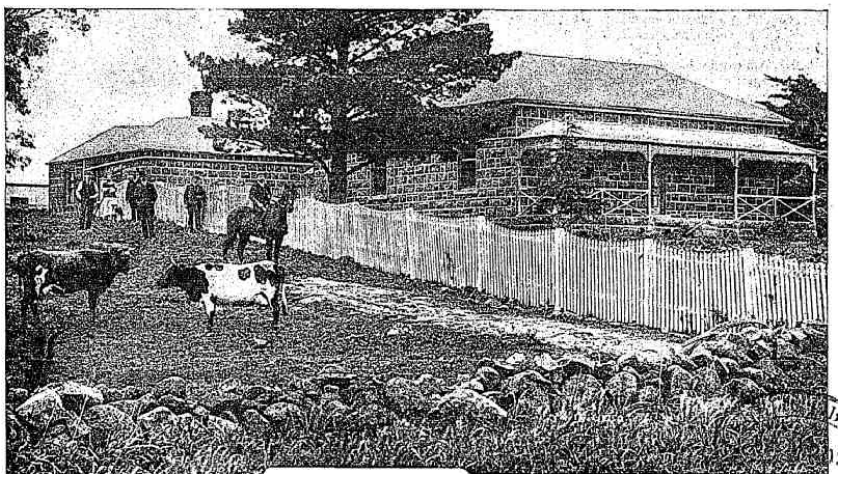
alleged Horner would not pay him for them. Horner took out an injunction to prevent this (*Herald*, 25 March 1898, p.1).

From 1898 the new tenant was Samuel W. Gibson, who purchased the property in 1903. After starting with harness horses or 'trotters' Gibson established a Clydesdale stud, beginning with the purchase of two Scottish stallions, Lord Dundonald and Federation (*Australasian*, 11 July 1903, p.7). He renamed the property 'Fenwick' after his family birthplace in Ayrshire, Scotland.

Gibson was born in Scotland in 1857. He was the nephew of William Gibson who with Mark Foy established Foy & Gibson, which grew from a single drapery store in Collingwood to become the first department store chain in Melbourne. Samuel joined the business when it expanded in the late 1880s and eventually became partner.

The foundation of Fenwick was described as 'one of the most notable events in the breeding of draught horses during the past few years' and the property was considered 'well adapted for horse stock, being mostly stony, a characteristic which produces hard and tough, well-shaped feet, a very desirable trait in both heavy and light breeds' (*Leader*, 5 September 1903, p.7). By 1905 there were between 50 and 60 colts and fillies held at Fenwick (*Weekly Times*, 2 September 1905, p.38).

Gibson carried out improvements including building horse boxes/stables, which were described as 'substantial and admirably designed' (*Australasian*, 11 July 1903, p.7). Reputedly, the improvements also included the freestanding bathroom installed next to the dairy. This was apparently an 'off the shelf' product from Foy & Gibson and came complete with bath, and chip heater (Gould, 1990).



The homestead at Fenwick in 1903 showing one of the stone walls (Source: Leader, 5 September 1903, p.7)

Fenwick was run by a manager and staff and Gibson continued to live in Melbourne with his wife Mary at their mansion 'Dalsraith' in Kew while regularly visiting the property. However, according to family lore in about 1907 William Gibson gave his nephew an ultimatum, directing him to choose between the farm and the family business (Deerson 2005:13). Consequently, in 1908 Gibson held a 'great clearing sale' of his stud of Clydesdales, as well as furniture and farm equipment at Fenwick (*Australasian*, 18 April 1908, p.2; *Evelyn Observer and Bourke East Record*, 7 August 1908, p.2). He was appointed manager of the Collingwood branch of Foy & Gibson in the same year. After this, Fenwick was leased for several years (Deerson, 2005:13).

After Gibson's death in 1918, ownership passed to Mary and his two surviving daughters, Dora and Eva. By then, Dora and Eva had established a successful Corriedale sheep stud at

Fenwick, which they managed, while still living at Kew. They exhibited with success at major shows until Eva's death in 1923 (ADB). Mary Gibson died in the same year.

In 1924 Dora went on an extended trip of Europe and Britain where she 'confidently selected foundation stock' to breed Arabian horses and Shetland ponies. Said to have had an 'eye for a good horse', Dora's interest in Shetlands was fuelled by that of her cousin Mrs. Maclellan who ran Shetland Heights Stud, founded in the 1890s by Colonel Thomas Small. Shetland Heights was based on the bloodlines of some of the very first ponies to be brought to Australia by the Lyall brothers, William, and Andrew, in 1858. For many years Dora and Mrs. Maclellan traded ponies which assisted greatly in the expansion of bloodlines available to both breeders (Fenwick Stud website).

The first Shetland ponies arrived in Australia in October 1924 and the first Arabian horse in May 1925. In December 1925, Dora married Alexander David ('Dick') Maclean, and they continued to live in Melbourne and employed staff to manage Fenwick (Deerson 2005:20-29).

Before World War II (WWII) Fenwick was run by a predominantly male staff. However, when the manager was called into service, running of the farm was assumed by Dora and three women: the wife of the manager and two sisters who came from Tasmania and were employed by the Australian Women's Land Army, which was formed during the early part of WWII to combat rising labour shortages in the farming sector. Dora liked the way the women handled the horses and after the war she employed only females. The thorough training given by her in stud management and show preparation guaranteed employment in the industry and assisted workers to establish their own studs (ADB, Deerson 2005:28-29).



Hay carting at Fenwick showing (from left to right) Maisie Stagoll, Jean Maclean and Joan Ship driving draughthorses 'Bob' and 'Rose', 1945 (Source, reproduced in Deerson 2005:26).

In the 1950s the Macleans purchased the property immediately to the west (half of the original Section 9, Parish of Yan Yean) increasing the land holding to 640 acres and by the 1960s there were almost 100 Shetland ponies and more than 70 Arabians sharing the property with beef cattle (ADB, Deerson 2005).

Dora Maclean made an important contribution to horse breeding in Australia:

Recognizing the need for local records, she became a foundation member of the Australian Pony Stud Book Society in 1931. She was elected to the initial committee of its Victorian branch in 1947, and later made an honorary life member. Dora was also a founding member (1956) and patron (1975-78) of the Arab Horse Society of Australasia (Arabian Horse Society of Australia) and helped to establish (1962) its Victorian branch. Highly respected in both organizations, she did more than any other to promote proper recording in the national stud books. (ADB)

In 1978 Dora Mclean died and she left Fenwick to be managed by her daughter-in-law Heather Maclean. In 2023 Fenwick remains in the ownership of the Maclean family, who continue to breed Arabian horses, and Welsh Mountain and Shetland ponies (Fenwick Stud website).

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Description

Fenwick Stud (former Carsaig) comprises the homestead complex and an intricate network of dry stone walls across much of the property.

Homestead complex

The homestead complex is situated at the end of a long driveway, toward the south end of the eastern half of the property (the original part Portion 10). It is situated on a gentle rise, which is bordered on the west and south sides by an intermittent stream, which is a tributary of the Plenty River.

The homestead and detached kitchen were constructed in at least three stages from c.1860 to c.1882. The walls are all built of coursed, squared rubble blocks, the blocks becoming more regular by the time of the construction of the final stage in 1882.

The earliest (c.1860) section comprises the two-room room rear section of the homestead. This has a hipped roof clad in slate, and six-over-six pane timber sash windows bluestone cills. In

1882 the four-room section to the west of this was added. This has a M-hip roof clad in corrugated iron and a separate skillion verandah to the west facade, supported by slender columns with shaped capitals set on a bluestone base with bluestone steps at its centre. The symmetrical west façade comprises a central door with toplight flanked by timber sash windows with bluestone cills, and there are similar windows in the side elevations. There is one brick chimney with a 'dogtooth' cornice.

To the southeast of the homestead is the early dairy or cool room, which is a small building, rectangular in plan, with a steeply pitched gabled roof now clad in corrugated iron, said to be above the original timber shingles (Deering 2005). It has small square windows and a timber door, a brick chimney in one wall and unusual construction details:

- The roof is raised above the walls for ventilation and extended at the ends to provide additional shade. The gable ends use tilted weatherboards to produce a large ventilator.
- The walls are clad weatherboards outside and the internal wall comprises brick nogging set in a stud frame. The bricks are said to be imprinted with 'NBC' – that is, Northcote Brick Company (Deerson 2005).

Beside the dairy/cool room is the early 1900s prefabricated Foy & Gibson bathroom. It has a pyramidal iron roof with shallows eaves with ogee metal guttering, and the walls are clad externally with ripple iron on a timber base plate (set on a brick base) and internally with timber (it is unknown whether the bathroom fittings or chip heater survive). There is a timber sash window and a timber door with a glass insert.

To the northeast of the homestead is the freestanding kitchen, services, and servant's building. It has a M-hip roof clad in corrugated iron above early split shingles reputedly from an earlier timber building on this site (Deerson 2005). The six-over-six pane timber sash windows have rock-faced cills with tooled margins. There are simple ledged and framed timber doors and one brick chimney with dog-toothed cornice. There are weatherboard additions with skillion iron roofs on the north side.

To the northeast of the kitchen/services building is the bluestone well, which is 6.2m deep has a gabled corrugated iron roof cover with weatherboard walls and a timber door set on a stone base. This is said to contain evidence of the original techniques used to work and remove the stone (Deerson 2005). The well supplied water that was pumped to several square iron tanks set on metal stands of varying heights positioned around the homestead and kitchen buildings. While difficult to date, these appear to be from the early to mid-twentieth century.

All the above features comprising the homestead complex are within an area enclosed by dry stone walls. There is no 'designed' garden, but a series of lawns with specimen trees. Most appear to date from the mid to late twentieth century (post-WWII). Notable exceptions include several remnant River red gums dotted throughout.

Outside and to the south of the homestead complex yard is the early quarry hole, later converted to an underground cool room. Originally, this had a roof, which was removed many years ago (Deerson 2005). This feature, set in the ground, has low stone walls formed of *in situ* boulders, with constructed random rubble stone sections. There is an opening at the east end and just inside this is a shallow rectangular trough, capable of holding water, which was used to store and keep cool dairy products. (Deerson 2005).

To the east of the homestead buildings is the farmyard complex, which comprises several corrugated iron clad buildings, a sheep dip, and yards enclosed by substantial dry stone walls, of between 1.5 and 2m in height. The extent of the farmyard complex today (including all extant

buildings) appears to be the same as it was in 1963 (see aerial image below). The buildings and structures include:

- The stables, which has a hipped roof. Internally, the horse stalls open off a central alleyway. The building is part timber and part steel framed. And the walls are clad in a mixture of older and newer iron. This appears to be an early twentieth century building that was renovated in the 1960s (there is a change in the roof between 1963 and 1968, which is visible in aerial photos). Beside this is the horse yard, which is enclosed by high dry stone walls and has a small horse shelter in one corner.
- To the north is a building on a 'L' plan. This is timber framed with a skillion roof and has long openings on the south and east elevations supported by square timber posts with simple angled brackets. The southern wing is partially enclosed and a garage with timber doors with highlight windows above is set on an angle in the corner. This building appears to date from mid-twentieth century.
- Between these above larger buildings is a smaller gabled building, which has corrugated iron doors on one side. Beside this is the cattle/sheep race, which has a stone base, and behind are holding yards.
- To the south east of the stables is another smaller building and to the south of this is the former sheep dip, a circular feature constructed from red bricks set into the ground with a long exit race at one end. This is surrounded by timber post and rail fences.
- Apart from the dry stone walls, there are timber post and rail fences, and fences with steel post and tubular steel balustrades. There are some early steel farm gates.

To the immediate west of the homestead is a series of three, regularly sized square paddocks. The 1963 aerial photo shows that these were separated by what appear to be hedges along the fence divisions, and there was a row of trees along the south side, which remains today. To the south of this is the *manege*, where the horses were exercised and trained. This also appears in the 1963 aerial image.

To the north of the homestead complex, adjacent to the driveway is a large gabled building, probably a hayshed. Dotted around some of the paddocks are small horse shelter buildings, which have skillion roofs and square openings on one side.

Dry stone walls

The dry stone walls outside the homestead complex include:

- Boundary walls that mark the original extent of Portion 10 purchased by Thomas Gander in 1853. These include:
    - Walls 561-566 along the east boundary.
    - Walls 533 and 582 along the whole of the south boundary of Portion 10.
    - Walls 532, 536, 537, 539, 540 and 542-547 along the whole of the west boundary of Portion 10.
- Internal walls enclosing cultivation paddocks and/or stony rises. The largest is situated centrally, adjacent to the west boundary, and is formed by walls 538, 539, 541, 548, 549, 550 and 551. Another paddock is immediately to the north of the homestead is of similar scale, but is less completely enclosed (Walls 534, 554, 555, 580 & 581)



Aerial image showing the homestead complex at Fenwick in 1963. All the visible buildings are extant in 2023 (Source: Landata)

Comparative analysis

Farming was an important theme in the historic development of the City of Whittlesea from early post-contact settlement through to the early post-World War Two period. This theme is represented by a range of complexes comprising homesteads and associated outbuildings such as dairies, barns, and stables and features such as dry stone walls enclosing paddocks and farmyards and defining property boundaries. Some larger complexes include worker's accommodation either integrated into another building or provided separately.

Early farm buildings and structures were often built using locally sourced stone. From the late nineteenth and early twentieth centuries onwards timber framed, and corrugated iron-clad or brick outbuildings became more common. Some are built of composite materials and have been built in stages over time.

The integrity of farm complexes in the City of Whittlesea has been impacted by on-going suburban development, as well as the cessation of farming and dairying by the 1970s, which made the buildings redundant.

At some places all the original complex survives, while at others only some buildings remain. For example, at HO81 (former Koch or Unmack farm at Wollert) the homestead has been demolished and only one outbuilding survives, while at several others only the homestead remains. Many complexes are now contained on much-reduced allotments within suburban housing estates and have lost their original rural context.

Common characteristics include:

- Early (c.1860s-c.1880s) basalt/stone or brick houses, some with associated mature exotic trees as evidence of gardens.
- A mix of basalt/stone (c.1860s-c.1880s) or corrugated iron clad (c.1900s-c.1920s) dairies, underground tanks or wells, milking sheds and barn/stables, often with related dry stone walls enclosing associated yards or paddock enclosures and associated stone paved yards and lanes.
- Boundary dry stone walls or fences.
- Remnants of the original landscape including River Red Gums, and features such as the 'stony rises' that are characteristic in this area.

Farming complex

Fenwick is an outstanding example of a farm complex established in the nineteenth century and further developed into the twentieth. It is possibly unique in the City of Whittlesea as it represents two distinct aspects of farming – dairying and horse breeding – in equal measure. The integrity of the complex probably owes much to the continuous ownership by members of the same family over a 125-year period since 1898.

The homestead complex demonstrates the establishment and development of the farm from the mid-nineteenth century to the early twentieth. While it is in many ways a typical example, it is notable for the following reasons:

- The early dairy/cool room, which has unusual construction details including the internal wall comprises brick nogging set in a stud frame, which is a rare building technique in Australia. Other aspects of the design, including the overhanging roof and ventilation details are also of interest.
- The quarry hole, adapted as another cool room.
- The prefabricated Foy & Gibson bathroom, possibly a rare (or unique?) surviving example.

Fenwick is historically significant for its use as a dairy farm and as a horse stud. It is one of the earliest dairy farms in the district and demonstrates the importance of a Woodstock as one of the primary areas producing butter for Melbourne from the late nineteenth century onwards.

Fenwick is also important as a horse stud, both in a local and national context. It is recognised as one of the longest, continuously breeding Arab horse studs in the southern hemisphere and as the longest, continuous, Shetland breeding stud in Australia (Although Shetland Heights is still in existence at its original location at San Remo on Victoria's eastern coastline, it has not been continuously breeding since the death of Mrs. Maclellan in the late 1930s).

Dora Maclean, who established the Arabian horse and Shetland pony stud, has played an important role in breeding of these horses in Australia and it has been said that it is 'difficult to

find a Shetland pony bred in Australia that does not have a Fenwick pony somewhere in its' pedigree' (Fenwick Stud website).

The management of Fenwick by a woman, Dora Maclean, who in the post-war period employed only female staff is also of historic significance. Until well into the twentieth century, farms were usually inherited by male children and Fenwick is a rare example of a farm that was developed by a woman over a long period.

Historic associations

Fenwick has associations with John and Ann Horner, who played an important role in the development of the local area, as well as Samuel Gibson, who was a prominent businessman. However, the most important association is with Dora Maclean, and this possibly elevates Fenwick to State level significance. Maclean is nationally recognised for her important contributions to Arab horse and Shetland pony breeding.

Dry stone walls and cultural landscape

Fenwick contains probably the best, most intact, and complete network of dry stone walls on a single farm in the City of Whittlesea. The quality of masonry, and their size and extent compare favourably with the best examples in other parts of Victoria including the Western Districts. These include two large cultivation paddocks enclosed by dry stone walls, which are possibly the largest among the most intact instances in the City of Whittlesea.

Historically, these walls identify the boundaries of the original Crown allotment and are associated with the early development of the farm.

Aesthetically, there is bigger vertical relief in the stony rises at Fenwick than most of the other stony rises properties in the City of Whittlesea, and this adds to the aesthetic impact of the landscape of walls, which are often in proximity to mature River red gums. This creates complex and layered landscape vistas across the property.

The dry stone walls form part of a landscape that 'has long been recognised as distinct':

An early local historian JW Payne refers several times to the area's 'stone walls and leaning red gums' … John Borrack also refers to 'the rhythmic ballet of red gums on the basalt plains'.

The key characteristics of the area are its larger dairy farms, and open red gum woodland. Some of the dry stone walls, especially on property boundaries, and particularly its irregular cultivation paddocks, are structurally prepossessing and intact. In places the walled cultivation paddocks are immediately adjacent to stony outcrops of high relief, and mature red gums. Others are set around lower stony outcrops, but in parklike remnant open red gum woodlands. The walls both complement and are enhanced by these landscape settings and contribute greatly to the aesthetic values of the precinct. (Moloney 2020:174).

Statement of significance

What is significant?

Fenwick Stud, 1740 Donnybrook Road, Woodstock is significant. The following buildings and features contribute to the significance of the place:

- The bluestone homestead and detached kitchen and service building constructed c.1860 to c.1882. The weatherboard additions to the kitchen building are not significant.
- The dairy or coolroom.

- The prefabricated Foy & Gibson bathroom.
- The bluestone well including the gabled roof cover.
- The quarry hole and former cool room in the paddock to the south of the homestead complex.
- The galvanised iron clad farm buildings to the east of the homestead complex.
- The brick sheep dip
- The *manege* to the west of the homestead.
- The dry stone walls surrounding the homestead complex, marking the boundaries of the original 1853 farm allotment (Walls 532, 533, 536, 537, 539, 540, 542-547, 561-566 & 582 and enclosing cultivation paddocks or stony rises across the property (Walls 534, 538, 539, 541, 548, 549, 550, 551, 554, 555, 580 & 581).
- The mature River red gums across the property.

How is it significant?

Fenwick Stud is of local historic, representative, rarity, aesthetic, associative, and research significance to the City of Whittlesea.

Why is it significant?

Fenwick Stud is of historical significance as evidence of the post-contact settlement and development of the Woodstock district in the decades after the first land sales in the 1850s. Originally established as a dairy farm c.1860 by Thomas Gander, the property was one of the earliest dairy farms in the Woodstock district and provides evidence of the area's role in the supply of dairy produce to Melbourne from the nineteenth to the mid-twentieth centuries. It demonstrates how, due to distance from Melbourne, the farms in Woodstock were much larger as they initially produced butter rather than fresh milk and required farms at least twice and up to five times the size of dairy farms in the fresh-milk supply areas of Wollert, Epping and Westgarthtown. It is also associated with John and Anna Horner, who contributed to the early development of the local area. (Criterion A)

Fenwick Stud is historically significant as a horse stud owned and managed by the Gibson and Maclean families since 1898, which demonstrates the importance of this rural industry within the Woodstock district. It is recognised as one of the longest, continuously breeding Arab horse studs in the southern hemisphere and as the longest, continuous, Shetland breeding stud in Australia. It is notable as the management and development of Fenwick Stud was overseen, from 1925, by Dora Maclean who from the 1940s onwards employed only female staff. (Criterion A)

Fenwick Stud is of representative significance as a nineteenth dairy farm complex comprising a collection of vernacular farm buildings including a house, detached kitchen and service building and an early dairy/cool room. Constructed in various stages, the buildings demonstrate the evolution of a Victorian farm complex from the mid 1850s to the late nineteenth century and demonstrate how the naturally occurring local stone in the Wollert district was put to ready use as a building material. The development of the farm is illustrated by the homestead and kitchen, which comprises three distinct stages of construction from c.1860 to 1882. The kitchen block is significant as it demonstrates the provision of accommodation for servants and farm-related activities. The corrugated iron farm buildings and other features such as the sheep dip demonstrate the transition to a combined sheep farm and horse stud in the twentieth century and the long history of Fenwick as a working farm. (Criterion D)

The dairy or cool room is notable for its rare and unusual details to cool and ventilate the building and maintain an even temperature. This includes the roof, which is raised above the walls for ventilation and extended at the ends to provide additional shade, the weatherboards in the projecting gable ends which are tilted to create ventilators, and the construction of the walls, which are clad in weatherboards outside with the internal wall comprised of brick nogging set in a stud frame. (Criterion B)

The prefabricated Foy and Gibson bathroom is significant as a rare (possibly unique) example of this type of building. (Criterion B)

Fenwick Stud is of historical and representative significance as perhaps the most intact and complete network of dry stone walls on a single farm in the City of Whittlesea. The quality of masonry, and their size and extent compare favourably with the best examples in other parts of Victoria including the Western Districts. These include two large cultivation paddocks enclosed by dry stone walls, the horse yard and the extensive walls marking the original Crown lot boundaries. They are significant in demonstrating the regular, historic pattern of subdivision as well as the irregular patterns that respond to the distinctive stony rises of the Merri – Darebin Plains area and show the human modification of this distinctive landscape for farming. (Criteria A and D)

Fenwick Stud is of aesthetic significance as an outstanding cultural landscape combining stony rises, woodlands, and dry stone walls. It is set apart by its prevailing red gum open woodland and the quality of the dry stone walls, which include some of the most visually impressive examples in the City of Whittlesea. The stony rises are high and wide and where internal boundary walls forge straight across a stony rise, they are usually structurally intact, which creates more dramatic vertical relief, and this adds to the aesthetic impact of the walls at Fenwick. In places the walled cultivation paddocks are immediately adjacent to stony outcrops of high relief, featuring mature red gums, while others are set around lower stony outcrops, but in parklike remnant open red gum woodlands. Overall, the walls both complement and are enhanced by these remarkable landscape settings and contribute greatly to the aesthetic values by creating complex and layered landscape vistas across the property. (Criterion E)

Fenwick Stud is significant for its associations with Dora Maclean who owned, managed, and developed Fenwick from 1924 until her death in 1978 and made an important contribution to horse breeding in Australia. She was a foundation member of the Australian Pony Stud Book Society in 1931, was elected to the initial committee of its Victorian branch in 1947, and later made an honorary life member. Dora was also a founding member (1956) and patron (1975-78) of the Arab Horse Society of Australasia (Arabian Horse Society of Australia) and helped to establish (1962) its Victorian branch. Highly respected in both organizations, she did more than any other to promote proper recording in the national stud books. (Criterion H)

Fenwick Stud and especially features such as the dry stone walls, the well and the former quarry has research potential to reveal further information about the early farming settlement in early farming in the north of Melbourne, and on Victoria's stony rises. (Criterion C)

Statutory recommendations

Retain in HO44 with the following changes to the HO schedule:

- In the 'Heritage place' column, replace the current description with the following [Note: as the locality has been corrected from Yan Yean to Woodstock the order of listing of HO44 in the schedule will also need to change]:

Fenwick Stud (Carsaig)

The heritage place comprises the bluestone homestead and freestanding kitchen, dairy/cool room, Foy & Gibson bathroom, bluestone well and cover, former quarry and in-ground cool room, corrugated iron clad stables and sheds, brick sheep dip, dry stone walls and River red gums.

1740 Donnybrook Road, Woodstock.

- In the 'Tree controls' column, change 'Yes Significant pinus species near residence' to 'Yes River red gums'.
- In the 'Outbuildings and fences' column, replace 'Yes outbuildings and dry stone wall' with 'Yes – outbuildings and dry stone walls'
- In the 'Prohibited uses' column, replace 'No' with 'Yes'.

Other images

For additional images, please refer to the Hermes database place record.

Woodstock Hotel (Former, later Woodlands)

Other names: Woodlands, Cotchin Farm

850 & 910 Epping Road, Woodstock **Heritage Overlay: HO173**





Main images:	Homestead (Context 2015) and stable (Gould 1990)	**Hermes:**	28836
Place type:	Hotel, Homestead, stables, and dry stone walls	**Style:**	Victorian
Creation dates:	c.1855-c.1880	**Designer:**	Unknown

History

Thematic context

Victoria's Framework of Historic Themes

2. Peopling Victoria's places and landscapes: 2.7 Promoting settlement

4. Transforming and managing the land: 4.3 Grazing and raising livestock, 4.4 Farming

5. Connecting Victorians by transport and communications: 3.1 Establishing pathways

City of Whittlesea Thematic Environmental History

2. Settling the land: layers of settlement: 2.2 Selection and freehold land sales

3. Utilising natural resources: 3.1 Grazing and agriculture, 3.2 Dairying

4. Transport and communications: 4.1 Establishing a road network in the 19th century

Place history

The first land sales in the City of Whittlesea occurred in 1839 (just a year after the survey of the area had been completed by Hoddle); the sale was held in Sydney and the price asked was 15 shillings per acre. Most purchasers were speculators and had little long-term interest in the future of the district. They subdivided the land and either sold or leased the lots. The resulting smaller lots attracted small scale farmers, and the character of the district quickly began to change. The subsequent subdivision and the later development of towns increased the population and further changed the character of the area. As a result, by the mid 1850s the

Plenty district had established itself as a major pastoral and agricultural district, dotted with small towns (Context 2013:12).

At the 1840 Crown sale of the Parish of Kalkallo virtually all that part in the present-day City of Whittlesea was purchased by grazier John Hunter Patterson. Quickly realising he couldn't repay his loan, he advertised 15,000 acres of this land for sale, which was apparently all purchased by another ambitious pastoralist, William Forlonge. Forlonge had also overstretched his finances, and needing to stay foreclosure, sold the southern part to Charles and Richard Wedge in 1843 and the balance of his land in this area in 1853 (Moloney, 2020:176).

By far the largest buyers around the Woodstock crossroads (the corner of Epping and Donnybrook Roads) in 1853 were the Whitty family. John purchased the square mile north-west from the corner, James purchased a similar acreage on the south-west corner, and Patrick purchased the same area again on the south east corner. Epping Road at this stage was a route to the Castlemaine and Bendigo goldfields, as well as a stock route of northern pastoralists to the Melbourne markets. At the crossroads, the Whitty family built the grand two storey Sir Henry Barkly hotel, a two-story post-office and store on the opposite corner, and donated land for a Catholic church (ibid).

The new freehold farmers of the area established the Woodstock Road Board in 1858. The area had a peak population of 700 in 1863, but this declined to 500 by 1867. By 1870 the area had been almost completely repopulated, as the Whitty family and others had sold their properties to new owners. The high proportion of Irish settlers in the district supported a Catholic school, and in 1874 the parents of over 70 children also petitioned for a public school (Moloney 2020:176).

The land purchased by Patrick Whitty in 1853 included Section 18 and the part of Section 17 east of the Epping Road, Parish of Kalkallo. In September 1854 Whitty was granted a license for the 'Woodstock Hotel, Woodstock' (*Argus*, 7 September 1854, p.5 'Police District of Bourke – Licensing session') and a map prepared in 1857 shows the hotel in the position of the weatherboard house now at 910 Epping Road (see Figure 1).

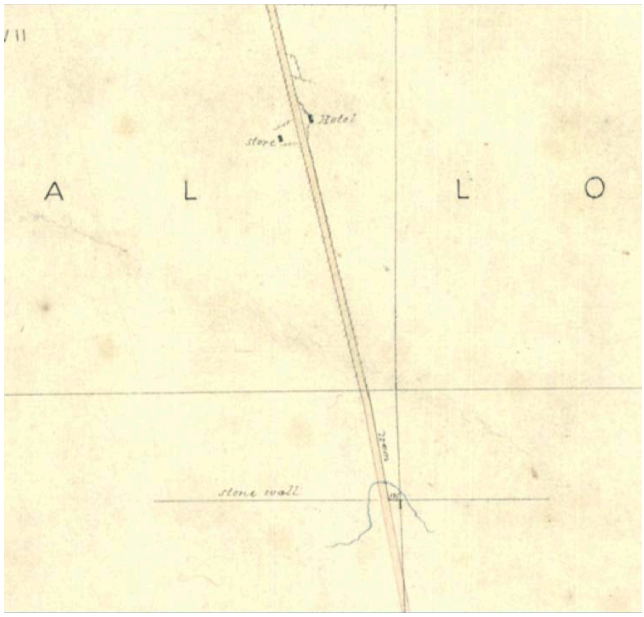


Figure 1: Extract of an 1857 plan with showing Epping Road south of Donnybrook showing the Woodstock Hotel to the right of the Road (Source: Reproduced in Moloney 2020:189).

The hotel use appears to have continued for several years and during this time it was used a place for meetings and as a polling booth. On 3 March 1858 a meeting was held for the purpose of forming a District Road Board. This was chaired by W.M. Ronald, and attendees included Patrick Whitty and Alexander Mackenzie (*Argus*, 9 March 1858, p.8). According to Payne (1975:15) the hotel served as the official meeting place for the Woodstock District Road Board until the formation of the Shire of Darebin in 1870.

The broader property was developed as a dairy farm and in 1863 when it was offered for sale by Richard Whitty it was described as a:

… magnificent farm of 500 acres … 100 acres are in a high state of cultivation and enclosed with stone wall, the remainder very rich pasture land, well adapted for agriculture, is well watered, securely fenced and subdivided into eight convenient paddocks.

The improvements consisted of a 'fine spacious house of ten rooms' that was 'lately known as the Woodstock Hotel' with stabling for nine horses, dairy, store, detached kitchen, and barn. There were also wheelwright and blacksmith's shops and two four-roomed cottages. Also offered for sale was a dairy herd and dairy utensils (*Age*, 29 April 1863, p.2).

By 1870 Joseph and Eva Cotchin had taken over the lease of the property and continued to operate it as a dairy farm (PROV). Cotchin continued as lessee until 1881 when the farm was offered by for sale. The description in the auction notice (which noted the property was 'at present occupied by Mr. Joseph Cotchin') listed similar improvements to those described in 1863 including the 10-room residence, paddocks 'principally with stonewall fencing' and outbuildings including a 'stone dairy' (*Age,* 3 February 1881, p.4 'Advertising').

Cotchin purchased the property and developed it further. In 1883 and 1884 it was the subject of one of a series of detailed articles about farming at Woodstock (another in the series was devoted to Spring Vale, the nearby Bodycoat farm). The article includes a detailed description of the property and the dairy herd. The dairy, where the butter was made, was described as a 'well-ventilated' building with a double roof, with a floor of brick and whitewashed walls. It contained a large butter churn could produce over 150 lb per week. Mr Cotchin also raised pigs using the 'refuse milk' left over from production, and cultivated crops including hay, and oats, wheat, and peas in rotation. The stone walls on the property were described as varying in height from 4 feet 3 inches to 4 feet 6 inches and 'although their first cost is greater' (quoted at 25s to 30s per chain), they were considered 'more substantial and permanent' (*Leader*, 16 June 1883, p.10 'Farming at Woodstock'). In 1886 Mr Cotchin's property was included in a 'Prize farm competition' organised by the Victorian Agricultural Society (*The Age*, 8 December 1886, p.9).

The property was advertised for sale by Munro and Baillieu on 21 July 1897. However, the sale was unsuccessful and the Shire of Epping Rate Book for 1905 still shows Joseph Cotchin as owner, although the property had been reduced slightly to 489 acres. In 1911 Joseph's son, Joseph Jnr. is listed as joint occupier, indicating his father was approaching retirement.

Joseph Cotchin Snr. died in 1916 and probate was granted to his wife, Eva, and Ernst Gibson (Agent). At this time the farm was described as containing 489 acres with a seven-room weatherboard house and outbuildings (PROV2).

The land on which the house is situated was transferred to Joseph Cotchin Jnr. in December 1921. The remainder of the property (some 410 acres) was transferred to Joseph Cotchin Jnr. and John Cotchin in May 1923.

In 1972 Joseph Cotchin Jr., then aged 90, spoke of the 1910-15 period as a difficult one. Diet was of farm produce, home grown vegetables and produce and rabbits. Outings were few, the

church, the local race meetings at Barnefield Park in Masons Lane, the coursing matches, or a game of cards with friends were the only diversions (Payne 1975:108).

The entire property remained in the Cotchin family until the 1960s, when 315 acres of it was sold to Delma Investments Pty Ltd. Figure 2 shows the homestead and outbuildings in 1968.



Figure 2: Aerial image showing the farm complex in 1968 (Source: Landata)



Figure 3: The former hotel/homestead c.1990 (Source: City of Whittlesea Heritage Study, 1990)

References

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 3 - Citations*, 2015 (Information from title searches. Additional information from John Waghorn and sources indicated.)

Landata, Historical aerial photography, Melbourne 1968 Project 10/1968; Woodstock Base Map 4/1971

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Moloney, David, *City of Whittlesea Dry Stone Walls Thematic Environmental History*, 2020

Public Records Office of Victoria (PROV), Benjamin Crosby probate records, 1870, VPRS 28/P0001, 8/243; Joseph Cotchin probate records, 1916, VPRS 28/P0003, 144/323.

Description

This property was not inspected. The following description is based on the Gould 1990 and Context 2015 citations, the Dry Stone Wall Significance Assessment study and additional research including historic aerial photography.

Hotel/homestead and stable

910 Epping Road contains two early timber buildings being the homestead/hotel and the former stables/barn, as well as what may be an early cistern/tank with a gabled roof. Figure 4 shows the approximate stages of development.

The old section of homestead appears to have been constructed in at least two main stages. The original main section has a rectangular plan with a hipped 'broken-back' roof that extends to from the front verandah. At the south end is an intersecting narrow gable roof wing, which extends to the rear (east) and is a later, but early addition. There is a break in the roof of this wing, which suggests it was built in two stages.

The elevation of the repeating double hung windows and long verandah and the position close to Epping Road strongly indicates this is the hotel built by Patrick Whitty c.1855. The weatherboards on this portion are interesting being much wider than usual and having a beaded edge. The scale and detailing of the whole are consistent with a c.1850s date.

As shown on Figure 4, there are additions to the homestead at the rear:

- A wider gable section connecting to the original narrow gable section, which dates from post-1968 and replaced a long rectangular building shown in Figure 2.
- A long rectangular section, which may be part of the building shown in Figure 2.
- Two additions at the rear, also dating from post-1968 as they are not shown in Figure 2.

The former stables and barn building is situated to the north of the homestead. It is a long rectangular building with a steeply pitched gable roof clad in corrugated iron and weatherboard walls. The form, materials (which include some split studs) and detailing appear early and are also consistent with an 1850s date. The Plenty Valley Conservation Group note that the building features a bluestone floor, which was used to stack hay and keep it at the right temperature, preventing mould. (Personal correspondence, 18 November 2010, cited by Context 2015). There is a post-war addition at the east end.

To the south of the homestead is what appears to be a cistern or tank with gabled iron roof.



Figure 4: Development stages: Green – original hotel and stables; Yellow – early addition to house; Orange – cistern or tank; Red stars – post-1945 additions or alterations

Dry stone walls

Along the frontage of the former hotel are remnants of a dry stone wall, with an overgrown Hawthorn hedge alongside. This hedge appears to be shown on Figure 2, when it was 'L' shaped with a return to the homestead.

The other dry stone walls situated on the present 910 Epping Road are Walls 309, 310, 311 and 312 that mark the whole of the east and parts of the north and south boundaries of the original Section 18 (see Figure 5).

850 Epping Road contains the following dry stone walls:

- Walls 302 (part), 306, 307 and 308, which mark part of the south boundary of the original Section 18.
- Walls 302 (part) and 303 that 'zig zag' across the middle of the property.

Another wall (identified in blue in Figure 5) partly within each property.

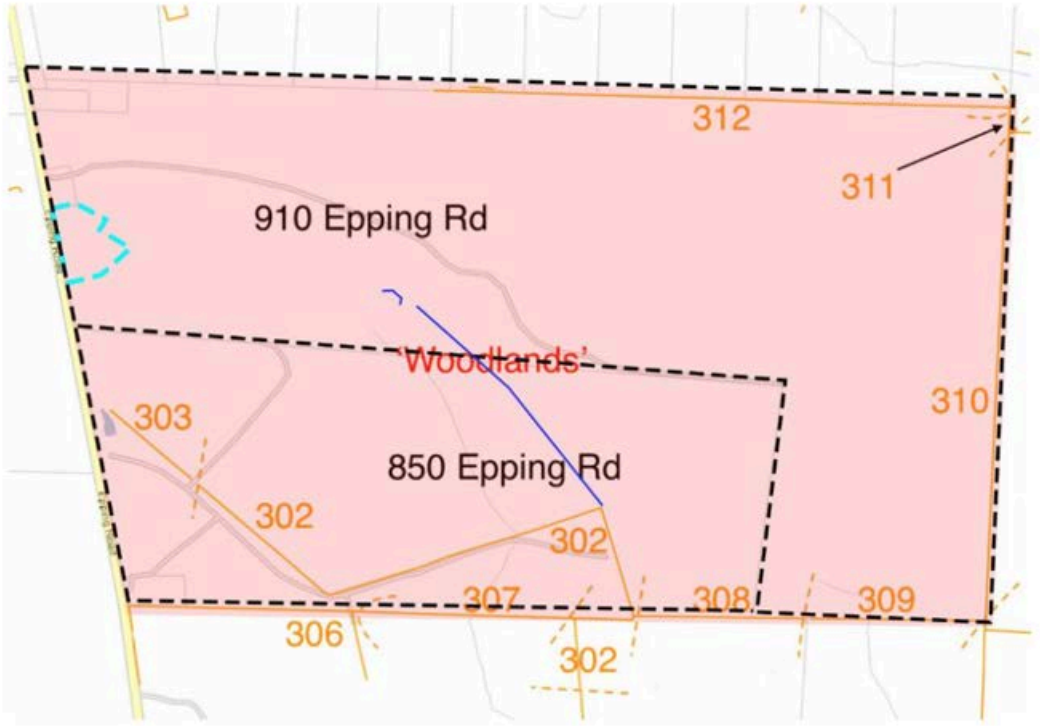


Figure 5: Location of dry stone walls (shown as orange lines with numbers and blue line) at 850 and 910 Epping Road. Existing HO extent outlined in light blue, top left. (Source: Dry Stone Walls Significance Assessment study).

Comparative analysis

The former Woodstock Hotel is one of seven surviving nineteenth century hotels in the City of Whittlesea. Of these, the Epping Hotel at 743 High Street, Epping and the Springs Hotel at 825 Donnybrook Road, Donnybrook are of very low integrity and are not included in the heritage overlay.

There was limited regulation of early hotels, and most were simple, single storey buildings, which were usually complemented by stables due to their important role as coach stops. Many of these early hotels were replaced by more substantial buildings, or de-licensed in the early twentieth century.

The former Woodstock Hotel, built c.1855, is the oldest surviving hotel in the City of Whittlesea. It compares the former Britannia Inn, built c.1862 at 1321 Plenty Road, Mernda. Both are simple buildings, rectangular in plan with hipped roofs and built close to the road. The former Woodstock Hotel is simple timber building with a hipped roof extending to form a verandah along the front and is complemented by an early timber stable. The former Britannia Inn is constructed of bluestone rubble. Both have regularly spaced timber sash windows in the front elevation. The former Woodstock Hotel also retains an early stables – this is the only known hotel stables in the City of Whittlesea.

The dry stone walls are representative examples of internal and boundary walls. They demonstrate both the regular, historic pattern of subdivision and as well as the irregular

patterns that respond to the distinctive stony rises of the Merri – Darebin Plains area and show the human modification of this distinctive landscape for farming. The *Dry Stone Wall Significance Assessment* study considers walls 302 and 303 to be exceptional examples.

Statement of significance

What is significant?

The former Woodstock Hotel, later known as Woodlands or Cotchin Farm, at 850 and 910 Epping Road, Woodstock is significant. The following buildings and features contribute to the significance of the place:

- The former hotel and homestead to the extent of the nineteenth century fabric, including the narrow, gabled rear wing at 910 Epping Road. The rear additions constructed after 1968 are not significant.
- The former stables and barn to the north of the homestead at 910 Epping Road.
- The cistern and well with a gabled roof to the south of the homestead at 910 Epping Road.
- Dry stone walls 302, 303, 306, 307 & 308 at 850 Epping Road, and 309, 310, 311 and 312 at 910 Epping Road, and the wall that extends across both properties.

Other buildings on the properties are not significant.

How is it significant?

The former Woodstock Hotel, later Woodlands, is of local historic, representative and rarity significance to the City of Whittlesea.

Why is it significant?

The former Woodstock Hotel is of historic significance as an example of a wayside inn established in the 1850s. It demonstrates the importance of the Epping Road as a route to the Castlemaine and Bendigo goldfields, as well as a stock route for northern pastoralists to the Melbourne markets. Like many early hotels, it was an important meeting place in the formative years of the Woodstock district. The Woodstock District Road Board was formed following a meeting held here and it was used for Road Board meetings until the formation of the Shire of Darebin in 1870. It also has associations with the Whitty family who played an important role in the early development of Woodstock and was one of two hotels established by the family in the district. (Criterion A)

It is also significant as an early dairy farm in the Woodstock district. The farm, which was occupied and developed by Joseph Cotchin from the 1870s was recognised as one of the best in the district during the late nineteenth century. The surviving dry stone walls are evidence of the development of the farm in the nineteenth century. (Criterion A)

The former Woodstock Hotel is of representative significance as a c.1850s timber hotel complex. The simple rectangular building form with low broken-back hipped roof extending to form a front verandah across the front elevation, detailing such regularly spaced timber windows is characteristic of early rural hotels. Also of note are the wide bead edged weatherboards, which are characteristic of mid-nineteenth century buildings. It is complemented by an early stable, which illustrates the role of early hotels as coach stops. (Criterion D)

The network of dry stone walls is significant as a good representative example of internal and boundary walls. They demonstrate both the regular, historic pattern of subdivision and as well

as the irregular patterns that respond to the distinctive stony rises of the Merri – Darebin Plains area and show the human modification of this distinctive landscape for farming. Walls 302 (part) and 303 that 'zig zag' across the middle of the property are exceptional examples of irregular pattern walls. (Criterion D)

The significance of the former Woodstock Hotel is enhanced by its rarity values as one of only two surviving early wayside inns in the City of Whittlesea. (Criterion B)

Statutory recommendations

Retain in HO173 with the following changes to the HO schedule and map:

- In the 'Heritage place' column of the HO schedule, replace the description with:

  Woodstock Hotel (Former, later Woodlands)

  The heritage place comprises the weatherboard homestead and former stable/barn, cistern tank with gabled iron roof and dry stone wall.

  910 Epping Road, Woodstock.
- In the 'Tree controls' column of the HO schedule, change 'Yes' to 'No'.
- In the 'Outbuildings and fences' column of the HO schedule, replace 'Yes' with 'Yes – former stable/barn, cistern/tank, and dry stone wall'
- In the 'Prohibited uses' column of the HO schedule, replace 'No' with 'Yes'.

Consider including in the HO other remnant dry stone walls shown in Figure 5 in accordance with the recommendations of the *Dry Stone Wall Significance Assessment* study.

Other images

None.

Tower Hill

Other names: O'Sullivan Farm

145 Selkirk Road, Woodstock **Heritage Overlay: HO174**





Main image:	Homestead (Context 2015)	**Hermes:**	156727
Place type:	Homestead	**Style:**	Victorian
Creation dates:	c.1860	**Designer:**	Unknown

History

Thematic context

Victoria's Framework of Historic Themes

2. Peopling Victoria's places and landscapes: 2.5 Migrating and making a home, 2.6 Maintaining distinctive cultures, 2.7 Promoting settlement

4. Transforming and managing the land: 4.3 Grazing and raising livestock, 4.4 Farming

City of Whittlesea Thematic Environmental History

2. Settling the land: layers of settlement: 2.2 Selection and freehold land sales, 2.5 Migrating for opportunity.

3. Utilising natural resources: 3.1 Grazing and agriculture, 3.2 Dairying

Place history

The first land sales in the City of Whittlesea occurred in 1839 (just a year after the survey of the area had been completed by Hoddle); the sale was held in Sydney and the price asked was 15 shillings per acre. Most purchasers were speculators and had little long-term interest in the future of the district. They subdivided the land and either sold or leased the lots. The resulting smaller lots attracted small scale farmers, and the character of the district quickly began to change. The subsequent subdivision and the later development of towns increased the population and further changed the character of the area. As a result, by the mid 1850s the Plenty district had established itself as a major pastoral and agricultural district, dotted with small towns (Context 2013:12).

By far the largest buyers around the Woodstock crossroads (the corner of Epping and Donnybrook Roads) in 1853 were the Whitty family. John purchased the square mile north-west from the corner, James purchased a similar acreage on the south-west corner, and Patrick purchased the same area again on the south east corner. Epping Road at this stage was a route to the Castlemaine and Bendigo goldfields, as well as a stock route of northern pastoralists to the Melbourne markets. At the crossroads, the Whitty family built the grand two storey Sir Henry Barkly hotel, a two-story post-office and store on the opposite corner, and donated land for a Catholic church (ibid).

The new freehold farmers of the area established the Woodstock Road Board in 1858. The area had a peak population of 700 in 1863, but this declined to 500 by 1867. By 1870 the area had been almost completely repopulated, as the Whitty family and others had sold their properties to new owners. The high proportion of Irish settlers in the district supported a Catholic school, and in 1874 the parents of over 70 children also petitioned for a public school, which opened in 1875 but closed due to a shortage of pupils in 1901. It briefly re-opened in the 1920s but closed again in 1929 (Moloney 2020:176).

The 320 acre Crown allotments sold along Donnybrook Road in the Parish of Yan Yean in 1853 were twice the size of most allotments sold by the Crown in the Parish of Wollert district to the south. The area was developed for mixed farming, which included large dairy farms (when compared to those in Wollert, with the principal product being butter due to the distance from Melbourne), as well as several horse studs. These included Bournefield Stud established c.1855 on Masons Road (which was described as 'being in the very first line of colonial breeding establishments and in 1860 was the venue of the inaugural Woodstock Races), John Hunter's Woodstock Study (1868-79) on land formerly owned by the Whitty family on the southwest corner of Epping and Donnybrook roads), and Fenwick Stud, established by Samuel Gibson in 1898 on a former dairy farm in Donnybrook Road (Moloney 2020:177-79).

Tower Hill

Tower Hill is situated on part of Portion 2, Section 16 Parish of Yan Yean, County of Bourke, which was purchased by Daniel O'Sullivan in the early 1860s. Daniel O'Sullivan was born in about 1820 in Kenmare, County Kerry, Ireland. The O'Sullivan family were to hold the property, which they ran as a dairy farm, for more than 70 years. It appears the family was living on the property by the early 1860s, and the bluestone homestead was built around this time. A funeral notice for Daniel O'Sullivan's first wife, who died in 1864, indicates he was living at Woodstock (*Argus*, 11 July 1864, p.8). In 1865 Daniel married Mary Murphy.

In 1871 Daniel O'Sullivan offered to sell by auction at his 'Tower-hill Farm, Woodstock' a selection of cattle, farm machinery and tools, and household furniture. The cattle included 20-30 young cows, two draught horses, while the machinery and tools included butter churns and milk dishes (*Herald*, 2 May 1871, p.3). Then, in 1878, Daniel O'Sullivan offered Tower Hill for lease for a term of three years. It was described as 'highly improved', and 'containing 300 acres of the richest grazing land, with never-failing supply of water, and every requisite' (*Australasian*, 11 May 1878, p.27). Despite these notices, it appears the O'Sullivan family continued to occupy and run a farm on the property.

Daniel O'Sullivan died in 1900. His probate documents record the improvements on the Tower Hill farm as including a four room bluestone house, a four roomed stone and wooden house, and 'usual farm outbuildings'. O'Sullivan also owned three cottages in Lothian Street, North Melbourne (PROV).

After Daniel's death, Mary continued living at Tower Hill farm until she died in 1936. Following her death, the Tower Hill farm was offered for sale. It was described as:

Admirably adapted for City Milk and Mixed Farming: Having substantial bluestone dwelling of four rooms with kitchen, pantry and bathroom attached. Also, extensive outbuildings including men's quarters, bluestone dairy, timber stabling (4 stalls), 2 boxes combining chaff-house and barn, toolhouse, pigsties and yards, iron machinery shed, combining shearing shed and barn concreted iron cowshed (5 bails, providing for extension to 15 bails) sheep dip and yards' (*Argus*, 7 November 1936).

In 1979 the property was subdivided into rural residential allotments of between 12 and 18 hectares. The homestead and outbuildings are contained on Lot 16, now 145 Selkirk Road. Another road in the subdivision was named after the O'Sullivan family.

References

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 3 - Citations*, 2015

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Payne, J.W., *The Plenty: a centenary history of the Whittlesea Shire*, 1975

Description

This property was not inspected. The following description is based on the Context 2015 citation, and online real estate images.

The homestead at Tower Hill, 145 Selkirk Road, comprises at least two stages. The original, front section is a mid-Victorian (c.1860s) four-room house built of square, coursed stone (now overpainted) with a broad, hipped broken-back roof that extends to form the verandah, which returns on both sides and is supported by narrow timber posts. Originally, the façade was symmetrical with a central door with toplight flanked by widely spaced timber two-over-two pane sash windows, but this has been disrupted by the partial enclosure of the verandah around the northeast corner (two skylights have also been inserted in the verandah roof. There is another timber sash window with two-pane sashes in the south wall. A pair of symmetrically placed brick chimneys with stepped tops adorns the roof.

There is a large addition to the rear, which has a hipped roof and continues the verandah along the south elevation. This is constructed of brick (now overpainted) and has horizontal, steel-framed windows with horizontal glazing bars showing a 'Moderne' influence that suggests it was built in the late interwar period after the property was sold in 1936. This addition contains the kitchen, which has a chimney set into the rear (west) wall. It is possible that this was originally detached from the house and incorporated into the interwar addition. Another alteration has been the installation of skylights at intervals in the skillion verandah roof.

To the south-west of the house is a brick outbuilding, built in two stages with separate hip and gabled roof, and to the west of this is another gabled outbuilding.

To the south is a series of corrugated iron clad outbuildings, one of which has collapsed, which appear to date from the mid to late twentieth century.

Comparative analysis

The homesteads and farmhouses of the mid-nineteenth century (c.1850s-c.1870s) are simple, plain vernacular buildings that are usually characterized by a single, steeply pitched hip or gable roof, which sometimes extends to form a verandah at a lower pitch (creating a 'broken back' profile or had no verandah. Originally, the roofs were clad in timber shingles (which resulted in the need for the steep roof pitch) and in some examples, these survive under the iron that was added later. The houses were small, usually two or three rooms and were extended according to need, sometimes resulting in multiple hip or gable sections or a rear skillion. Walls are low and windows are often two, six or twelve pane timber sashes. The early examples were often built using locally available materials such as bush timber, which was hand worked or sawn. The City of Whittlesea, however, has several bluestone examples due to the availability of local stone. Hand-made bricks or local stone were used for chimneys.

The Tower Hill homestead is a representative example of a c.1860s bluestone homestead with a classic 'broken back' profile. Architecturally, it compares with:

- The c.1860s homestead at Kiama, 2215 Plenty Road, Yan Yean (HO180). Constructed in brick, with very similar symmetrical form to Tower Hill. Alterations to the verandah and rear additions.
- The c.1855 bluestone homestead at Craigie Lee (Hurrey Farm), 1785 Arthurs Creek Road, Yan Yean (HO42), which is more intact, but is now in very poor condition.

Historically, it is among the earliest surviving houses in the Yan Yean and Woodstock area and compares with Craigie Lee, as well as the c.1860 bluestone section of the Fenwick homestead, 1740 Donnybrook Road (HO44), and the c.1860s bluestone homestead at Bung Bong, 1785 Donnybrook Road (HO172).

Statement of significance

What is significant?

Tower Hill, comprising the bluestone homestead built c.1860 for Daniel O'Sullivan, at 145 Selkirk Road, Woodstock is significant.

Alterations and additions to the house made after 1936 are not significant.

How is it significant?

Tower Hill is of local historic and representative significance to the City of Whittlesea.

Why is it significant?

Tower Hill is historically significant as a c.1860s homestead, which is associated with the first phase of farming settlement in the Woodstock district after the Government land sales (Criterion A).

Tower Hill is significant as a representative example of a c.1860 bluestone homestead with characteristic form and detailing including the steeply pitched 'broken back' roof that forms a return verandah and the symmetrical facade. Other early details include the two-over-two timber sash windows and brick chimneys. (Criterion D)

Statutory recommendations

Retain in HO174 with the following changes to the HO schedule:

- In the 'Heritage place' column, replace the description with:
  Tower Hill
  The heritage place comprises the c.1860 stone homestead.
  145 Selkirk Road, Woodstock.
- In the 'Tree controls' column of the HO schedule, change 'Yes' to 'No'.
- In the 'Solar energy system controls' column of the HO schedule, change 'Yes' to 'No'.
- In the 'Outbuildings or fences etc.' column of the HO schedule, change 'Yes' to 'No'.

Other images

None.

Craigie Lee (Hurrey Farm)

Other names: Hurrey Farm

1785 Arthurs Creek Road, Yan Yean **Heritage Overlay: HO42**





Main images:	Homestead (2022)	**Hermes:**	29221
Place type:	Homestead complex	**Style:**	Victorian
Creation dates:	c.1855 to c.1940	**Designer:**	Unknown

History

Thematic context

Victoria's Framework of Historic Themes

2. Peopling Victoria's places and landscapes: 2.5 Migrating and making a home, 2.7 Promoting settlement

4. Transforming and managing the land: 4.3 Grazing and raising livestock, 4.4 Farming

City of Whittlesea Thematic Environmental History

2. Settling the land: layers of settlement: 2.2 Selection and freehold land sales, 2.5 Migrating for opportunity.

3. Utilising natural resources: 3.1 Grazing and agriculture, 3.2 Dairying

Place history

The first land sales in the City of Whittlesea occurred in 1839 (just a year after the survey of the area had been completed by Hoddle); the sale was held in Sydney and the price asked was 15 shillings per acre. Most purchasers were speculators and had little long-term interest in the future of the district. They subdivided the land and either sold or leased the lots. The resulting smaller lots attracted small scale farmers, and the character of the district quickly began to change. The subsequent subdivision and the later development of towns increased the population and further changed the character of the area. As a result, by the mid 1850s the Plenty district had established itself as a major pastoral and agricultural district, dotted with small towns (Context 2013:12).

Craigie Lee is situated on Allotment 2, Section 11 in the Parish of Yan Yean, which was first purchased (along with the neighbouring Lot 1) by George Sherwin. Reputedly, it was Sherwin who erected the bluestone homestead on Allotment 1 in 1855. It was part of the early settlement that formed around the construction site of the nearby Yan Yean Reservoir. Construction of the reservoir commenced in 1853 (Weaver 1991:22).

In 1886 Thomas Hurrey purchased the property, which then contained 124 acres from James Bett. Bett had earlier purchased it from George Sherwin and Aeneas McPherson in 1868 (Gould 1990). Hurrey established a dairy farm, with about 50 cows (VHI)

Thomas Hurrey was born in Launceston, Tasmania in 1835. His parents, Thomas, and Charlotte arrived in Western Australia in 1829 and then moved to Tasmania in 1831. In 1839 they travelled to Port Phillip, settling near Epping. Thomas Jnr. married Mary Jane Hall of Castle Hill, Yan Yean in 1867 and in 1875 selected land on the banks of the Plenty River, before finally purchasing Craigie Lee (Gould 1990).

After his death in 1893, aged 58, his sons Thomas Henry, John and James established themselves as wholesale and retail dairymen under the name "Hurrey Brothers, Craigie Lee Farm Dairy". Thomas Henry and John worked the farm, while James managed the retail dairy located in North Fitzroy (Gould 1990). Mary Jane continued living at Craigie Lee until her death in 1921 (*The Argus*, 14 March 1922, p.1).

Thomas Henry later purchased Craigie Lee outright and continued dairying until 1952 when he decided to concentrate on raising Hereford cattle (Gould 1990).

Thomas Henry gave a lifetime of service to the district, serving on the Whittlesea Shire Council for 50 years until his death in 1966, aged 88 years. A Justice of the Peace, he was twice Shire President and an active member of many other community groups. In 1962 he was awarded the MBE. His son Thomas Boreham (Boy) Hurrey of Greenhills, Yan Yean was also active in community affairs, assuming his father's seat on the Council until his death in 1976. Like his father, he also served as President of both the Council and the Whittlesea Agricultural Society (Gould 1990).

Craigie Lee remained in the hands of the Hurrey family until 1989, when it was sold following the death of its owner and occupier, Miss Hilda Hurrey. Hilda, a daughter of Thomas Henry Hurrey, had carried on dairying and fat cattle raising (Gould 1990).

References

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Payne, J.W., *The Plenty: a centenary history of the Whittlesea Shire*, 1975

Public Records Office of Victoria (PROV), Thomas Hurrey probate records VPRS 28/P0000, 29/023; VPRS 28/P0002, 29/023, VPRS 7591/P0002, 29/023

Victorian Heritage Inventory (VHI) entry H7922-071

Weaver, Fiona, *The Plenty Valley Corridor. The archaeological survey of historic sites*, 1991

Wuchatsch, R.N. and Waghorn, J.F., *Historic buildings of the Whittlesea Shire*, Melbourne, 1985

Yan Yean Parish Plan

Description

Craigie Lee is a former dairy farming complex, which comprises a bluestone homestead and several outbuildings developed from the mid-nineteenth to the mid-twentieth century (See Figure 1). They are:

- A detached timber kitchen or service wing immediately behind the homestead.
- A dairy and adjacent corrugated iron clad building, possibly the milking shed.
- A rectangular gabled outbuilding adjacent to the Arthur's Creek Road boundary, possibly a former stables or barn.

There are also two brick domed cisterns or tanks.

The other buildings on the property, which date from the post-war period (after 1945) do not contribute to the heritage values.



Figure 1. Location of the contributory buildings and trees on the site. The green stars indicate the location of the mature Elms, while the red star is a mature River Red Gum.

The homestead is built of squared and snecked coursed bluestone. Tuckpointing (badly repaired in some sections) survives on some walls. It is relatively large for the period and contains eight rooms on either side of a central passage. The broad, M-hipped corrugated iron roof extends to form the verandah, which returns on all sides and is supported by stop-chamfer timber posts. The verandah floor appears to be paved in brick. There is a projecting gabled porch marking the entry on the west side. The west façade is symmetrical (unusually, the rear or east elevation has an identical symmetrical arrangement) and contains a narrow front door with toplight flanked by a six-over-six pane timber sash window (to the left) and a single pane sash window (to the right). The six-pane window has fine glazing bars and no horns, consistent with a c.1850s construction date, and stone lintels and rendered or stone cills. There are

similar six pane windows in the other elevations. The single pane window is a later replacement and the similar single pane windows in the east ends of the north and south elevations, which have brick surrounds, and to the left of the door in the east elevation also appear to be later additions. Other details include the corbelled brick chimneys, which have original ceramic pots. The homestead has very good integrity and intactness the condition is deteriorating – some walls are bowed and propped, others contain large cracks, and the verandah is starting to fail. Internally, some walls have collapsed.

Immediately behind the homestead on the east side is small weatherboard building, possibly the original detached kitchen. Rectangular in plan with a gabled roof, this has a verandah along the east side, which has a brick paved floor, and a plain brick chimney at the south end. The verandah has a wall at the north end and the partially enclosed south end contains an early built-in laundry copper in the corner with a low brick chimney. The windows are timber two-over-two pane sash and there is a timber door to the verandah. The building has good integrity and is in fair condition. To the north of this building is one of the two domed brick cistern/tanks. This is constructed of brick and has been cement rendered. It has terracotta vents.

The stables or barn is a timber building, rectangular in plan, with a gabled corrugated iron roof. It is partially clad in old sawn weatherboards and partially in corrugated iron. It is enclosed along the north wall and east and west ends and partially open to the south. Internally, a central wall divides the space in two and the floor is paved in stone. There are surviving stalls at either end of the eastern section. The structural posts to the wall are rough bush poles, but other timber is a mix of original or early and later introduced materials. It is in poor condition, with a deep bow in the western end of the roof.

The former dairy is a small building, rectangular in plan with a gabled corrugated iron roof. It is partially clad in weatherboards (with brick foundations) and in vertically laid ripple iron (with concrete foundations), perhaps indicating it was built in two stages. The weatherboard section has small four-pane timber windows and a recessed 'porch' at the east end (possibly where cream cans were stored), which has a central timber door. The iron section has a small, square single-pane windows and a timber door. Internally, it is lined with metal sheet. It has good integrity and appears to be in fair condition. Immediately behind (south side) is another domed brick cistern/tank built of rendered brick.

Immediately to the east and sited perpendicular to the dairy is a long gabled building clad in corrugated iron, which was possibly the original milking shed (given its location adjacent to the dairy). The north end wall has a central, sliding timber door with a square opening above (indicating an internal loft space) another low timber door in the west corner (which is connected to the dairy by a rudimentary 'verandah'. There is a similar opening (central sliding door and loft opening) in the south end wall, and a square opening in the south end of the east wall. It has good integrity and appears to be in fair condition.

Surrounding the buildings are several mature trees including Elms (*Ulmus sp*.) and a remnant River red gum (*E. camaldulensis*), which provide a related setting.

Comparative analysis

Farming was an important theme in the historic development of the City of Whittlesea from early post-contact settlement through to the early post-World War Two period. This theme is represented by a range of complexes comprising homesteads and associated outbuildings such as dairies, barns, and stables and features such as dry stone walls enclosing paddocks and farmyards and defining property boundaries. Some larger complexes include worker's accommodation either integrated into another building or provided separately.

Early farm buildings and structures were often built using locally sourced stone. From the late nineteenth and early twentieth centuries onwards timber framed, and corrugated iron-clad or brick outbuildings became more common. Some are built of composite materials and have been built in stages over time.

The integrity of farm complexes in the City of Whittlesea has been impacted by on-going suburban development, as well as the cessation of farming and dairying by the 1970s, which made the buildings redundant.

At some places all the original complex survives, while at others only some buildings remain. For example, at HO81 (former Koch or Unmack farm at Wollert) the homestead has been demolished and only one outbuilding survives, while at several others only the homestead remains. Many complexes are now contained on much-reduced allotments within suburban housing estates and have lost their original rural context.

Common characteristics include:

- Early (c.1860s-c.1880s) basalt/stone or brick houses, some with associated mature exotic trees as evidence of gardens.
- A mix of basalt/stone (c.1860s-c.1880s) or corrugated iron clad (c.1900s-c.1920s) dairies, underground tanks or wells, milking sheds and barn/stables, often with related dry stone walls enclosing associated yards or paddock enclosures and associated stone paved yards and lanes.
- Boundary dry stone walls or fences.
- Remnants of the original landscape including River Red Gums, and features such as the 'stony rises' that are characteristic in this area.

Craigie Lee is a representative example of the small dairy farms established in the nineteenth century, which evolved and developed into the twentieth. It is comparable to:

- Ewert's Farm, 90 Bindts Road, Wollert (HO204). Established c.1860s by Carl and Maria Ewert, this comprises the c.1885 bluestone homestead a c.1860s bluestone and weatherboard milking shed with a shingle roof, an interwar corrugated iron clad dairy, and an intricate network of dry stone walls around the homestead complex and in the surrounding paddocks.
- Timm's Farm, 130 Bindts Road, Wollert (HO162). Established in the 1860s by Frederick and Maria Timm, the farm was acquired by the Closer Settlement Board (CSB) in the early twentieth century and developed by lessees including the McKie family who, amongst other things, built a new milking shed and dairy in 1932. Today, the complex comprises a bluestone house, a large double gabled corrugated clad milking and machinery shed, and a weatherboard interwar dairy. The property also includes an interwar (but much altered) residence built by the CSB. All the buildings are in poor condition.
- Stanton Hill, 700 Epping Road, Wollert (HO69). Established as dairy farm in the 1860s by Lammas Fairbrother, later owners included the Stimson family who developed the farm in the early to mid-twentieth century. Surviving buildings comprise a c.1860 four-room bluestone cottage, an interwar residence and corrugated iron clad outbuildings dating from the mid-twentieth century, and some dry stone paddock walls. The buildings are in fair to poor condition.

Craigie Lee is comparable to above places. The bluestone homestead demonstrates the establishment of the farm in the 1850s by George Sherwin and the twentieth century

outbuildings demonstrates the continuing use and development of the property as a working dairy farm into the twentieth century. The dairy building illustrates the improved standards for new farm buildings required by new regulations for dairying under the Milk and *Dairy Supervision Act* 1905, the *Milk Supply Act* 1922, and the *Dairy Supervision Act* 1928. These acts were intended to ensure, amongst other things, greater purity of milk for human consumption and increased awareness of cleanliness in dairying. For example, the *Milk Supply Act* 1922 introduced the 'grading' of milk based on standards developed in the United States and Great Britain. This considered the level of milk impurity due to dirt and bacteria based on scientific analysis and other methods such as veterinary inspections of herds, medical supervision of dairy employees, sanitation at dairies and pasteurisation (*The Argus*, 8 February 1923, p.10 'Purity of milk supply'). The form and detailing compares with the interwar dairies at Ewert's farm (HO204), and the 1940s dairy at Carome (HO17).

The homesteads and farmhouses of the mid-nineteenth century (c.1850s-c.1870s) are simple, plain vernacular buildings that are usually characterized by a single, steeply pitched hip or gable roof, which sometimes extends to form a verandah at a lower pitch (creating a 'broken back' profile or had no verandah. Originally, the roofs were clad in timber shingles (which resulted in the need for the steep roof pitch) and in some examples, these survive under the iron that was added later. The houses were small, usually two or three rooms and were extended according to need, sometimes resulting in multiple hip or gable sections or a rear skillion. Walls are low and windows are often two, six or twelve pane timber sashes. The early examples were often built using locally available materials such as bush timber, which was hand worked or sawn. The City of Whittlesea, however, has several bluestone examples due to the availability of local stone. Hand-made bricks or local stone were used for chimneys.

The Craigie Lee homestead is a representative example of a c.1860s bluestone homestead with a classic 'broken back' profile. Architecturally, it compares with:

- The c.1860s bluestone homestead at Tower Hill, 145 Selkirk Road, Woodstock (HO174), which has been altered and extended at the rear.
- The c.1860s homestead at Kiama, 2215 Plenty Road, Yan Yean (HO180). Constructed in brick, with very similar symmetrical form to Tower Hill. Alterations to the verandah and rear additions.

Craigie Lee is notable for the high degree of integrity and original early features and details such as the tuckpointing, six-over-six pane timber sash windows, and the brick chimneys with ceramic pots. It is also notable for the rare surviving detached kitchen block at the rear, which is now rare. It is also a large example, which reflects the extensive land ownership and prosperity of the original owner George Sherwin.

Historically, it is among the earliest surviving houses in the Yan Yean and Woodstock area and compares with Tower Hill, as well as the c.1860 bluestone section of the Fenwick homestead, 1740 Donnybrook Road (HO44), and the c.1860s bluestone homestead at Bung Bong, 1785 Donnybrook Road (HO172).

Statement of significance

What is significant?

Craigie Lee, the former Hurrey Farm at 1785 Arthurs Creek Road, Yan Yean is significant. The contributory buildings and features are:

- The bluestone homestead and the detached timber kitchen or service rooms immediately behind.

- The former dairy and adjacent corrugated iron clad building, possibly the milking shed.
- The rectangular gabled outbuilding (stables or barn) adjacent to the Arthur's Creek Road boundary.
- The two rendered brick domed cisterns or tanks.
- The mature Elms (*Ulmus sp*.) and River red gum (*E. camaldulensis*).

The other buildings on the site are not significant.

How is it significant?

Craigie Lee is of local historic, representative, rarity and associative significance to the City of Whittlesea.

Why is it significant?

Craigie Lee is of historical significance as evidence of the post-contact settlement and development of the Yan Yean district in the decades after the first land sales in the 1850s. It demonstrates the development of the area into a dairying district that played an important role in the supply of fresh milk and butter to Melbourne from the nineteenth to the mid-twentieth centuries. The homestead, built c.1855, is significant as one of the oldest buildings in the municipality and for its associations with George Sherwin. (Criterion A)

Craigie Lee is significant as a representative example of a family-run commercial dairy farm. The complex of buildings including homestead, dairy, milking shed, and barn are typical and demonstrate the use and development of the property as a working dairy farm by the Hurrey family from the late nineteenth century to the interwar period. The dairy, built in two stages is of note as it demonstrates improvements to farm buildings required by new regulations for dairying in the early twentieth century. (Criterion D)

The homestead at Craigie Lee is significant as a representative example of a c.1850s homestead with characteristic form and detailing. It is notable for its relatively high degree of integrity and intactness, which includes original tuckpointing to the stonework, six-over-six pane timber sash windows, chimneys with ceramic pots. The relatively large size and fully encircling verandah are also notable. (Criterion D)

The original detached timber kitchen block is of note as a rare surviving example. (Criterion B)

Craigie Lee is significant for its associations with the Hurrey family, which owned the property for over 100 years. Thomas Henry Hurrey, who owned the property from the early to mid-twentieth century gave a lifetime of service to the district, serving on the Whittlesea Shire Council for 50 years until his death in 1966, aged 88 years. A Justice of the Peace, he was twice Shire President and an active member of many other community groups. In 1962 he was awarded the MBE. (Criterion H)

Statutory recommendations

Retain in HO42 with the following changes to the HO schedule:

- In the 'Heritage place' column, replace the description with:

  Craigie Lee (Hurrey Farm)

The heritage place comprises the bluestone homestead, weatherboard detached outbuilding/kitchen, former barn/stables, dairy and former milking shed, two domed rendered brick cistern/tanks, and mature Elm (Ulmus sp.) and River red gum (E. camaldulensis).

1785 Arthurs Creek Road, Yan Yean.

- In the 'Tree controls' column, change 'No' to 'Yes – mature Elms and River red gum'.
- In the 'Solar energy system controls' column, change 'Yes' to 'No'.
- In the 'Prohibited uses' column, change 'No' to 'Yes'.

Other images

For additional images, please refer to the Hermes database place record.

Kooringal

Other names: Burnside

2025-2027 Donnybrook Road, Yan Yean Heritage Overlay: HO175





Main image:	Homestead (Context 2015)	**Hermes:**	29252
Place type:	Homestead complex	**Style:**	Federation/Edwardian
Creation dates:	1914	**Designer:**	Unknown

History

Thematic context

Victoria's Framework of Historic Themes

2. Peopling Victoria's places and landscapes: 2.7 Promoting settlement

4. Transforming and managing the land: 4.3 Grazing and raising livestock, 4.4 Farming

City of Whittlesea Thematic Environmental History

2. Settling the land: layers of settlement: 2.2 Selection and freehold land sales.

3. Utilising natural resources: 3.1 Grazing and agriculture

Place history

The first land sales in the City of Whittlesea occurred in 1839 (just a year after the survey of the area had been completed by Hoddle); the sale was held in Sydney and the price asked was 15 shillings per acre. Most purchasers were speculators and had little long-term interest in the future of the district. They subdivided the land and either sold or leased the lots. The resulting smaller lots attracted small scale farmers, and the character of the district quickly began to change. The subsequent subdivision and the later development of towns increased the population and further changed the character of the area. As a result, by the mid 1850s the Plenty district had established itself as a major pastoral and agricultural district, dotted with small towns (Context 2013:12).

In the mid-1850s a township grew up at the construction site of the Yan Yean Reservoir. At its peak in 1856 up to 1,000 labourers including some with their families took up residence in slab huts or tents. A school, the Yan Yean Quarry School and the Yan Yean hotel were opened; two other hotels were also opened nearby. A house was built for the resident engineer, John Charles Taylor, on a hillside overlooking the Reservoir- this house later became the caretaker's residence (Context 2015).

Following the completion of the Reservoir, the town centre shifted back towards Old Plenty Road where a new school and a post office/store were established. Initially, the surrounding land was used predominantly for sheep and cattle grazing, but from the 1930s, dairying became increasingly important (Context 2015).

Early history – Staples' Farm

Thomas Grant was the first owner of this property, purchasing 348 acres at the 1853 Government land sales, for £1,339.16.0. Grant sold it the following year, and the property changed hands several times until 1867, when it was advertised for sale as Staples' Farm, and purchased by Mr. George Dunlop. Dunlop rented the property out until his death in 1884. In 1885, the farm was auctioned as part of Dunlop's deceased estate and it was purchased by James Lyon, of Lyonsville, County of Talbot, for £2754/7/6 (Context 2015).

In 1887 Lyon escorted John Stanley James, a journalist who wrote under the name *The Vagabond*, to inspect the Yan Yean and Toorourong Reservoirs. James later reported Lyon as having stated that "Not a tree shall be cut down on my land". James also added that "And as we drive back, I tell Mr. Lyon that I trust before I return from the Cannibal Islands he will have built his country residence on the slopes of the She Oak Hills, when I may again have a chance of visiting this beautiful district" (Context 2015).

Lyon was in residence at the property from 1887 until 1893 after which he leased the property. He placed the property up for auction in 1898 and again in 1899. The property did not sell until 1903 to Mr. John Barber. In 1907 it was purchased by Mr. Leonard Goodson, who occupied the farm until 1910 (Context 2015).

Kooringal and Burnside

In 1911, the property was leased to William Holman James a Councillor at Whittlesea Shire Council. James purchased the property in May 1914 and constructed the homestead the same year.

Along with the homestead James built a large shearing shed with the latest machine-shearing equipment, and employed shearers, wool classers, and other staff. The shed acted as a central 'depot' where small farmers from the surrounding districts could have their wool shorn, classed, and baled and delivered to market via the railway Yan Yean railway station. His venture was successful. In 1913 2999 sheep were shorn, this increased to 7376 by 1914 and rose to almost 10,000 by 1915 when at peak times there were four shearers who put through 450 sheep per day, and two drivers with two drays to deliver the bales to the station (*Northcote Leader*, 20 November 1915, p.3 'Shearing at Kooringal').

Kooringal was in operation from 1911 until 1922 when the property was sold to Richard Robert Kerr. Kerr renamed the property 'Burnside' and established the Burnside Dairies adjacent to the Donnybrook Road (refer to the citation for Burnside Dairy (Former)).

Burnside remained in the Kerr family until 1947 when it was purchased by Iain Aitchison. Aitchison undertook extensive alteration works to the homestead in 1950 under architects Bates, Smart & McCutcheon. It was sold to James and Irene Houghton in 1958.

References

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 3 - Citations*, 2015

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Payne, J.W., *The Plenty: a centenary history of the Whittlesea Shire*, 1975

Description

The homestead at Kooringal is approached along a winding driveway around a hillside from Donnybrook Road, which is bordered by mature stands of Eucalypts. As the driveway nears the homestead complex, the Eucalypts give way on the lower side of the embankment to open paddocks with several large specimens of exotic trees including *Quercus robur* (English Oak), *Pinus radiata* (Radiata pine), various Cypress species, remnant Hawthorn hedging (*Crataegus monogyna*) and several fruit trees associated with a remnant orchard, which surround the homestead.

The site contains two early twentieth century buildings: The two-storey stable block on a levelled area where the driveway cutting has been broadened on the hillside. Located directly below this on the lower slopes of the embankment is the homestead.

Constructed in 1914 the homestead is in the form of a Federation Bungalow. It has a dominant single hip roof with small gablets and a 'broken back' profile that extends to form a wide verandah with returns on both sides and terminates at projecting side bays. The verandah is supported by square timber posts with incised details and curved brackets and the bays have timber trusswork to the gables. Another projecting gable on the south side facing west has similar trusswork. The symmetrical front elevation contains two box-bay windows containing casement window with highlights. In the side elevations there are French doors opening to the verandah and. The north bay has a two-over-two pane timber sash window. Other original details include brick chimneys with corbels.

The alterations carried out in 1950 included new doors, windows and internal demolition and reconfiguration works. A key change was the closing up of the original front door (presumed to be between the box bay windows) and the creation of a new entrance from the rear. A skillion roofed lean-to along the west side appears to be a later addition.

From its elevated vantage point, the bungalow looks out across the former garden which is delineated by lines of Radiata pines along the northern and eastern boundaries to 180 degree views of the valley over Yan Yean. There is an underground brick cistern (or water tank) to the immediate south of the house and a gabled weatherboard outbuilding (possibly a coolroom) with highset windows under the eaves to the immediate north.

The weatherboard stable block is rectangular in plan and has a gabled corrugated iron roof. There is a timber door on the ground floor on the east side, and a timber door within the first-floor gable at the north end, which has a winch beam above (there is another beam in the south gable). Internally, there are beams located within the gables for the winching of fodder to the first floor for storage, and brick paved floors to the ground floor and immediately outside the ground floor entry to the former stables.

The sliding metal doors in the south and north elevations appear to be later additions, and there is a skillion addition, and a freestanding metal structure on the west side.

Comparative analysis

Despite the 1950s alterations Kooringal remains a representative example of a Federation bungalow with characteristic form, materiality, and detailing. The Federation bungalow style with its broad roof and deep verandah was a popular choice for homesteads during the early twentieth century.

Federation era houses are less well represented in the City of Whittlesea. Another fine example of a Federation bungalow was Brookwood at 20 Old Plenty Road, Yan Yean (HO121). Constructed of brick, this also demonstrated Arts & Crafts influences, but it appears to have been demolished or destroyed by fire. A late example of the style is the house at 44 Walnut Street, Whittlesea (HO153), built c.1930, which has a similar, single hip 'broken back' roof extending to form a broad, return verandah.

The stable block is a rare surviving example from the early twentieth century. While it has been altered, it retains characteristic form and detailing.

Statement of significance

What is significant?

Kooringal at 2025-2027 Donnybrook Road, Yan Yean is significant. The following buildings and features contribute to the significance of the place:

- The homestead to the extent of the 1914 fabric, excluding later additions.
- The weatherboard stable block, excluding the later additions.
- The circular brick tank/cistern and the weatherboard gabled outbuilding beside the homestead.
- The surrounding gardens containing mature trees including Pines (*Pinus radiata*, and *Pinus sp.*) and English oaks (*Quercus robur*).

How is it significant?

Kooringal is of local historic, representative, and aesthetic significance to the City of Whittlesea.

Why is it significant?

Kooringal is of historic significance for its associations with William Holman James who established and managed a successful shearing depot on this property from 1911-1922. It demonstrates the diversity of farming carried out in Yan Yean during the twentieth century. (Criterion A)

Kooringal is significant as a representative example of a Federation era rural homestead with associated outbuildings and a brick tank/cistern. The homestead is representative of the Federation bungalow style, with characteristic form and detailing including a dominant single hip roof with small gablets and a 'broken back' profile that extends to form a wide verandah supported by square timber posts with incised details and curved brackets. Other typical details include timber trusswork to the projecting gables, two box-bay windows containing casement window with highlights to the front elevation and tall brick chimneys with corbels. The timber stable has a typical double-height gabled form with original winching beams, loft door and brick paved flooring. (Criterion D)

Kooringal is of aesthetic significance as a picturesque Federation/Edwardian farm complex in a prominent hillside setting. The aesthetic qualities are enhanced by the perimeter plantings of Radiata pine and hawthorn hedging, fruit trees and English oaks set amongst groves of Eucalypts. (Criterion E)

Statutory recommendations

Retain in HO175 with the following changes to the HO schedule:

- In the 'Heritage place' column, replace the description with:

  Kooringal

  The heritage place comprises the weatherboard homestead, gabled outbuilding and stables, underground tank/cistern and surrounding mature exotic and native trees.

  2025-2027 Donnybrook Road, Yan Yean.

- In the 'Tree controls' column, change 'Yes surrounding gardens containing mature trees including Radiata pine wind breaks, hedges, orchard, and single stands of English Oaks' to 'Yes mature Pines (*Pinus sp*.), English oaks (*Quercus robur*) and Eucalypts'.
- In the 'Prohibited uses' column, replace 'No' with 'Yes'.

Other images

For additional images, please refer to the Hermes database place record.

Burnside Dairy (Former)

Other names: Kerr Farm, Kooringal

2033-35 Donnybrook Road, Yan Yean **Heritage Overlay: HO45**





Main image:	Dairy (1938), Residence (1990)	**Hermes:**	29247
Place type:	Homestead and Commercial Dairy complex	**Style:**	Victorian, Interwar
Creation dates:	c.1900, c.1926, c.1937-38	**Designer:**	D. Rutledge (1938 dairy)

History

Thematic context

Victoria's Framework of Historic Themes

2. Peopling Victoria's places and landscapes: 2.7 Promoting settlement

4. Transforming and managing the land: 4.3 Grazing and raising livestock, 4.4 Farming

City of Whittlesea Thematic Environmental History

2. Settling the land: layers of settlement: 2.2 Selection and freehold land sales

3. Utilising natural resources: 3.1 Grazing and agriculture, 3.2 Dairying

Place history

Providing Melbourne's fresh milk supplies

Milk, being a perishable commodity, was sourced as close to the consumer as possible before the advent of refrigerated transport, so most of Melbourne's fresh milk supplies in the nineteenth and early twentieth centuries came from farms close to the metropolis - areas that now form Melbourne's middle and outer suburbs.

As metropolitan Melbourne expanded, swallowing up urban farms, milk was increasingly sourced from further afield. By 1944 over half of Melbourne's daily milk was sent from South Gippsland by train. However, farming persisted on Melbourne's northern outskirts. An area that included the Shires of Whittlesea and Eltham still provided 20% of Melbourne's daily milk and was the second largest supplier. A further 5% was provided by 108 farms still operating in the metropolitan area.

Establishing distribution dairies

Early in the twentieth century the supply of pure milk was a public health issue. Suppliers of town milk were required to be registered cow-keepers under the *Milk and Dairy Supervision Act* 1905, and their farms had to be correctly run. By 1911 some of the larger dairies around Melbourne were installing refrigeration plants. Some farmers on the urban fringe distributed their milk directly to customers, while others sent their milk to distribution dairies. The *Milk Supply Act* 1922 required Melbourne dairymen to cool their milk, and most dairies used brine cooling plants, which were more effective in keeping milk fresh than the water coolers used on farms.

Prior to the 1930s each dairy acted independently, with no regulation of prices or areas of distribution. This apparently disadvantaged farmers, who were at the mercy of retail dairymen. The Milk Board, established in 1932, regulated metropolitan milk supplies and defined areas of milk rounds for each dairy. The Board subsequently cancelled many dairy licences, reducing the number of dairies by about half.

Pasteurisation was introduced to Melbourne in the late 1930s. The *Milk Pasteurizing Act* 1943 required milk sold in any defined pasteurization area to be obtained from the pasteurisation depot allotted to such area, however, the *Act* was never fully implemented. In 1944 the Milk Pasteurization Committee inquired into the situation and recommended a scheme that involved the setting up of a few large regional pasteurisation depots to operate as wholesale distributors of bottled milk. This scheme was opposed by the Melbourne and Metropolitan Milk Distributors Association, which supported the existing system of small dairies, whereby dairymen relied on direct contact with local farms for the quality their supplies. The Association did support the pasteurisation and bottling of all milk supplies, believing this could be done by the small local dairies. However, probably due to the war, it was another decade before any major change was made to the system.

In 1944 Melbourne still had 29 producer retailers, but they were very much in a minority. About half of Melbourne's milk was sourced by the dairies direct from farmers, under Milk Board contracts, the rest came from large country milk depots, most of which were in South Gippsland. The only depot in the vicinity of Melbourne's northern suburbs was at Sunbury. In 1951 the Milk Board broke the nexus between farmer and dairyman and began purchasing milk from the farmers for resale to the dairies, making dairies, in effect agents of the Milk Board.

Burnside Dairy

Burnside is situated on part of Portion 1, Section XIV, Parish of Yan Yean, which was purchased by Thomas Grant at the 1853 Government land sales for £1,339/16/-. Grant sold it the following year, and the property changed hands several times until 1867, when it was advertised for sale as Staples' Farm, and purchased by Mr. George Dunlop. Dunlop rented the property out until his death in 1884. At that time, it was described as containing a four-room weatherboard house and outbuildings. In 1885, the farm was auctioned as part of Dunlop's deceased estate and it was purchased by James Lyon, of Lyonsville, County of Talbot, for £2754/7/6. Lyon named the property 'Sheoak Hills Station'.

Lyon was in residence at the property from 1887 until 1893 after which he leased the property. He placed the property up for auction in 1898 and again in 1899 (*The Age*, 17 November 1899, p.6). The property did not sell until 1903 to Mr. John Barber and in 1907 it was purchased by Mr. Leonard Goodson, who occupied the farm until 1910. In 1911, the property was leased to William Holman James a Councillor at Whittlesea Shire Council. James purchased the property in May 1914 and constructed a new homestead on the hillside, which he named 'Kooringal'. He

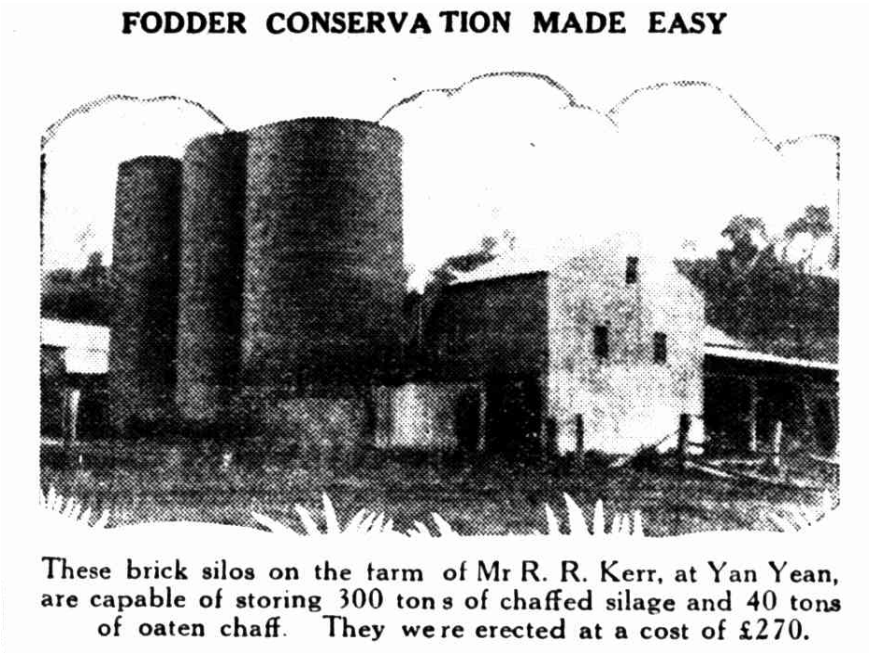
established a wool growing enterprise, which was in operation from 1911 until 1923 when the property was sold to Richard Robert Kerr.

Kerr renamed the property 'Burnside' and established a dairy farm on the property. Kerr had a long history in the dairy industry and had been a dairy supervisor with the Department of Agriculture and Red Poll herd supervisor at the Werribee Research Farm. Prior to moving to Yan Yean, Kerr had been a partner with C. Gordon Lyon in the Banyule Jersey Stud at Heidelberg (*Weekly Times*, 23 October 1926, p.26).

Kerr brought 46 milking cows from Banyule and soon set about improving both pastures and buildings. In the 1920s he introduced the use of clover and superphosphate on to the farm. The innovations had a dramatic impact upon pasture quality and the quantity of milk produced, and, seeing the results, other farmers soon followed suit. He believed in benefits of conservation of fodder and noted:

Too often … good cattle are ruined when they fall into the hands of men who leave the animals [to] find food for themselves or do without. The result is reflected in diminished yields. (ibid)

To provide a year-round supply of grass and fodder Kerr erected three brick silos in 1923 with a total capacity of almost 400 tons. They extended five feet into the ground and were supported by a concrete base. The walls were of double brick for six feet and reinforced with galvanised iron. The total cost was £270. By 1923 he had built up his herd to 130 head (ibid).



The silos in 1934 (Source: Weekly Times, 11 August 1934, p.47)

Over the years Kerr purchased three additional properties, until four farms were being run, under the name Burnside Dairies Pty. Ltd. In 1934 Kerr commenced supplying milk to Melbourne's public hospitals, which by 1936 included the Melbourne, Austin, Women's, Children's, Alfred, and T.B. Soldiers' hospitals (*Advertiser* [Hurstbridge], 12 June 1936, p.3). To meet the orders, Kerr also purchased milk from other local farmers to supplement Burnside's own supplies and built additional milking sheds in 1937 (*Advertiser* [Hurstbridge], 25 June 1937, p.3). In late 1937 contractor S.E. Greenwood commenced on the building of a new dairy. Designed by D. Rutledge 'on modern lines' the dairy was built of brick with concrete

floors and contained a boiler room, washing room, tipping room, cooling room (insulated with cork), engine room, laboratory or test room, and facilities for staff (*Advertiser* [Hurstbridge], 15 October 1937, p.1). Walls and floors were tiled throughout. The equipment included plant for the latest system of pasteurisation and for testing milk quality, fat content and keeping quality. As the dairy supplied milk to public hospitals, the Department of Agriculture recommended changes to the design to ensure the milk would be 'free of all contamination' (*Age*, 10 May 1938, p.14).

The surroundings of the dairy were also 'beautified' by laying down of lawns with circular flower beds on the west side of the building, and planting of 'ornamental trees' along the drive. This was intended to not only add to the appearance of the place, but to assist in keeping down the dust. To further supress the 'dust nuisance' Mr Kerr also contributed to the dealing of the road to the dairy (*Advertiser* [Hurstbridge], 1 April 1938, p.4)

The new dairy was opened on 9 May 1938 by the Minister for Agriculture, Hon. E. J. (Ned) Hogan in the presence of 400-500 guests including several members of parliament, the metropolitan superintendent of dairies, members of the Milk Board and the president of the Whittlesea Shire Council. The building was described as 'unexcelled in the Commonwealth' and the Minister 'looked forward to the day when the entire milk supply would be produced and treated in similarly hygienic conditions' (ibid).

At the time, Burnside Dairies was carrying about 340 head of stock and employed about 30 persons, and the milk output was around 900 gallons per day. It was also supplied by about nine other farms in the district. Under Mr Kerr's 'scientific treatment' the property value had increased from about £15 an acre to £45 (*The Australasian*, 14 May 1938, p.35).

Such was the importance of Burnside Dairy that during World War II it was the first in Australia to be declared a 'protected establishment' by the Director-General of Manpower, Mr. W.C. Wurth to ensure the security of milk supplies to Melbourne's public hospitals and other institutions (*Herald*, 8 July 1942, p.8).

Burnside Dairy remained in the Kerr family until 1947 when it was purchased by Iain Aitchison. Richard Kerr died in 1949.

References

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 3 - Citations*, 2015

Landata, Historical Aerial Photography, Melbourne 1970 Project, 10/1970

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Payne, J.W., *The Plenty: a centenary history of the Whittlesea Shire*, 1975

Description

The former Burnside Dairy complex is situated on the north side of Donnybrook Road, west of Plenty Road. The buildings that contribute to the significance of the complex are:

- The 1938 dairy building.
- The c.1900s staff residence.
- The 1926 brick silo and silo ruins.

- Corrugated iron sheds to the north and west of the brick silos.

The 1938 dairy building is constructed of brick and has a hipped roof clad in terracotta tiles punctuated by two large metal ventilators with circular heads. The south façade has a low, square parapeted wall with soldier brick coping and contains three metal-framed windows. Above the two windows at the west end is an expressed cement lintel, while the window at the east end is framed by tapestry bricks. The wall returns for a short distance at the east end. This has an expressed diaper pattern in projecting bricks. In front is a low brick platform with a cement top.

The staff residence is situated to the west of the dairy. It is a small brick house, probably built in the early 1900s, which faces east. The walls are of pressed red bricks on a bluestone base and the M hipped roof is clad in corrugated iron. The separate front verandah is supported by timber posts, and because of the fall in the land is elevated above the ground on a brick base and is accessed by bluestone steps. The simple, symmetrical façade comprises a central door with toplight flanked by timber sash windows, all with segmental arch heads. There are similar windows in the side elevations and one corbelled brick chimney.

To the north of the staff residence is the surviving brick silo and the remnants of another. Other early twentieth century buildings associated with the Burnside Dairy include a small c.1940s brick workshop or bungalow with corrugated iron gabled roof and attached skillion canopy and corrugated iron-clad outbuildings with gable and skillion roofs to the north and west of the silo, which have been built in stages. These include a large barn with gabled roof and irregular window openings in the front façade and what were probably some of the original milking sheds.

Comparative analysis

Farming was an important theme in the historic development of the City of Whittlesea from early post-contact settlement through to the early post-World War Two period. This theme is represented by a range of complexes comprising homesteads and associated outbuildings such as dairies, barns, and stables and features such as dry stone walls enclosing paddocks and farmyards and defining property boundaries. Some larger complexes include worker's accommodation either integrated into another building or provided separately.

Early farm buildings and structures were often built using locally sourced stone. From the late nineteenth and early twentieth centuries onwards timber framed, and corrugated iron-clad or brick outbuildings became more common. Some are built of composite materials and have been built in stages over time.

The integrity of farm complexes in the City of Whittlesea has been impacted by on-going suburban development, as well as the cessation of farming and dairying by the 1970s, which made the buildings redundant.

At some places all the original complex survives, while at others only some buildings remain. For example, at HO81 (former Koch or Unmack farm at Wollert) the homestead has been demolished and only one outbuilding survives, while at several others only the homestead remains. Many complexes are now contained on much-reduced allotments within suburban housing estates and have lost their original rural context.

Burnside Dairy is notable as a rare surviving example of a modern 'model' commercial dairy of the interwar period. Due to increasing regulation in the early twentieth century the design and form of dairies evolved from quite simple structures to more substantial (and sometimes, architect-designed) buildings, particularly after the establishment of the Milk Board in 1932 when many dairy licences were cancelled, and the number of dairies was reduced by half.

Consequently, many new 'model' dairies were built in the 1930s. This process of rationalization and modernization of dairies was not unlike the changes to liquor licensing that resulted in the closure or rebuilding/replacement of hotels at around the same time.

Accordingly, surviving dairy complexes are generally of two types: the simpler buildings generally dating from prior to 1930, and the more substantial 'model' dairies constructed from the 1930s onwards. The Burnside Dairy is the only surviving example in the City of Whittlesea of a modern 'model' dairy. The substantial construction in brick with a hipped tile roof and large metal ventilators is characteristic of 'modern' dairy buildings of the period and it was described as one of the best in Australia upon its opening. Given the publicity around the opening, it is possible that it served as a model for other modern dairies. It compares with interwar dairies in other municipalities such as the former Oaklands Dairy at the corner of Renown Street and Keilor Road, Essendon (c.1940, HO308 in the Moonee Valley Planning Scheme) and the former S.G. Tomkins Dairy at 40 Shaftesbury Parade, Thornbury (c.1935, HO152 in the Darebin Planning Scheme).

Also of note is the surviving brick silo and remains of other silos, which demonstrate the improved farming methods employed by Mr Kerr to increase the carrying capacity and output of the farm. The other buildings including the staff residence contribute to an understanding of the use and development of the property as a large dairy farm employing up to 30 staff during the interwar period.

Statement of significance

What is significant?

The former Burnside Dairy at 2033-35 Donnybrook Road, Yan Yean is significant. The following buildings and features contribute to the significance of the place:

- The dairy designed by D. Rutledge and built in 1937-38 by S.E. Greenwood.
- The former staff residence to the west of the dairy.
- The brick silo and remains of other silos to the north of the staff residence.
- The brick building with a gabled roof and the corrugated iron clad sheds to immediate north and west of the silo.

Buildings and additions to buildings built after 1946 when the property passed from ownership by the Kerr family are not significant. This includes galvanised iron shed furthest north of the staff residence and the two sheds to the north of the 1938 dairy.

How is it significant?

The former Burnside Dairy is of local historical and representative significance to the City of Whittlesea.

Why is it significant?

The former Burnside Dairy is historically significant for its associations with the development of the dairying industry in the interwar period, as an example of a large commercial dairy farm, which processed milk from its own herd as well as other farms within the district. It demonstrates how improvements to transport, and refrigeration enabled farms in the Yan Yean district to begin supplying fresh milk to Melbourne by the early twentieth century. It is also significant for its associations with Richard Kerr, who made an important contribution to the

development of the dairying industry during the interwar period by demonstrating how improved farming methods including selective breeding, pasture improvement and fodder storage and conservation could result in increased yields. Burnside Dairy supplied milk to major hospitals in Melbourne for more than a decade and because of this was declared a protected establishment during World War II. (Criterion A)

The former Burnside Dairy is significant as a representative example of an interwar commercial dairy farm. It is of note for the dairy, which is a fine example of the modern 'model' dairies built in 1930s in response to new regulations that required higher standards of cleanliness and led to the replacement of small, primitive dairies that had been a feature of small farms since the nineteenth century. The substantial construction in brick with a hipped tile roof and large metal ventilators is characteristic of 'model' dairy buildings of the period and was described as one of the best in Australia upon its opening. Also of note is the surviving brick silo and remains of other silos, which demonstrate the improved farming methods employed by Mr Kerr to increase the carrying capacity and output of the farm. The other buildings including the staff residence contribute to an understanding of the use and development of the property as a large dairy farm employing up to 30 staff during the interwar period. (Criterion D)

Statutory recommendations

Retain in HO45 with the following changes to the HO schedule:

- In the 'Heritage place' column, replace the description with:

  Burnside Dairy (Former)

  The heritage place comprises the 1938 dairy, the c.1900 brick staff residence, the brick silo and remains of other silos, and brick and corrugated outbuildings from the interwar period.

  2033-35 Donnybrook Road, Yan Yean

- In the 'Solar Energy System' column, change 'Yes' to 'No'.
- In the 'Prohibited uses may be permitted' column, change 'No' to 'Yes'.

Other images

None.

3. CHURCHES & CEMETERIES

3.1 Introduction

This section provides the assessment of the seven churches (including one church residence) and one cemetery:

- HO8, St John's Church of England, Epping
- HO85, Epping Presbyterian Church, Epping
- HO18, Mayfield (Mernda) Presbyterian Church, Mernda
- HO69, St Joseph's Catholic Church, Mernda
- HO52, Janefield Presbyterian Church (Former), Mill Park
- HO31, Methodist Cemetery, Thomastown
- HO50, Former Methodist Church, Thomastown
- HO36, Christ Church, Whittlesea.

Individual citations have been prepared for the two churches at Epping, St Joseph's Catholic Church at Mernda, Janefield Presbyterian Church (Former) at Mill Park and Christ at Whittlesea.

The former Presbyterian church at Mernda and the former Wesleyan Methodist church and cemetery at Thomastown are included in the citations for Mayfield South Heritage Precinct and Thomastown Village, respectively, in section 9.

3.2 Thematic context

Victoria's Framework of Historic Themes

8. Building community life: 8.1 Maintaining spiritual life

City of Whittlesea Thematic Environmental History

8. Community and cultural life: 8.1 Religion

The following is an edited extract from section 8.1 Religion of the *City of Whittlesea Thematic Environmental History*.

Religion

The growth of the City of Whittlesea not only created demand for housing and administrative services, but it also created a strong demand for community and cultural facilities. Early in the development of the city, political and social gatherings were frequently held at hotels or private homes. During the selection era, the homes of individuals were often used as meeting places. Later, as the first community buildings started to be constructed, they often served multiple functions, and it was not uncommon for a church to act as a school and as a meeting hall.

The construction of these community buildings not only met an immediate community need, but it also served a symbolic one. It was a statement about the community's character and a vote of confidence in its capacity to survive. At times the confidence was

warranted. The township of Whittlesea, for example, has endured and grown. At other times, it was misplaced. The settlement of Separation gradually dwindled, and its church was finally closed in 1882 and later relocated.

The importance of these buildings lies not just in their architectural qualities but in the role that they have played in community life. They represent important stages of life within communities from early childhood until old age and, as a result, possess great social value.

Churches, along with schools, were key institutions in the development of settled communities. While schools were built with government funds, the churches were required to raise their own money for buildings and many congregations worshipped in private homes, public halls, or schools before they had chapels of their own.

The first church services in the City of Whittlesea were held under a tree in "Target's Paddock" around 1848, while the first Anglican vicar was Rev William Copeland who arrived in 1853. From that service the spread of churches throughout the district was comparatively rapid. By 1860 churches were constructed in Woodstock (Catholic, 1853), Westgarthtown (Lutheran, 1856) and Morang (Presbyterian, 1860). In other towns, sites had been set aside for churches. In Epping, for instance, sites were reserved for Catholic and Presbyterian churches, as well as a cemetery and a village market. The first Anglican Church service in Epping was held in August or September 1863, probably at the site allocated to the Church of England in Campbell Street (now the site of the railway station car park). The first service at Christ Church, Whittlesea held on 25 February 1866 was conducted by the visiting Archbishop of Melbourne, Charles Perry.

By 1900 there were churches in all major settlements in the City of Whittlesea. The churches, together with their associated buildings, have made a substantial contribution to town and rural streetscapes throughout the region. Significant community events have been celebrated at the churches, and small monuments within the churches sometimes provide a reminder of those events. Many churches contain gifts or memorials donated by parishioners. For example, in the Whittlesea Anglican Church, the altar rails are a gift from the Clark family as a tribute to their parents, the pillars leading to the chancel are in memory of a loved Vicar, Rev. Wilford Downes James, while the altar is dedicated to the parishioners of the district.

In addition to being sites of personal significance many of the churches in the City of Whittlesea also provide insights into the settlement and development of the district. For instance, the construction of the Methodist church in the township of Separation was an indication of its growing population. As the town declined the church fell into disuse and, following the closure of the school in 1882, was relocated to Yan Yean and later to Yarrambat. The movement of the church illustrates the rise and fall of each of these settlements, as well as being a good example of the common 19th and early 20th century practice of relocating institutional buildings according to need.

In the 20th century the increase in population led to the establishment of new churches and religious organisations. St Paul's (Anglican) was established in Thomastown in 1965. The church operated until, in 1994, a decision was made to sell the site and to develop a regional ministry centre around the Epping church. The sale of the site, to a Samoan congregation of the Assemblies of God, took place in 1998.

Churches also illustrate the social and cultural changes of communities. The Mayfield Presbyterian church at Mernda, erected in 1860, was one of several early Presbyterian churches that reflected the relatively large number of Scottish settlers in the Plenty Valley in the mid 19th century. While early settlers in the district were almost exclusively

Christian, the large numbers of migrants that moved to the district following World War II were not. Growing numbers of non-Christian migrants have, recently, seen the establishment of other religious institutions within the municipality. For example, since its completion in the early 1990s, the Thomastown Mosque has provided a key religious and social site for members of the local Islamic community.

3.3 Comparative analysis

The seven churches included in the Review are among 14 current or former churches included in the HO in the City of Whittlesea. All were built in the nineteenth century. Of these:

- Ten are in the Gothic Revival style:
  - Janefield Presbyterian Church, Mill Park, built in 1861, bluestone (HO52)
  - St Andrew's Presbyterian Church, Whittlesea (1863), brick (HO146)
  - Christ Church, Whittlesea (1865), rendered brick (HO36)
  - St Peter's Catholic Church, Epping (1865-67), bluestone (HO101)
  - Epping Presbyterian Church, Epping (1867), bluestone (HO85)
  - St John's Church of England, Epping (1869), bluestone (HO8)
  - Uniting (former Wesleyan Methodist) Church, Whittlesea (1870), brick (HO139)
  - Former Wesleyan Methodist Church, Thomastown (1875), bi-chromatic brick (HO50)
  - St Joseph's Catholic Church, Mernda (1876-84), bluestone (HO69)
  - Uniting (former Wesleyan Methodist) Church, Mernda (1888), bi-chromatic brick (HO22)
- Two are Carpenter Gothic churches:
  - Former Wollert Methodist Church (1878) (HO165, relocated to the Carome property)
  - Uniting (former Wesleyan Methodist) Church, South Morang (1888) (HO125)
- Two are in other styles:
  - Westgarthtown Lutheran Church, Lalor (1856), bluestone (HO30, VHR H899)
  - Mayfield Presbyterian Church, Mernda (1860), bluestone (HO18, HO201)

The churches in the City of Whittlesea demonstrate the popularity of the Gothic Revival style, which by the end of the nineteenth century had been adopted by most of the Protestant denominations. The Gothic Revival style in Australia was derived from English precedents, which can be divided into successive phases of Early English, Decorated and Perpendicular but as Lewis (1991:29) notes 'some local versions of the Gothic are so rudimentary or inaccurate that is it impossible to link them with any particular phase or regional style'.

Gothic Revival in Australia is characterised by masonry construction (with timber roof construction rather than stone vaulting), often enriched by ornament. Roofs are steeply pitched, and other typical forms and details include pointed arches, buttresses, tracery, towers, pinnacles, and spires. Early English is distinguished by steeply proportioned lancet (pointed arch) windows (sometimes clustered in groups of two or more) and plate

tracery (expressed as decorative openings through a solid plate of stone, rather than separate members of a uniform width). Decorated Gothic is often signified by wider pointed openings and more complex bar tracery, while Perpendicular Gothic is distinguished by rectangular forms: the pointed arch windows are flattened and often framed by a rectangular panel, windows are enlarged and divided up in a rectilinear fashion with horizontal transoms and vertical mullions (Lewis 1991:29-32, Apperly et al, 1994:81)

Assessment

Most of the Gothic Revival churches in the City of Whittlesea are relatively simple examples that draw on many of the Early English style characteristics including steeply pitched slate roofs (sometimes with parapeted gables), narrow lancet windows, stepped buttresses, and attached low entrance porches. Approximately half are constructed of bluestone, one is of rendered brick, and others are face brick.

Christ Church at Whittlesea stands apart as a rare example of the Picturesque Gothic style. It is notable for the treatment of the front elevation, which incorporates half octagonal buttresses that rise through the building to become full columns for the former bell tower and are capped by pinnacles. The buttresses frame the series of pointed arch openings for the entry door, window above and the belfry. The openings to the door and window have label moulds and the belfry arch is crowned by a pinnacle. It is complemented by the original nineteenth century parsonage and the setting is enhanced by the mature trees, which enclose the site and frame and provide a backdrop to the views of the buildings.

Of the other churches included in the Review:

- St John's Church of Engalnd is the second oldest Anglican church in the City of Whittlesea and one of three churches opened in Epping during the 1860s. Distinctive detailing includes the walls of squared, snecked rubble with quoins to the corners, corbelled eaves to the parapeted gables and Fleur-de-lys finial to the porch gable, diamond pattern leadlight glass to the lancet windows and the plate tracery incorporating a circular stained-glass window and triangular vent to the main gable.
- Epping Presbyterian Church is the fourth oldest Presbyterian church in the City of Whittlesea and one of three churches opened in Epping during the 1860s. It is notable for the unusually tall nave walls, and the tall slender lancet windows with diamond pattern leadlight in the side elevations. Other distinctive details including the walls of coursed squared bluestone with quoins to the corners, simple corbelled eaves to the parapeted gables which have rusticated stone capping, and the lancet window with tracery detail and stone plaque to the front gable. The dry stone wall along the west boundary contributes to the setting of the church.
- Mayfield (Mernda) Presbyterian Church, built in 1860, and Janefield Presbyterian Church (1861) are among three Presbyterian churches established in the Plenty Valley from 1860-63. The other example, not included in this review, is Whittlesea (1863). These churches reflect the presence of considerable numbers of Scottish settlers in the Plenty Valley.
- Mayfield Presbyterian Church is notable for the rectangular multi-pane windows, which give the church a Georgian character clearly based on Scottish precedent. The windows are finely detailed with rendered quoins, smooth bluestone cills and axe-finished bluestone lintels. The 'bullseye' louvered vents in the gable ends are also distinctive features.

- The former Janefield Presbyterian Church (now St Petka's Macedonian Orthodox Church) is notable for the distinctive form and detailing of the pointed arch windows to the sides of the nave, porch, and vestry. All have rendered quoins and label moulds and are multi-paned. Those to the sides of the nave are wide and divided centrally and arched and segmented at the top to produce simple tracery, while those to the sides of the porch and vestry have unusual squat proportions. Only at the front of the nave do the windows have a more typical slender lancet form.
- St Joseph's Catholic Church is the second oldest Catholic church in the City of Whittlesea and one of three churches opened in Mernda during the 1860s and 1870s. Distinctive details included the rusticated stone corbels with pointed capitals, the Celtic stone cross at the apex of the front gable and the large circular stained-glass window with a label mould in the front elevation above the porch.
- The former Wesleyan Methodist Church at Thomastown is a simple example, built in bi-chrome brick. The relatively plain appearance is characteristic of Methodist churches, which were influenced by the precept of John Wesley who directed that 'preaching houses' should be 'plain and decent' and no more expensive than necessary (Lewis 1991:10). Here, the only decoration is the use of cream bricks as decorative quoining to the windows and openings, coping to the parapet gables and trim to the buttresses.

3.4 References

Apperly, Richard, Irving, Robert & Reynolds, Peter, *A pictorial guide to identifying Australian architecture. Styles and terms from 1788 to the present*, 1994

Hartley, R.W., *Epping rising: An account of the Anglican Church in and around Epping,* 2009

Lewis, Miles, *Victorian churches. Their origins, their story, and their architecture*, 1991

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Payne, J.W., *The Plenty: a centenary history of the Whittlesea Shire*, 1975

Payne, J.W. et al, *A Centenary History of the Wollert State School no. 1861, 1877-1977*, 1977

St John's Church of England

Other name: St John's Anglican Church

789-795 High Street, Epping

Heritage Overlay: HO8

See Statutory recommendations for proposed changes to the HO8 map extent.



Main image:	Church (2022)	**Hermes:**	28378
Place type:	Church	**Style:**	Victorian: Gothic Revival
Creation dates:	1869, 1998	**Designer:**	Leonard Terry (attributed), Alan Nance (1998 additions)

History

Epping

The land contained within what is now the City of Whittlesea was formally surveyed in 1838-39, in accordance with instructions from the colonial surveyor, Robert Hoddle. The survey not only measured and mapped the land; it also established two key north-south routes. The first was what became known as the Epping Road and the second the Sydney Road (now the Hume Highway). The third major route, the Plenty Road, was gazetted in 1848.

The first land sales in the Epping area took place in 1838, with most of the land offered purchased by Sydney speculators. During the early 1840s, tenant farmers settled in the area, then known as Darebin Creek.

Epping Road originally ran along the western boundary of the Village Reserve. In 1853, when the Reserve was re-surveyed by Robert Mason, it was diverted to go through the Reserve's centre and the town was re-named as Epping. Mason also set aside sites for a Catholic and Presbyterian Church, a cemetery, and a village market. By the 1870s the township had blacksmiths, a general store, a hotel, as well as butchers, bakers, and bootmakers. Farming was the main source of employment in the area.

St John's Anglican Church

The earliest recorded Anglican service in Epping was held in September 1863. The Anglican community, anxious to erect their own permanent church but unhappy with the low-lying site allocated to them near the Darebin Creek, applied to the Government for an alternative one, and the present two-acre site in High Street was gazetted on 5 May 1868.

The Anglicans wasted little time, and the *Melbourne Church News* soon reported that:

The Hon. J.P. Bear, M.L.C. has consented to lay the foundation stone of the proposed church at Epping, to be called St. John's next Wednesday, the 4th November at 3 o'clock ... A procession will be formed at the old school house and proceed to the site of the proposed church ...

An account of the opening during 1869 was included in the *Church of England Messenger* as follows.

Epping: This is a scattered village about 14 miles from Melbourne, in a purely agricultural district. A handsome stone church was opened on 25th July by the Dean of Melbourne, Very Rev. H.B. McCartney.

The congregations both morning and evening were very large. A meeting to celebrate the event was held on the evening of Thursday 27th, when there must have been at least 350 persons present ... The church has been built chiefly through the instrumentality of Mr. Weir. A large amount of aid was given in cartage and other kinds of labour by those in the district who had already contributed as much as sums as they felt they could afford.

Stone for the church was supplied from a quarry west of the township near Cooper Street. The circular stained-glass window in the front gable was manufactured by Ferguson & Urie.

It is likely that at least one of the Church of England Diocesan architects was involved in the preparation of the design. Leonard Terry served in that capacity at this time.

In 1936 additions to the chancel and a new vestry were completed at the rear of the church. Louis R. Williams was the architect.



St John's c.1990 showing the 1936 chancel and vestry additions, since demolished (Source: City of Whittlesea Heritage Study)

With the growth of Epping and Thomastown after World War II, which brought many British migrants to the area, St John's became a separate parish in 1960. The new parish included the suburbs of Thomastown, Lalor, Mill Park, as well as Epping and the land north to Donnybrook Road. In 1965 St Paul's Thomastown was opened and became the centre of the parish.

St Paul's Thomastown was sold in 1998, and the proceeds were used to renovate and extend St John's. Designed by architect, Alan Nance, the additions created a new church at the rear of

the 1869 building, replacing the 1936 additions. The 1869 church became a multi-purpose space.

In 2008 the name of the parish was changed to the Parish of St John the Evangelist Epping and regular services continue to be held on Wednesdays and Sundays.

References

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

St John's Anglican Church Epping website: http://www.epping.melbourneanglican.org.au/Pages/History.aspx viewed 12 December 2022

Wuchatsch, R.N. and Waghorn, J.F., *Historic buildings of the Whittlesea Shire*, Melbourne, 1985, No.11

Description

The design of St John's Church of England, Epping is based on the Early English parish church Gothic revival form and comprises a steeply pitched slate roof, pointed arches to windows (which have diamond pattern leadlight glass) and entry door, two stage buttresses, and attached low entrance porch. The walls are of squared, snecked rubble with quoins to the wall corners. The parapeted gables have corbelled eaves and there is Fleur-de-lys finial to the porch gable. A notable detail is the circular stained-glass window and triangular vent within a pointed arch stone panel in the form of plate tracery.

At the rear is the 1998 addition, which is a simple rectilinear building with an inward curving glazed wall behind a square porch. Mature cypress trees seen in early photographs have been removed and the church is now surrounded by large car park and recent landscaping. To the north is the 1960s cream brick vicarage.

Comparative analysis

St John's Anglican Church is the second oldest Anglican church in the City of Whittlesea and one of three churches opened in Epping during the 1860s.

The churches in the City of Whittlesea demonstrate the popularity of the Gothic Revival style, which by the end of the nineteenth century had been adopted by most of the Protestant denominations. The Gothic Revival style in Australia was derived from English precedents, which can be divided into successive phases of Early English, Decorated and Perpendicular but some local versions of the Gothic are so rudimentary or inaccurate that is it impossible to link them with any particular phase or regional style.

St John's Anglican Church is a typical church in the Gothic Revival style with Early English influences. This is demonstrated by the steeply pitched slate roof, pointed arch windows, two stage buttresses, and low entrance porch. Distinctive detailing includes the walls of squared, snecked rubble with quoins to the corners, corbelled eaves to the parapeted gables and Fleur-de-lys finial to the porch gable, diamond pattern leadlight glass to the lancet windows and the plate tracery incorporating a circular stained-glass window and triangular vent to the main gable.

Statement of significance

What is significant?

St John's Church of England, built in 1869, at 789-795 High Street, Epping is significant.

The 1998 alterations and additions to the church and other buildings on the site are not significant.

How is it significant?

St John's Church of England is of local historic, representative, aesthetic, and social significance to the City of Whittlesea.

Why is it significant?

St John's Church of England is historically significant as the second oldest Anglican church in the City of Whittlesea. It demonstrates the early development of the Anglican church in the formerly rural districts to the north of Melbourne as land was opened for selection. As one of three churches opened in Epping during the 1860s, it demonstrates the development of the district into a permanent, established settlement. (Criterion A)

St John's Church of England is of representative significance as a church in the Gothic Revival style with Early English influences. This is demonstrated by the steeply pitched slate roof, pointed arches to windows and entry door, two stage buttresses, and low entrance porch. A notable detail is the circular stained-glass window and triangular vent within a pointed arch stone panel in the form of plate tracery. (Criterion D)

St John's Church of England is of aesthetic significance as a bluestone church with fine and distinctive detailing including the walls of squared, snecked rubble with quoins to the corners, corbelled eaves to the parapeted gables and Fleur-de-lys finial to the porch gable, diamond pattern leadlight glass to the lancet windows and the plate tracery incorporating a circular stained-glass window and triangular vent to the main gable. (Criterion E)

St John's Church of England is of social significance as a church that has served Epping and surrounding districts for over 140 years. (Criterion G)

Statutory recommendations

Retain in HO8, with the following changes to the HO schedule and map:

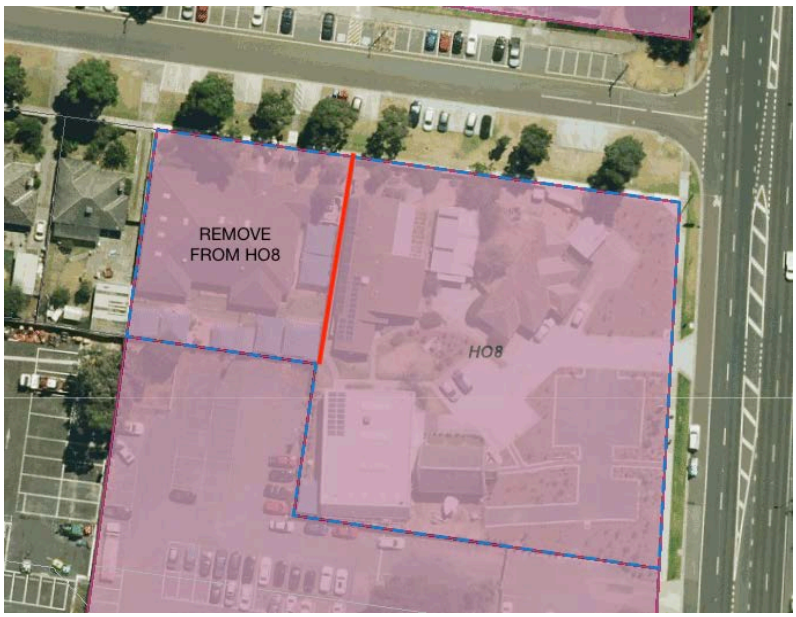
- In the HO schedule:
  - In the 'Heritage place' column replace the description with:

    St John's Church of England

    The heritage place is the bluestone church built in 1869.

    789-795 High Street, Epping
  - In the 'Tree controls apply? column replace 'Yes Cypress avenue' with 'No', as the trees have been removed.
  - In the 'Solar energy system controls apply?' column replace 'Yes' with 'Yes – bluestone church only'.

- Reduce the extent of HO8 as shown below. In accordance with PPN1 the proposed new boundary is logical and easily recognised as it follows an existing boundary fence. The excised land contains a building of no heritage significance.



Other images



Front elevation showing the porch and the inset pointed arch plate tracery detail incorporating a circular stained-glass window and triangular vent to the main gable.

For additional images, please refer to the Hermes database place record.

Epping Presbyterian Church

773 High Street, Epping

Heritage Overlay: HO85





Main image:	Church (2022)	**Hermes:**	28376
Place type:	Church, dry stone wall	**Style:**	Victorian: Gothic Revival
Creation dates:	1867	**Designer:**	Unknown

History

Epping

The land contained within what is now the City of Whittlesea was formally surveyed in 1838-39, in accordance with instructions from the colonial surveyor, Robert Hoddle. The survey not only measured and mapped the land; it also established two key north-south routes. The first was what became known as the Epping Road and the second the Sydney Road (now the Hume Highway). The third major route, the Plenty Road, was gazetted in 1848.

The first land sales in the Epping area took place in 1838, with most of the land offered purchased by Sydney speculators. During the early 1840s, tenant farmers settled in the area, then known as Darebin Creek.

Epping Road originally ran along the western boundary of the Village Reserve. In 1853, when the Reserve was re-surveyed by Robert Mason, it was diverted to go through the Reserve's centre and the town was re-named as Epping. Mason also set aside sites for a Catholic and Presbyterian Church, a cemetery, and a village market. By the 1870s the township had blacksmiths, a general store, a hotel, as well as butchers, bakers, and bootmakers. Farming was the main source of employment in the area.

Epping Presbyterian Church

The site of the Epping Presbyterian Church was first reserved on 27 February 1865, although it was not until 1870 that the land was formally granted to the church by the Lands Department. On 5 November 1867, the Rev. Samuel Kelly wrote to Alexander Brock JP, stating:

We some time ago, resolved in His name, to have a house worthy of being dedicated to the Lord, where His ordinances may be regularly administered, His Gospel proclaimed, sinners brought to a Saviour, and believers upbuilt in holy faith.

The foundation stone of the church was laid by Mr. Brock JP, on 4 November 1867 following a tea meeting at 4 pm. Thomas Mitchell, who was also later to erect the nearby shire hall and offices and the Methodist Church at Thomastown, was the builder. A Mr. Humphries was responsible for the stonework and Alexander Cameron built the pews and completed much of the other woodwork. The cost is believed to have been £400.

The Epping Presbyterian Church initially formed part of the Campbellfield Charge, along with the Campbellfield and Janefield congregations. Before the era of the motor car, ministers made their way from Campbellfield to Epping either on horseback or by horse drawn vehicles. For many years, Mrs. James Bower, a daughter of Thomas McPherson, one of the founders, entertained them for tea following the afternoon service at Epping.

At some time in the late nineteenth or early twentieth centuries a dry stone wall was constructed along the west boundary of the church land.

Sunday school classes were commenced in 1901 and in 1956 the Sunday School Hall was built. Classes were still conducted in 1990.

In 1918 following the end of World War I an Honour Board was installed in the church and in 1947 a baptismal font was dedicated in honour of those who served in World War II.

In 1964 a new manse was opened and dedicated.

In 1977 the Uniting Church of Australia was formed by the union of the Presbyterian, Methodist and Congregational churches. About two-thirds of the Presbyterian congregations in Australia joined the union and the Epping Presbyterian Church was among those which chose to continue as a Presbyterian congregation.

In c.2008 additions were made to the church, and the Sunday School Hall and mature pine trees within the grounds were removed to make way for car parking and landscaping. The dry stone wall was repaired around the same time.

References

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 3 - Citations*, 2015

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Wuchatsch, R.N. and Waghorn, J.F., *Historic buildings of the Whittlesea Shire*, Melbourne, 1985, No.10

Description

The Epping Presbyterian Church, built in 1867, is a bluestone church in the Gothic Revival style comprised of a nave and a low projecting porch. The walls are constructed of coursed, squared bluestone and the nave and porch have parapeted gable fronts with rusticated stone capping in front of the steeply pitched slate roofs. Above the porch is a pointed arch stone window with tracery detail, and above this window is a stone plaque inscribed 'Erected AD 1867'. The porch has a lancet window with diamond pattern leadlight, and there are tall lancet windows with diamond pattern leadlight in the side elevations.

The church is set well back from High Street. Behind the church is an early dry stone wall, which extends along the west boundary from Houston to Rufus streets. This is constructed of random rubble basalt stones with battered sides and large square or flat capping stones along the top.



The dry stone wall (Source: City of Whittlesea, 2022)

When the church was assessed in 1990 for the *City of Whittlesea Heritage Study* there were mature pines within the grounds (Figure 1). These have since been removed. Other changes since 1990 include:

- The removal of a timber skillion section at the rear.
- Modern additions to the rear and north side (Figure 2).



Figure 1: Epping Presbyterian Church in 1990 (Source: City of Whittlesea Heritage Study, 1990)



Figure 2: Epping Presbyterian Church showing the c.2008 additions (Source: City of Whittlesea, 2022)

Comparative analysis

Epping Presbyterian Church is the fourth oldest Presbyterian church in the City of Whittlesea and one of three churches opened in Epping during the 1860s.

The churches in the City of Whittlesea demonstrate the popularity of the Gothic Revival style, which by the end of the nineteenth century had been adopted by most of the Protestant denominations. The Gothic Revival style in Australia was derived from English precedents, which can be divided into successive phases of Early English, Decorated and Perpendicular but some local versions of the Gothic are so rudimentary or inaccurate that is it impossible to link them with any particular phase or regional style.

Epping Presbyterian Church is a church in the Gothic Revival style with characteristic form and detailing including the steeply pitched slate roof, pointed arch windows and doors, and low entrance porch. It is notable for the unusually tall nave walls, and the tall slender lancet windows with diamond pattern leadlight in the side elevations. Other distinctive details including the walls of coursed squared bluestone with quoins to the corners, simple corbelled eaves to the parapeted gables which have rusticated stone capping, and the lancet window with tracery detail and stone plaque to the front gable. The dry stone wall along the west boundary contributes to the setting of the church.

Statement of significance

What is significant?

Epping Presbyterian Church, constructed in 1867, at 773 High Street, Epping is significant. The dry stone wall along the west boundary between Houston and Rufus streets contributes to the significance of the place.

The c.2008 alterations and additions to the church are not significant.

How is it significant?

Epping Presbyterian Church is of local historic, rarity, aesthetic, and social significance to the City of Whittlesea.

Why is it significant?

Epping Presbyterian Church is historically significant as one of four 1860s Presbyterian churches in the City of Whittlesea, which demonstrate the early development of the Presbyterian denomination in the formerly rural districts to the north of Melbourne as land was opened for selection. As one of three churches opened in Epping during the 1860s, it also demonstrates the development of the district into a permanent, established settlement. The dry stone wall is an early feature, which contributes to an understanding of the historic boundaries of the church land. (Criterion A)

Epping Presbyterian Church is a rare example of a church that has continued as a Presbyterian Church following the creation of the Uniting Church in 1977. (Criterion B)

Epping Presbyterian Church is of aesthetic significance as a Gothic Revival church with characteristic form and detailing including steeply pitched slate roof, pointed arch windows and doors, and low entrance porch. It is notable for the unusually tall nave walls, and the tall slender lancet windows with diamond pattern leadlight in the side elevations. Other distinctive details including the walls of coursed squared bluestone with quoins to the corners, simple corbelled eaves to the parapeted gables which have rusticated stone capping, and the lancet window with tracery detail and stone plaque to the front gable. (Criterion E)

Epping Presbyterian Church is of social significance as a church that has served Epping and surrounding districts for over 140 years. (Criterion G)

Statutory recommendations

Retain in HO85 with the following changes to the HO schedule:

- In the 'Heritage place' column replace the description with:

  Epping Presbyterian Church

  The heritage place comprises the bluestone church built in 1867 and the dry stone wall along the west boundary.

  773 High Street, Epping

Other images

For additional images, please refer to the Hermes database place record.

St Joseph's Catholic Church

-

1490 Plenty Road, Mernda

Heritage Overlay: HO69





Main image:	Church (2022)	**Hermes:**	28908
Place type:	Church	**Style:**	Victorian: Gothic Revival
Creation dates:	1879-83	**Designer:**	T.A. Kelly (Henry Lockwood, builder)

History

Mernda

The town of Mernda (originally known as Morang), situated at the northern extreme of the Plenty Gorge, developed around the site of a crossing over the Plenty River, which from 1841 was occupied by the first Bridge Inn (described at the time as a wattle and daub hut). The construction of the Yan Yean Reservoir contributed to the area's growth. Between 1853 and 1857 up to 1,000 men were employed in building the reservoir and in 1853 the first school was opened, followed by a Wesleyan Methodist Church in 1856, a Presbyterian Church in 1860, and a post office in 1861. The Bridge Inn was rebuilt in 1856 and again in 1891 on a new site at the corner of Plenty Road.

After its completion the Yan Yean Reservoir was a major attraction and provided a steady flow of tourists to the town. Three hotels, adjacent to the reservoir, were constructed. In 1893, following the opening of the Whittlesea railway line, the town changed its name to South Yan Yean (there was already an existing Yan Yean station), but by 1913, the experiment had been abandoned, and the town changed its name back to Morang.

St Joseph's Catholic Church

Morang district was originally part of the Heidelberg Parish, and the first Catholic Mass in the Plenty Valley was celebrated in 1857 at Widow Nelson's house by Rev. Gerard Ward who succeeded Father Buzzard, the first priest in change of the Heidelberg mission. Preaching stations were held on weekdays for some years at Whittlesea, Yan Yean, Morang, and Linton, and mass was celebrated twice yearly at the Ryan family home in Yan Yean to meet the needs of the growing (largely Irish) Catholic population.

The first, temporary, church on the present site (then owned by the Ryan family) was a large marquee, capable of accommodating 'several hundred persons'. This was erected at the direction of Rev. William Finn, who travelled out to St Joseph's by horse and jinker. Mass was also celebrated in Mr Dehnert's Hall at Yan Yean (*Evelyn Observer, and South and East Bourke Record*, 29 February 1884, p.2).

In 1874 a meeting was held, and a decision taken to build a permanent church. Fundraising commenced, and the land containing the temporary church was donated by the Ryan family. A history of the church notes:

While this was a Catholic initiative, the whole community contributed in various ways, and showed a sense of shared community at that time. Reports at the time noted "all sections of the Upper Plenty, irrespective of creed or country, have promised aid with a liberal spirit", and "the generous aid of our Protestant neighbours."

Designed by church architect, T.A. Kelly, the church was financed partly by means of a public subscription. W.H. (Henry) Lockwood, the Whittlesea builder, Shire Engineer, and Postmaster, was the contractor, and completed the stonework.

The foundation stone for the church was laid by Bishop Goold in May 1879, but work had to be suspended due to a lack of funds (*Evelyn Observer, and South and East Bourke Record*, 29 February 1884, p.2). James Ryan, the Shire Secretary, and local resident, was treasurer of the church building committee and on 24 January 1883 he published a long list of names of those people who had donated money, adding:

The Church is at present in an incomplete condition without roofing, doors or windows, the contract having to be suspended owing to want of funds.

£593 had been expended to that time and another £260 was needed to complete the building. Fund raising continued and much of the work was completed by voluntary labour from the workers at Yan Yean reservoir.

St Joseph's Catholic Church was finally opened on 24 February 1884. Situated on the main road leading to Yan Yean Reservoir, it was described as:

… a beautiful, neat little edifice substantially built of blue-stone on a magnificent site … (*Evelyn Observer, and South and East Bourke Record*, 29 February 1884, p.2)

Mass was held monthly until the 1980s. However, with the growth in the surrounding area the congregation has increased substantially, and Mass is now celebrated three times on Sunday, and on weekdays, and the church cannot cope with large gatherings that occur on occasions such as Christmas.

For many years St Joseph's was part of the Epping Parish and in 2012 St Joseph's became part of the Christ The Light Parish, which includes Doreen, Kinglake, Mernda and Whittlesea.

References

Christ The Light Parish history, https://www.christthelightparish.org.au/History viewed 12 December 2022

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Edwards, D., *Yan Yean: A History*, 1978

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Description

St Joseph's Catholic Church is a bluestone church in the Gothic Revival style comprised of a four-bay nave and a low projecting porch. The walls are constructed of coursed, squared bluestone with two stage buttresses, and have parapeted gables in front of the steeply pitched slate roofs. The parapet walls have rusticated stone corbels with pointed capitals and there is a Celtic stone cross at the apex of the front gable. The lancet windows in the nave walls have diamond pattern leadlight, and there is a low pointed arch door with brick detailing to the reveal in the porch. A notable feature is the large circular stained-glass window with a label mould in the front elevation above the porch.

In the rear wall are sections of projecting stonework and a pointed arch brick detail for additions that were never built. A flat roofed addition contains the toilets added c.1990s.

Comparative analysis

St Joseph's Catholic Church is the second oldest Catholic church in the City of Whittlesea and one of three churches opened in Mernda during the 1860s and 1870s.

The churches in the City of Whittlesea demonstrate the popularity of the Gothic Revival style, which by the end of the nineteenth century had been adopted by most of the Protestant denominations. The Gothic Revival style in Australia was derived from English precedents, which can be divided into successive phases of Early English, Decorated and Perpendicular but some local versions of the Gothic are so rudimentary or inaccurate that is it impossible to link them with any particular phase or regional style.

St Joseph's has characteristic Gothic Revival form and detailing including the steeply pitched slate roof, two stage buttresses, pointed arch windows (with diamond pattern leadlight) and door, and low entrance porch. Distinctive details included the rusticated stone corbels with pointed capitals, the Celtic stone cross at the apex of the front gable and the large circular stained-glass window with a label mould in the front elevation above the porch.

Statement of significance

What is significant?

St Joseph's Catholic Church, designed by T.A. Kelly and built in 1879-1883, at 1490 Plenty Road, Mernda is significant.

The c.1990 flat roofed addition is not significant.

How is it significant?

St Joseph's Catholic Church at Mernda is of local historic, aesthetic, and social significance to the City of Whittlesea.

Why is it significant?

St Joseph's Catholic Church is historically significant as the second oldest Catholic church in the City of Whittlesea. It demonstrates the early development of the Catholic church in the formerly rural districts to the north of Melbourne as land was opened for selection. It also demonstrates the development of Mernda into a permanent, established settlement. (Criterion A)

St Joseph's Catholic Church is of aesthetic significance as a Gothic Revival church constructed of coursed, squared bluestone with characteristic form and detailing including the two-stage buttresses, steeply pitched slate roof, pointed arch windows (with diamond pattern leadlight and door, and low entrance porch. Distinctive details included the rusticated stone corbels with pointed capitals, the Celtic stone cross at the apex of the front gable and the large circular stained-glass window with a label mould in the front elevation above the porch. Situated on a prominent site, it is an historic landmark within Mernda. (Criterion E)

St Joseph's Catholic Church is of social significance as a church that has served Mernda and surrounding districts for over 120 years. (Criterion G)

Statutory recommendations

Retain in HO69 with the following changes to the HO schedule:

- In the 'Heritage place' column replace the description with:

  St Joseph's Catholic Church

  1490 Plenty Road, Mernda

- In the 'Tree Controls Apply? column replace 'Yes Mature trees with' with 'No', as there are no significant trees on the site.
- In the 'Outbuildings or fences etc.?' column replace 'Yes Dry stone walls' with 'No', as there are no dry stone walls on the site.

Other images



Views of the front and south elevation (left) and rear elevation (right) showing the flat roofed addition and sections of projecting stonework and a pointed arch brick detail for additions that were never built (Source: City of Whittlesea, 2022)

For additional images, please refer to the Hermes database place record.

Janefield Presbyterian Church (Former)

Other name: St Petka Macedonian Orthodox Church

281-285 Plenty Road, Mill Park **Heritage Overlay: HO52**



See Statutory recommendations for proposed changes to the HO52 map extent.

Main image:	Church (2022)	**Hermes:**	28871
Place type:	Church	**Style:**	Victorian: Gothic Revival
Creation dates:	1861	**Designer:**	Patrick Scanlan (Moses Thomas, builder)

History

The Janefield Presbyterian Church at Mill Park was opened and dedicated on 15 September 1861. The laying of the foundation stone some months prior was reported as follows:

Springfield Presbyterian Church, 10th January 1861.

On Thursday last the first stone of the new Presbyterian Church was laid at Janefield by Mrs. Brock, Lady of Alexander Brock Esq., of Overtown (Preston). The Presbyterians in that part of the Plenty district were of late formed into a congregation of the Presbytery of Melbourne, and, having called a Minister (Rev. S. Hamilton) to settle among them, they resolved to erect a house of worship. A site for the same has been gratuitously granted by William F. Cleeland Esq., of Springfield. Plans for the building were prepared by Mr. Scanlon [sic] *of this city and a contract has been entered into for the erection of the house.*

When finished it will be a handsome bluestone building.

In keeping with tradition, a bottle containing papers, coins and other records of the day was deposited under the foundation stone. The engraved silver trowel used by Mrs. Brock during the ceremony, purchased at a cost of £5.5.0, is today held by the City of Whittlesea.

Patrick Scanlan was the architect, and the stonemason was John Holmes at a contract price of £408.2.6., using stone donated by Henry Miller from his Mill Park farm. William Gordon was the carpenter, at a contract price of £350. Slating, plumbing, glazing, and painting cost an additional £33.10.0. The vestry was added in 1865.

Closed during the 1960s, the church reopened in 1978, to serve the rapidly increasing population in the adjacent Mill Park housing estate.

The population growth was fuelled by the increase in migration to Australia after World War II. Between 1945 and 1963 almost 1,000,000 migrants arrived in Victoria. The majority (over 47%) arrived from the UK, but other nations were also heavily represented. Over 69,000 people arrived from Germany, over 65,000 from the Netherlands, over 40,000 from Italy, over 33,000 from Greece and over 28,000 from Malta. By 1972, as many as 60% of families living in the southwest corner of the then Shire of Whittlesea were described as "migrant families".

Since the 1970s the City of Whittlesea has continued to provide a home for many migrant communities and today the municipality has a higher-than-average migrant population making it one of the culturally diverse municipalities in Victoria. The most common language (other than English) spoken at home is Italian (8.7%) followed by Macedonian (8.3%) and Greek (5.7%). Today the City of Whittlesea is the third most culturally diverse municipality in Victoria.

In 1996 the building was purchased by the Australian-New Zealand Macedonian Orthodox Diocese. Extensive repairs were carried out and the church interior was redesigned and rebuilt into a Byzantine-Orthodox style, which included the painting of frescoes on each of the walls. It was consecrated in 2000 as St Petka's Macedonian Orthodox Church.

References

Brock Papers, Latrobe Library, MS 10554

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Payne, J.W., *The Plenty*, 1975

Wuchatsch, R.N. and Waghorn, J.F., *Historic buildings of the Whittlesea Shire*, Melbourne, 1985, No.54

Description

The former Janefield Presbyterian Church is a bluestone church in the Gothic Revival style comprised of a three-bay nave with a low projecting porch (with a pointed arch door) and a gabled vestry. The walls are constructed of random rubble bluestone with two stage buttresses, and parapeted gables with rendered coping in front of the steeply pitched slate roofs. Other details include the low rendered chimney in the gable of the vestry, a circular window, now covered over (a c.1990 image suggests this may have had a simple cross opening in the form of plate tracery), to the front of the gable, while to the front of a porch is a small, indented plaque with 'A.D. 1861'.

The pointed arch windows to the nave porch and vestry are notable for their unusual form and detailing. All have rendered quoins and label moulds and are multi-paned. Those to the sides of the nave are wide and divided centrally and arched and segmented at the top to produce simple tracery, while those to the sides of the porch and vestry have unusual squat proportions. Only at the front of the nave do the windows have a more typical slender lancet form.

The church has a small, landscaped setback from the street behind a recent (c.2000) iron fence. On the south and west sides is a carpark and along the north is a driveway. At the rear is a two-storey rendered late twentieth century building.

Comparative analysis

The former Janefield Presbyterian Church at Mill Park, erected in 1861, was the second of three erected in the Plenty Valley between 1860-1863. The others were at Mernda (1860) and Whittlesea (1863). The churches reflected the presence of considerable numbers of Scottish settlers in the Plenty Valley.

The churches in the City of Whittlesea demonstrate the popularity of the Gothic Revival style, which by the end of the nineteenth century had been adopted by most of the Protestant denominations. The Gothic Revival style in Australia was derived from English precedents, which can be divided into successive phases of Early English, Decorated and Perpendicular but some local versions of the Gothic are so rudimentary or inaccurate that is it impossible to link them with any particular phase or regional style.

Unlike the Wesleyan approach of remarkably standard, particularly plain boxes, the Presbyterians usually gave some embellishment to their churches, which made them more distinctive.

The former Janefield Presbyterian Church has characteristic Gothic Revival form and detailing including the steeply pitched slate roof, two stage buttresses, pointed arch windows and door, and low entrance porch and gabled vestry. It is notable for the distinctive form and detailing of the pointed arch windows to the sides of the nave, porch, and vestry and is one of two churches in the City of Whittlesea specifically described by Miles Lewis in *Victorian Churches* (the other is the Lutheran Church at Westgarthtown, included on the VHR). Lewis singled out this church because of its 'Special Exterior Form or Treatment' and describes the 'squat traceried windows' to the nave as unusual, and the windows of the porch 'even more so'.

Statement of significance

What is significant?

The former Janefield Presbyterian Church, now St Petka Macedonian Orthodox Church, designed by Patrick Scanlan and built in 1861-65 by Moses Thomas at 281-285 Plenty Road, Mill Park is significant.

Alterations and additions and other buildings on the site are not significant.

How is it significant?

The former Janefield Presbyterian Church is of local historic, representative, aesthetic, and social significance to the City of Whittlesea.

Why is it significant?

The former Janefield Presbyterian Church is historically significant as one of three Presbyterian churches established within the Plenty Valley in the 1860s. Together with the churches at Mernda (1860) and Whittlesea (1863) it demonstrates the high numbers of Scottish settlers in the area. The conversion to the St Petka Macedonian Orthodox Church by 2000 is associated with the post-war migration to the City of Whittlesea. (Criterion A)

The former Janefield Presbyterian Church is of architectural significance for the unusual treatment of the pointed arch windows to the sides of the nave, porch, and vestry. All have rendered quoins and label moulds and are multi-paned. Those to the sides of the nave are wide and divided centrally and arched and segmented at the top to produce simple tracery, while

those to the sides of the porch and vestry have unusual squat proportions. Only at the front of the nave do the windows have a more typical slender lancet form. (Criterion D)

The former Janefield Presbyterian Church is of aesthetic significance as a bluestone church in the Gothic Revival style with characteristic form and detailing including the steeply pitched slate roof, two stage buttresses, pointed arch windows and door, and low entrance porch and gabled vestry. The distinctive appearance of the building is enhanced by the fine and unusual detailing to the pointed arch windows, which stand in contrast to the random rubble wall construction. Prominently sited on main road it is an historic landmark within Mill Park (Criterion E)

The former Janefield Presbyterian Church, now St Petka Macedonian Orthodox Church is of social significance as a place of worship that has served the local community for over 160 years. (Criterion G)

Statutory recommendations

Retain in HO52 with the following HO schedule and map changes:

- In the 'Heritage place' column replace the name with 'Janefield Presbyterian Church (Former)'.
- Amend the extent of HO52 as shown below. In accordance with PPN1 the proposed new boundary is logical and easily recognised as it is in line with the rear of the car park. The excised land contains a building of no heritage significance.



Other images



The former Janefield Presbyterian Church c.1990 showing (at right) the vestry and the distinctive pointed arch windows in the side elevation (Source: City of Whittlesea Heritage Study)

Christ Church

Other name: Anglican Church of Whittlesea, Christ Church Parsonage & Hall

5 Wallan Road, Whittlesea **Heritage Overlay: HO36**







Main images:	Church and Parsonage (2022)	**Hermes:**	29328
Place type:	Church, hall and residence	**Style:**	Victorian: Gothic Revival
Creation dates:	1864-65, c.1867, 1889	**Designer:**	Thomas Turner (Church) Leonard Terry (Parsonage)

History

Anglican services began in the Upper Plenty district in the summer of 1848. According to legend they were held under a spreading River red gum beside the Plenty River, just south of the Toorourrong Parish Reserve, later to become the township of Whittlesea. The first celebrant was Rev. Hussey Burgh McCartney, D.D.

In 1853 the township of Whittlesea was surveyed and two acres of land in the main street, between Laurel and Lime streets were set aside for the use of the Church of England and Presbyterian Church. Following a visit of the Anglican Bishop to the district an Anglican

Denominational School and headmaster's residence was built on part of this land. The school, which opened on 27 September 1855, was used for church services as well. With a suitable building and congregation boosted by construction works from the Yan Yean reservoir project the Parish of Whittlesea was declared in 1856.

About 1863 a Whittlesea resident, Thomas Wills, donated fifteen acres of land for Anglican use. In June 1863 a building committee was formed with 10 men elected. Several collectors were appointed, at a commission of 10%, and within three months £230 had been raised. The first plans for the church, prepared by architect Alfred Smith, were 'more pretentious' than the committee could afford and so architect R.T. (Thomas) Turner of Taradale was instructed to furnish plans for a church not to exceed £600 including internal fittings (Payne 1975:59). Bluestone foundations, brick walls, and slate roof were specified. Tenders for the supply of 50,000 bricks were also called. Construction commenced on 20 June 1864, the builder being a Mr. Nelson, a local resident.

Thomas Wills laid the foundation stone on 14 July 1864, and in August 1865 the building was completed, with the pews, bell and other fittings added shortly after. When finally opened on 25 February 1866 by Bishop Perry of Melbourne, the total cost of church and contents had risen to £1,230, with local subscriptions amounting to £397. Initially the floor was at one level except for the elevation of the chancel, the choir occupying the rear pews with the organ presumably located in the southeast corner of the church. The bell originally hung in the tower but was lowered in 1909 when its weight endangered the church. It was relocated to a timber stand erected in the grounds between the church and the parsonage.

The Christ Church Parsonage was erected soon after the Church was dedicated - the exact date is not clear, but at a meeting on 11 February 1867 the principal item of discussion was the proposed erection of a parsonage.

The parsonage was designed by eminent Melbourne architect Leonard Terry, then the Diocesan Architect for the Church of England. The specifications for the building were recorded by W.H. Lockwood, the Whittlesea Shire Engineer, and survive today in a notebook held by the Whittlesea Historical Society. The builder and cost are unknown, but the Diocese granted £287 to the building fund. Prior to erection of the parsonage, the vicar's residence was the Carriers Arms Hotel. Rental of rooms for 1867 was £16.

The first alterations to the parsonage took place in 1889 when the incoming vicar, Rev. Sparling, requested two extra rooms. The additional accommodation was constructed by E. McIntyre for £100, to plans prepared by Lockwood, with funds raided by a bazaar and gift sale.

The parsonage was again renovated in 1923 by Mr. Jennings of Hurstbridge at a cost of £202. Electricity was connected during the late 1930s and water in the 1940s. In 1970 extensive alterations were made. Several wooden rooms were replaced, and extensions added to the rear. The extensions partly covered the old well and necessitated the construction of a concrete slab. Matching hawthorn bricks were obtained from demolished Collingwood cottages for this work.

In 1948 the number of children attending the Sunday School had increased and so planning began to build a new hall in the church grounds. A building committee was formed in 1952 and by January 1954 plans had been approved by the Diocese. A local builder, Mr. F. Lear was employed to supervise building with the help of volunteers to reduce costs. The first stage of the building was completed in time for the 90th anniversary celebrations held in February 1956, which was attended by the Governor, Sir Dallas Brooks. Part of the new building was used as a baby health centre, which continued for 21 years and provided an income for the church. The second stage was completed in time for the 1966 Centenary celebrations and the building was opened and dedicated by Bishop Arnott.

References

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Payne, J.W., *The English Church at Whittlesea*, 1982

Payne, J.W., *The Plenty. A centenary history of the Whittlesea Shire*, 1975

Whittlesea & Kinglake Anglican Church website: https://www.whittleseakinglakeanglican.org.au/our-history (viewed 13 December 2022)

Wuchatsch, R.N. and Waghorn, J.F., *Historic buildings of the Whittlesea Shire*, Melbourne, 1985, No.28

Description

Christ Church is situated on the west side of Wallan Road, just north of the intersection with Plenty Road. The site contains the church, parsonage, and parish hall. All the buildings are set well back from the road and surrounded by mature vegetation (Cypresses and Sugar gums) along the property boundaries to the north, west and south.

Christ Church, Whittlesea is rendered brick church in the Gothic Revival style comprised of a five-bay nave and a gabled chancel and vestry. The front elevation incorporates half octagonal buttresses which rise through the building to become full columns for the former bell tower and are capped by pinnacles. The buttresses frame the series of pointed arch openings for the entry door, window above and the belfry. The openings to the door and window have label moulds and the belfry arch is crowned by a pinnacle. There is simple tracery to the toplight above the door and the window above, which contains leadlight glass.

The side walls of the nave are divided horizontally by a rendered string course at the base of the windows. This is carried across the principal vertical divisions made by slender buttresses but not returned at on their sides. The buttresses are reduced at the top to form a point immediately below the eaves. A secondary verticality is produced by the slender lancet windows between the buttresses, capped by label moulds close to the window head.

At the rear behind the nave is the chancel with the vestry at one side. These have parapeted gables (the vestry having a shallower pitch) with pinnacles to the apex of the gables and pointed capitals to the base of the parapets. The end wall of the chancel contains a large, pointed arch window with leadlight glass and simplified tracery and a label mould with a triangular vent above. The vestry has a pointed arch door with label mould and tracery detail to the toplight above the door, and a pointed arch with a label mould and simple tracery in the side wall.

The principal front elevation of the church faces south, with the side elevation facing Wallan Road. It is possible that, when the church was built, this view would have been prominent from Plenty Road and (as noted by Gould, 1990) 'would have caught the eye of travellers going to Wallan and the Sydney Road, as well as those turning east into the Whittlesea township'. Today, however, views of the front of the church are blocked by the adjoining school and mature trees along the property boundary.

To the north of the church is the parsonage, which is a symmetrical Victorian villa of simple design that faces east towards Wallan Road. Built of brick with bluestone foundations, it has a M-hip roof clad in slate and a separate verandah with a concave iron roof, timber posts and a

simple carved timber frieze. The wide façade has a central door flanked by widely spaced timber sash windows with stone sills (there are identical windows in the side walls).

The church bell and its original iron support frame, removed from the belfry in 1909, now hangs from timber posts at the rear of the church. Raised script on the bell identifies the maker as 'John C. Wilson, Founder, Glasgow, 1860'.

The church hall is post-war weatherboard building with an unusual double skillion roof form with deep eaves. There are large square windows with vertical divisions in the front wall.

The mature trees on the site all appear to date from the mid-to-late twentieth century. There is a row of Monterey Cypresses (*Cupressus macrocarpa*) along the south boundary close to Wallan Road, and another group of four to the north and west of the parsonage. There is also a mature Italian cypress (*Cupressus sempervirens*) close to the parsonage. A row of Sugar gums (*Eucalyptus cladocalyx*) along the south boundary, but within the adjoining primary school site, also provides a backdrop to the church buildings.

Comparative analysis

Christ Church at Whittlesea is the oldest Anglican church in the City of Whittlesea and the second of three churches established in the Whittlesea district. The others are St Andrew's Presbyterian Church (1863), and the Uniting (former Wesleyan Methodist) Church (1870).

The churches in the City of Whittlesea demonstrate the popularity of the Gothic Revival style, which by the end of the nineteenth century had been adopted by most of the Protestant denominations. The Gothic Revival style in Australia was derived from English precedents, which can be divided into successive phases of Early English, Decorated and Perpendicular but some local versions of the Gothic are so rudimentary or inaccurate that is it impossible to link them with any particular phase or regional style.

Christ Church stands apart from other churches in the City of Whittlesea as an unusual variant of the Gothic Revival style described by Miles Lewis in *Victorian Churches* as 'Commissioners/Regency/Stuccoed' or Picturesque Gothic. It is an almost identical design to the Holy Trinity Church of England at Taradale built in 1858-59 and designed by the same architect, Thomas Turner. Holy Trinity is described by Lewis as 'an outstanding example of the Picturesque, but archaeologically uninformed Regency Gothic style … dominated by a sham belfry incorporating a large traceried mock window'. Holy Trinity is included on the VHR (H1350), and the statement of significance describes it as a 'well designed example of the picturesque Gothic'.

The only difference in the designs of the two churches is the treatment of the belfry, which at Holy Trinity contains a window, whereas Christ Church originally was used to store a bell. All other aspects of the external form and detailing are the same.

The parsonage is a representative example of an 1860s symmetrical brick villa with characteristic form and detailing. The simplicity and lack of decoration is characteristic of mid-Victorian houses and the concave profile verandah with simple timber posts and timber valance is a rare surviving example of its type. It compares with the Presbyterian Manse, constructed in 1868, at 62 Laurel Street, Whittlesea (HO141), which is also a symmetrical brick villa with similar form and detailing.

The mature Cypresses enclose the site and provide a backdrop and frame views toward the buildings.

Statement of significance

What is significant?

Christ Church at 5 Wallan Road, Whittlesea is significant. The following buildings and features contribute to the significance of the place:

- The church, designed by Thomas Turner and built in 1864-65.
- The church bell and its metal support frame.
- The parsonage, designed by Leonard Terry c.1867 and extended c.1889.
- The church hall built c.1955 to 1966.
- Mature Cypress (*Cupressus sp*.) trees.

How is it significant?

Christ Church at Whittlesea is of local historic, rarity, representative, aesthetic, and social significance to the City of Whittlesea.

Why is it significant?

Christ Church is of historic significance as the oldest Anglican church in the City of Whittlesea. As the centre of the Parish of Whittlesea, which was declared in 1856, it has played an important role in the establishment and development of the Anglican Church in the northern Plenty Valley for over 150 years. The hall and Sunday School contributes to an understanding of the place as the parish centre and is remembered as a project associated with the celebration of the 90th anniversary and centenary of the church in 1956 and 1966. (Criterion A)

Christ Church is of historic significance as an early building within the town of Whittlesea that demonstrates its development into an important district centre serving the northern Plenty Valley in the mid to late nineteenth century. (Criterion A)

Christ Church parsonage is a rare surviving example of a nineteenth century church residence in the City of Whittlesea. All other early church residences have been demolished or replaced in the twentieth century. (Criterion B)

Christ Church parsonage is of representative significance as an example of a late 1860s brick villa. The simplicity and lack of decoration is characteristic of mid-Victorian houses and the concave profile verandah with simple timber posts and timber valance is a rare surviving example of its type. (Criterion D)

Christ Church is of aesthetic significance as a church in the Picturesque Gothic style with characteristic form and detailing including a steeply pitched gabled roof, buttressed walls, and lancet windows with leadlight glass. It is notable for the treatment of the front elevation, which incorporates half octagonal buttresses that rise through the building to become full columns for the former bell tower and are capped by pinnacles. The buttresses frame the series of pointed arch openings for the entry door, window above and the belfry. The openings to the door and window have label moulds and the belfry arch is crowned by a pinnacle. The picturesque qualities are further enhanced by the distinctive pointed buttresses to the side elevations and the smaller pinnacle details to the chancel and vestry. Situated on a prominent site at the southern approach to Whittlesea the church and parsonage are historic landmarks within the town and their setting is enhanced by the mature trees, which enclose the site and frame and provide a backdrop to the views of the buildings. (Criterion E)

Christ Church is of social significance as a place of worship that has served the local community for over 150 years. (Criterion G)

Statutory recommendations

Retain in HO36 with the following changes to the HO schedule:

- In the 'Heritage place' column replace the description with:

  Christ Church

  The heritage place comprises the church, church bell and frame, parsonage, hall, and mature Monterey and Italian cypresses (Cupressus macrocarpa, Cupressus sempervirens)

  5 Wallan Road, Whittlesea

- In the 'Tree Controls Apply? column replace 'Mature plantings surrounding house' with 'Mature Cypresses'
- In the 'Solar energy system controls apply?' column replace 'Yes' with 'Yes – church and parsonage only'

Other images



The church bell (left) and the church hall (right) (Source: David Helms, 2023)

For additional images, please refer to the Hermes database place record.

4. SCHOOLS

4.1 Introduction

This section provides the assessment of five school buildings:

- HO9, Epping State School No.1477 and residence (Former), Epping
- HO99, Catholic Denominational School No.238 (Former), Epping
- HO16 & HO201, former Mernda State School (SS) No. 488 (originally Plenty National School, later Morang Common School, and Morang SS 488), Mernda
- HO130, former Thomastown State School No.631, Thomastown
- HO51, Wollert State School No.1861 (Former), Wollert.

Individual citations have been prepared for the schools in Epping (HO9 and HO99) and at Wollert (HO51). The schools at Mernda and Thomastown are included in the citations for Mayfield South Heritage Precinct and Thomastown Village, respectively, in section 9.

4.2 Thematic context

Victoria's Framework of Historic Themes

8. Building community life: 8.2: Educating people

City of Whittlesea Thematic Environmental History

7. Governing and administration: 7.2 Education

The following is an edited extract from section 7.2 Education of the *City of Whittlesea Thematic Environmental History*.

Education

The establishment of both private and public schools was an important activity in the various communities within the City of Whittlesea from an early date. Schools are a tangible symbol of community formation and illustrate the rise and sometimes decline in a district over time.

The National Board of Education functioned from 1851 to 1862 managing government-funded, non-denominational schools, of which 193 were built throughout Victoria. This was superseded by the *Common Schools Act*, which was passed in 1862. Finally, in 1872, the *Free, Compulsory and Secular Education Act* was guided through the Victorian parliament by George Higginbotham, which heralded a new era of State education in Victoria. Many new schools were established after this date.

Meanwhile, the various churches also were involved in the provision of education. Church or denominational schools sometimes became National or Common schools (and later State Schools) if they obtained Government Funding.

Early church, National & Common schools

Early schools in the study area were provided by church organisations and local communities and individuals with the assistance of the Government as either National or

Common Schools. Some wealthy families could afford tutors or to send their children to boarding schools in Melbourne.

The early growth of the township of Whittlesea and the surrounding towns led to the relatively early establishment of a series of schools. Typically, the earliest schools were private enterprises. The establishment of a private school was not an act of altruism but a financial venture. The school buildings were often basic, and teachers relied upon school fees to maintain/improve the buildings and to pay their own wages.

Successful private schools were often converted to (or prompted the establishment of) government schools. This was the case in the township of Whittlesea, where a private school began operating in 1854. Its success (it had over 50 students in its first year) encouraged the Victorian Government to grant the teacher at the school an allowance and, in 1855, to bring the school under the control of the Denominational School Board. On other occasions, the absence of a properly run/managed school prompted local protest and government action. In 1863, Henry Gibbs applied to the Victorian Government for a grant of land to replace an existing private school "I have to request that you will procure for us a site for the new school house in the reserve in this Parish."

Government support (and funding) while welcome did not necessarily guarantee a school's permanence. In Woodstock, a National School was opened in 1875. However, a lack of pupils led to the closure of the school in 1901. It briefly re-opened in the 1920s but closed again in 1929.

On other occasions the local community was left to provide its own schools. The residents of Doreen took matters into their own hands when, prior to 1867, they erected a schoolhouse and schoolmaster's residence on land donated by William Reid. The school was a success and in 1873 the title deeds were forwarded to the Government who took over responsibility for its operation.

State Primary Schools

The passing of the 1872 *Education Act*, which saw the building of many new schools throughout Victoria happened to coincide with a time of settlement and growth in the municipality. Consequently, several schools in the area date from the 1870s and illustrate the beginnings of a comprehensive State education system in Victoria. For example, Morang South Primary School No.1975 opened on 1 November 1877 in a bluestone building with an attached residence. The old school building was saved from demolition in 1971 after a 'spirited defence' by the local school committee and renovated for use as a library and for other purposes.

The introduction of Government schools was not only an important sign of progress in the region, or an indication of the growth of the role of the government in local affairs. Schools also performed important social and administrative functions within the local community. For example, Payne notes the existence of a Mother's Club at Whittlesea Primary School. He argues that, in addition to fundraising, the club "effected a liaison between parents, pupils and staff, and … acted as a hostess group, welcoming or farewelling visitors or staff, organising Christmas parties with gifts for children or teachers..." Payne makes similar observations in respect to Wollert School. From a social perspective, these sorts of committees have also played a part in the life of the community and have, as in the case of Morang South, helped to preserve the history of areas. The development of schools in the region has acted as a catalyst to the establishment of a whole range of social ties that have, and continue to, benefit the local community.

4.3 Comparative analysis

The five primary schools included in the Review are among eight current or former primary schools included in the HO in the City of Whittlesea. Of these:

- Two were built (fully or in part) prior to the passing of the *Education Act*:
  - The Catholic Denominational School No.238 (Former) at Epping (HO99) built in 1871 is the only surviving example of a pre-1873 church school in the municipality.
  - The former Mernda State School No. 488 (HO16, HO201) comprises the 1858 Plenty National school building and the 1876 addition, which were renovated in 1919. The site also contains the detached teacher's residence of 1878 and 1901.
- The remaining six are one-room schools built in response to the passing of the *Education Act* and prior to 1900. In order of construction date, they are:
  - Epping State School No.1477 (built in 1874) and residence (1877) (HO9)
  - Former Bundoora State School No.1915 (1877) (HO62, H1344)
  - Former South Morang State School No.1975 (1877) (HO28, H1398)
  - Thomastown State School No.631 (1877) (HO130)
  - Former Wollert State School No.1861 (1877) (HO51).
  - Whittlesea State School No.2090 (1878) (HO35, H1717)

The school buildings in the City of Whittlesea show the evolution in school design during the mid to late nineteenth century. According to Burchell (1980:90):

When the 1872 Education Act came into force on the first day of January 1873 the government assumed full responsibility for the designing and building of all new schools. No longer was there any guaranteed place for local initiative.

An architecture branch was created within the Education Department and Henry Robert Bastow was appointed as head architect. At first Bastow's attention was given to the smaller rural schools, as several projects had been carried over from the previous Board of Education and could not be deferred. Another explanation for this is the Minister for Education wished to postpone decisions on large designs (Burchell 1980:92).

Bastow later became a member of the Public Works Department staff and was responsible for the design of many schools, police, and court buildings throughout Victoria. Schools attributed to Bastow number more than 100 and were designed between 1873 and 1894 after which time he was retrenched from the department because of the 1890s depression.

The Board of Education established under the *Common Schools Act* developed standard regulations and plans for one-room schools and to a large extent the plan determined the external elevations with some scope for individual treatment. The Education Department under Bastow's direction used this template to prepare new standard designs for state schools – key changes included increased wall heights, a steeper roof pitch and standardised exteriors - and embarked on an ambitious building program: in the first eighteen months more money was spent on construction than had been in the previous decade (Burchell 1980:90, 113).

From 1873 to 1876 there were only two 'simple' types: for 40 (40-type) or 60 (60-type) students (later types included 32-type, 80-type, 100-type, 120-type and 130-type). Each

had a steeply pitched gable roof with a small projecting gabled porch placed at one end. The windows were double hung 'six-over-six' pane sash: one in each of the end elevations and two (40 type) or three (60 type) in one of the side elevations, with no windows in the opposite where the chimney was located.

240 of these schools were built from 1873 to 1890 when building practically ceased due to the economic depression. The majority were timber, with a smaller number in brick. Bluestone was used only where the material was locally available. By 1888 over sixty percent of one-room schools had residences and almost all were in rural areas (the Department having the view that teachers should have no difficulty finding accommodation in towns or cities). Two room residences were provided at first and from the 1880s increased in size to three rooms. Prior to 1888 attached residences outnumbered detached residences three to one, but after 1888 detached residences became policy.

The preference by the Department for attached residences prior to 1888 was chiefly because they were cheaper to build, but the policy was of concern to some local school boards. At least one board thought it was 'not advisable':

… to attach teachers' residences to the school buildings to be erected in their district as most of the teachers will be married men with families and the noises that would be inevitable in the house would be heard in the school. (Cited in Burchell 1980:113)

Assessment

The former Mernda State School is the oldest school in the municipality and the only surviving example of a National and Common school. It demonstrates the transition of National and Common schools to State Schools following the passing of the *Education Act* in 1872. It is a representative example of an evolved nineteenth century school complex comprising a timber school, and a detached bluestone residence set within mature trees. It is notable for retaining part of the 1858 Plenty National School built prior to the establishment of the Common Schools Board in 1862, while the additions made in 1876 and 1919 demonstrate how these early buildings were adapted and improved to meet new design standards. The residence is significant as a rare and early example of a detached type, which compares to the example at Epping Primary School, and the 1901 additions are a rare example of a non-standard addition to provide extra accommodation.

The Catholic Denominational School No.238 (Former) at Epping built in 1871 is the only surviving example of a pre-1873 church school in the municipality. The rectangular plan, gabled roof, and regularly spaced windows along one elevation are characteristic of the standard designs adopted by the Common Schools Board in the decade prior to the *Education Act*. It is distinguished from the post-*Education Act* schools by the lower wall height and lower roof pitch. Alterations include the replacement of the windows and removal of the porch.

Of the six one-room post-*Education Act* schools in Whittlesea, the Whittlesea Primary School stands apart as an example of the 'Developed Designs Caulfield' type, which is distinguished by its arched Gothic windows and varied roof forms, and the attached residence.

The others are all examples of the 'simple' type, which varied only in size, construction material and whether a residence was provided. Two are included on the Victorian Heritage Register:

- The former Bundoora school is included on the VHR as a representative and highly intact example of a 60-type. It is constructed of brick and retains the original six-over-six pane windows (except at the south end). The porch was extended in 1929-30.
- The former South Morang school is included on the VHR as rare and relatively intact example of a 60-type constructed in bluestone with an attached residence (it is said to be the only surviving example). The architectural drawings are signed by Bastow.

Epping State School No.1477 is an example of a standard Education Department 80-type school design. The key external changes at Epping are the replacement of the windows in the side elevation, the enlargement of the window in the front (south) elevation, and additions to the north and west sides. Despite these changes it remains legible as a nineteenth century school building. The residence, also constructed of bluestone, is a less common example of a pre-1888 detached residence. It has good integrity and compares with the detached residence at the former Mernda School. The bluestone construction for the school and residence is unusual for this period and was used because the readily available local supply made it an economical option when compared to the more commonly used timber or brick. Epping is also one of the few examples to retain a slate roof, as this was more expensive. Most schools had shingle or iron roofs.

Thomastown State School No.631 is an example of a 60-type, constructed in brick. It is directly comparable the former Bundoora School and even has the same interwar hipped roof porch alteration. However, the integrity is lower: one of the windows in the side elevation has been bricked in and the windows in the end elevations have been replaced with a pair of tall-multi-pane windows.

The former Wollert State School No.1861 is an example of a 60-type, and like South Morang and Wollert is a rare example constructed of bluestone. Like South Morang, it has brick quoining to the window and door openings. It has good integrity and retains the original windows to the end and side elevations. An addition has been made on the west side.

4.4 References

Burchell, Lawrence, *Victorian schools. A study in Colonial Government architecture*, 1980

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Payne, J.W., *The Plenty: a centenary history of the Whittlesea Shire*, 1975

Payne, J.W. et al, *A Centenary History of the Wollert State School no. 1861, 1877-1977*, 1977

Catholic Denominational School No.238 (Former)

-

15 Coulstock Street, Epping

Heritage Overlay: HO99





Main image:	East elevation (Context, 2015)	**Hermes:**	28383
Place type:	Denominational School	**Style:**	Victorian
Creation dates:	1871	**Designer:**	Unknown

History

Epping

The area covered by the City of Whittlesea was formally surveyed in 1838-39, in accordance with instructions from the colonial surveyor, Robert Hoddle. The survey not only measured and mapped the land; it also established two key north-south routes. The first was what became known as the Epping Road and the second the Sydney Road (now the Hume Highway). The third major route, the Plenty Road, was gazetted in 1848.

The first land sales in the Epping area took place in 1838, with most of the land offered purchased by Sydney speculators. During the early 1840s, tenant farmers settled in the area, then known as Darebin Creek.

Epping Road originally ran along the western boundary of the Village Reserve. In 1853, when the Reserve was re-surveyed by Robert Mason, it was diverted to go through the Reserve's centre and the town was re-named as Epping. Mason also set aside sites for a Catholic and Presbyterian Church, a cemetery, and a village market. By the 1870s the township had blacksmiths, a general store, a hotel, as well as butchers, bakers, and bootmakers. Farming was the main source of employment in the area.

Catholic Denominational School No.438

Many of Epping's earliest settlers were Irish, and Catholic services commenced as early as 1849, in the home of Alexander MacKillop, father of Mary McKillop, who later founded the Sisters of St. Joseph of the Sacred Heart. The same year, Catholic Denominational School No.238 commenced at the home of parishioner. This was the first school in the district until the Epping State School opened in 1874.

In 1852, the school was moved to a newly constructed 20 x 8-foot wooden building loaned by a parishioner. The first teacher is believed to have been Miss Sarah Nolan, who taught a class of 30 pupils. In 1853, a new weatherboard building (intended to serve both as a school and church) was erected in Coulstock street, at a cost of £250. A master's residence was added in 1854.

The school was visited by Inspector Geary in 1857 who described the building as being "in a fair state of repair". The teacher, Thomas Rawlings, earned Geary's praise as being "thoroughly competent and zealously devoted to his duties". Geary stated: "this is the only school I have yet visited where extra hours of instruction are given and Saturdays are devoted to education like other weekdays". In 1871, the existing bluestone building was constructed.

The school continued as a primary school despite the establishment in 1874 of the Epping State School No. 1477. A photograph taken in front of the school in about 1910 (the year that Epping was declared a Parish) shows over fifty pupils. In 1912, a Presbytery was added and in 1934 a new primary school was built alongside St Peters Church in Wedge Street. Following the construction of the new school, the 1871 bluestone school was sold and in 2023 forms part of an aged care facility.



The building in c.1990 when it was still in use as a residence (Source: City of Whittlesea Heritage Study)

References

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 3 - Citations*, 2015

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Description

The former Catholic Denominational School No.238, built in 1871, now forms part of the complex of buildings on the site, which predominantly date from the late twentieth and early twentieth-first century.

The 1871 school is rectangular in plan with a gabled roof. The walls are constructed of coursed, squared bluestone with four regularly spaced timber sash windows in the east elevation, and a single timber sash window beside a door in the north elevation. The windows have bluestone sills and lintels and there is an external bluestone and brick chimney on the west side. A low bluestone wall that projects at a perpendicular angle on the west side is an unusual feature.

Alterations to the building include replacement of the original six-over-six pane windows with the present single pane windows. There is a large addition on the south and west sides.

Comparative analysis

The former Catholic Denominational School No.238 at Epping built in 1871 is the only surviving example of a pre-1873 church school in the municipality. The rectangular plan, gabled roof, and regularly spaced windows along one elevation is characteristic of the standard designs adopted by the Common Schools Board in the decade prior to the *Education Act*. It is distinguished from the post-*Education Act* schools by the lower wall height and lower roof pitch. Alterations include the replacement of the windows and removal of the porch.

Statement of significance

What is significant?

The Catholic Denominational School No.238 (Former), built in 1871, at 15 Coulstock Street, Epping is significant.

Alterations and additions and other buildings on the site are not significant.

How is it significant?

The Catholic Denominational School No.238 (Former) is of local historical and rarity significance to the City of Whittlesea.

Why is it significant?

The Catholic Denominational School No.238 (Former) is of historical significance as a rural school built in response to the *Common Schools Act* 1862, which was first school established in Epping and is now one of the oldest surviving school buildings in the municipality. The establishment of the school by the Catholic Church reflected the high numbers of Irish settlers in Epping district in the 1850s and 1860s and demonstrates the important role played by churches in the provision of education prior to the passing of the *Education Act* in 1872. (Criterion A)

The Catholic Denominational School No.238 (Former) is significant as a rare example of a pre-1872 school in the City of Whittlesea. The rectangular plan, gabled roof, and regularly spaced windows along one elevation is characteristic of the standard designs adopted by the Common Schools Board in the decade prior to the *Education Act*. It is distinguished from the post-*Education Act* schools by the lower wall height and lower roof pitch. (Criterion B)

Statutory recommendations

Retain in HO99 with the following changes to the HO schedule:

- In the 'Heritage place' column replace the description with:

  Catholic Denominational School No.238 (Former)

  The heritage place is the bluestone former school built in 1871.

  15 Coulstock Street, Epping

- In the 'Solar energy system controls apply?' column change 'Yes' to 'Yes – bluestone former school only'

Other images

For additional images, please refer to the Hermes database place record.

Epping State School No.1477 & residence (Former)

Other name: Epping Primary School

805 High Street, Epping

Heritage Overlay: HO9





Main image:	School (south and east elevations, 2023)	**Hermes:**	28379
Place type:	State School and residence	**Style:**	Victorian
Creation dates:	1874, 1877	**Designer:**	Education Department (H.R. Bastow)

History

Epping

The land contained within what is now the City of Whittlesea was formally surveyed in 1838-39, in accordance with instructions from the colonial surveyor, Robert Hoddle. The survey not only measured and mapped the land; it also established two key north-south routes. The first was what became known as the Epping Road and the second the Sydney Road (now the Hume Highway). The third major route, the Plenty Road, was gazetted in 1848.

The first land sales in the Epping area took place in 1838, with most of the land offered purchased by Sydney speculators. During the early 1840s, tenant farmers settled in the area, then known as Darebin Creek.

Epping Road originally ran along the western boundary of the Village Reserve. In 1853, when the Reserve was re-surveyed by Robert Mason, it was diverted to go through the Reserve's centre and the town was re-named as Epping. Mason also set aside sites for a Catholic and Presbyterian Church, a cemetery, and a village market. By the 1870s the township had blacksmiths, a general store, a hotel, as well as butchers, bakers, and bootmakers. Farming was the main source of employment in the area.

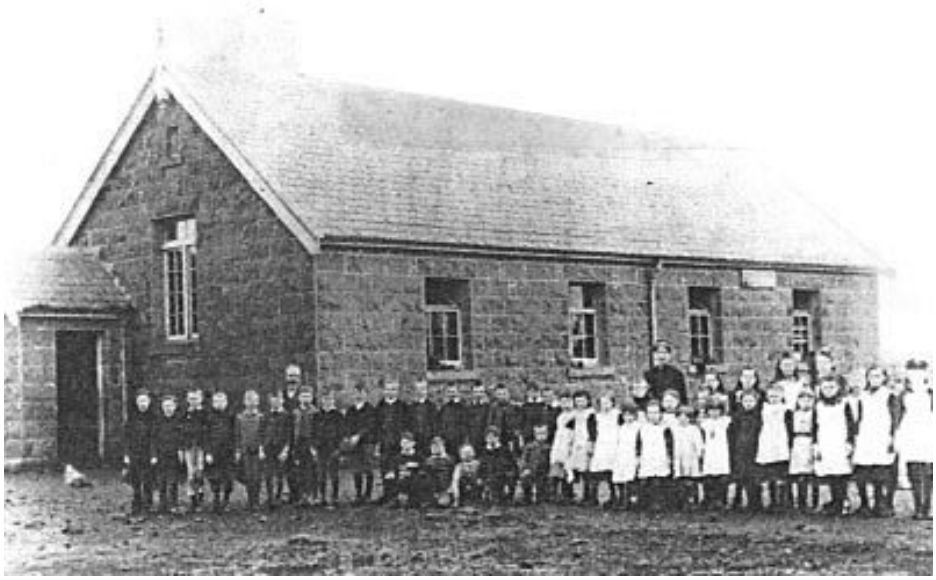
Many of Epping's earliest settlers were Irish, and Catholic services commenced as early as 1849, in the home of Alexander MacKillop, father of Mary McKillop, who later founded the Sisters of St Joseph of the Sacred Heart. The same year, Catholic Denominational School

No.238 commenced at the home of parishioner. This was the first school in the district until the Epping State School opened in 1874.

Epping Primary School No.1477

Epping State School No.1477 commenced on 1 December 1874. The bluestone building with a slate roof, designed to accommodate 80 students, was built to a standard Education Department plan by Messrs. Corben and Stuart of Carlton at a cost of £619 and 12 shillings.

The school's first Headteacher was Michael Connell, who had previously been HT at the Catholic Denominational School No.238, which continued as a primary school due to local need. Due to the lack of satisfactory rental accommodation a teacher's residence was provided in 1877. Tenders were sought and Messrs. Corben and Stuart were again successful, constructing the neat four roomed bluestone building for £418 and 18 shillings.



Epping State School No.1477, undated but c.1900. Note the original windows. (Source: City of Whittlesea Heritage Study 1990)

In 1925 the gallery in the school building was removed and the floor levelled. In 1929 the rough interior bluestone walls were lined. It is likely the enlarged windows in the end wall were added during this time.

In 1985 Epping Primary School had an enrolment of 275 pupils, taught by 15 teachers in 10 classrooms and the 1877 building, enlarged by an extension on the west side during the school's centenary year in 1974, served as a library. At the time the school residence was used for school and community meetings and storage purposes (Wuchatsch & Waghorn, 1985).

In 2012 Epping Primary School No.1477 was merged with Greenbrook Primary School to become Epping Primary School. The 1874 school and the 1877 residence remain in use as part of the High Street campus of Epping Primary School.

References

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Wuchatsch, Robert and Hawke, Gwen, *History views of the City of Whittlesea*, 1988

Wuchatsch, R.N. and Waghorn, J.F., *Historic buildings of the Whittlesea Shire*, Melbourne, 1985, No.14

Description

The original 1870s bluestone school and residence at Epping Primary School now form part of the complex of buildings on the site, which predominantly date from the late twentieth and early twentieth-first centuries.

The bluestone school of 1874 now forms part of the group of buildings at the north end near the corner of Memorial Avenue and is setback from High Street with the long elevation parallel to it. It is built to a standard nineteenth century Education Department one-room school design and the four windows in the side elevation identify it as an '80 type'; that is, designed to originally accommodate 80 students. It is rectangular in plan with a steeply pitched gabled roof and an offset gabled porch at one end with a timber door in the side wall and a four-pane timber window. The roofs are in slate, and the walls are constructed of coursed, squared bluestone. There is a painted timber sign between the two windows at the north end 'Epping State School 1477'. The building is in good condition. Alterations include replacement of the windows in the side elevation within the original openings, and replacement of the original single window in the end elevation with the present tall multi-pane windows with hoppers (inward opening windows). There is a c.1960s flat-roofed brick addition on the west side, and a brick addition and flat-roofed verandah on the north end connecting to the main school building.

The bluestone residence, built in 1877, forms part of the group of buildings toward the south end closer to Church Street. This comprises two front rooms under a transverse gable roof that extends to form a verandah, which is supported by timber posts with shaped brackets (the floor has been replaced in concrete). At the rear the roof changes pitch to form a skillion over the two rear rooms. The walls are constructed of coursed squared bluestone and the simple, symmetrical front elevation has a central panelled timber door with a toplight (partly infilled by an air conditioning unit) flanked by 'six-over-six' timber sash windows with stone cills. There are circular vents with timber louvres in the apex of each gable end. A narrow timber sash window with brick surrounds in the south wall appears to be an early alteration. Overall, the residence has good integrity but is now connected to a large building at the rear.

Comparative analysis

The former Epping State School No.1477 of 1874 and the residence of 1877 compares with:

- HO62 (H1344), former Bundoora Primary School No.1915, built in 1877. 60-type, built of brick. No residence. Relatively intact. Porch altered in the 1920s.
- HO28 (H1398), former South Morang Primary School No.1975, built in 1877. 60-type built of bluestone with attached residence. Relatively intact.
- HO130, Thomastown Primary School No.631, built 1877. 60-type built of brick. Altered, porch replaced in 1920s (same design as Bundoora), windows replaced or bricked up.

- HO51, former Wollert Primary School No.1861, built in 1877. 60-type built of bluestone with brick quoining to window and doors. No residence. Relatively intact including original windows. Addition on west wide.

While the Epping school has been altered, it remains legible as a nineteenth century 80-type school. It is notable as a less common bluestone example with a slate roof and a detached residence. The detached residence compares with the identical detached residence at the former Mernda State School No.488, completed in 1878. The example at Mernda has similar integrity.

Statement of significance

What is significant?

The Epping State School No.1477, designed by the Education Department and built in 1874, and former school residence, built in 1877, now part of the Epping Primary School campus at 805 High Street, Epping are significant.

Alterations and additions and other buildings on the site are not significant.

How is it significant?

The Epping State School No.1477 and school residence are of local historical, rarity, representative, and social significance to the City of Whittlesea.

Why is it significant?

The Epping State School No.1477 is of historical significance as a rural school built in response to the *Education Act* 1872, which established a free, compulsory, and secular education system in Victoria. It is associated with a major expansion of the Victorian state school system during the late nineteenth century. It is also significant for its associations with the development of Epping during the nineteenth century, which resulted in the need for a second school in the district. The former school residence is historically significant as evidence of the Education Department policy of providing residences for teachers in rural districts. (Criterion A)

The Epping State School No.1477 and residence is significant as a rare example of a nineteenth century rural one-room bluestone school with detached bluestone residence. Most examples of this school type were built of timber with attached residences and Epping is notable for less common aspects such as the bluestone construction (which was more economical than timber or brick due to the readily available local supply), and the detached residence. (Criterion B)

The Epping State School No.1477 is of social significance as a building that has been used by the local community for almost 150 years. (Criterion G)

Statutory recommendations

Retain in HO9 with the following changes to the HO schedule:

- In the 'Heritage place' column replace the description with:

  Epping State School No.1477 and residence (former)

  The heritage place comprises the bluestone school (built 1874) and residence (1877).

805 High Street, Epping

- In the 'Tree Controls Apply? column replace 'Yes. Mature pine plantings' with 'No', as there are no mature pine trees or significant trees on the site.
- In the 'Solar energy system controls apply?' replace 'Yes' with 'Yes - bluestone school and residence only'.

Other images



Clockwise from top left: East and north elevation of school (note original window in north wall); west elevation of school showing 1960s addition; south and east elevation of former residence; north and east elevation of former residence (Source: David Helms 2023)

Wollert State School No.1861 (Former)

-

455 Epping Road, Wollert

Heritage Overlay: HO51





Main image:	East elevation (David Helms, 2023)	**Hermes:**	28780
Place type:	State School	**Style:**	Victorian
Creation dates:	1877	**Designer:**	Education Department (H.R. Bastow)

History

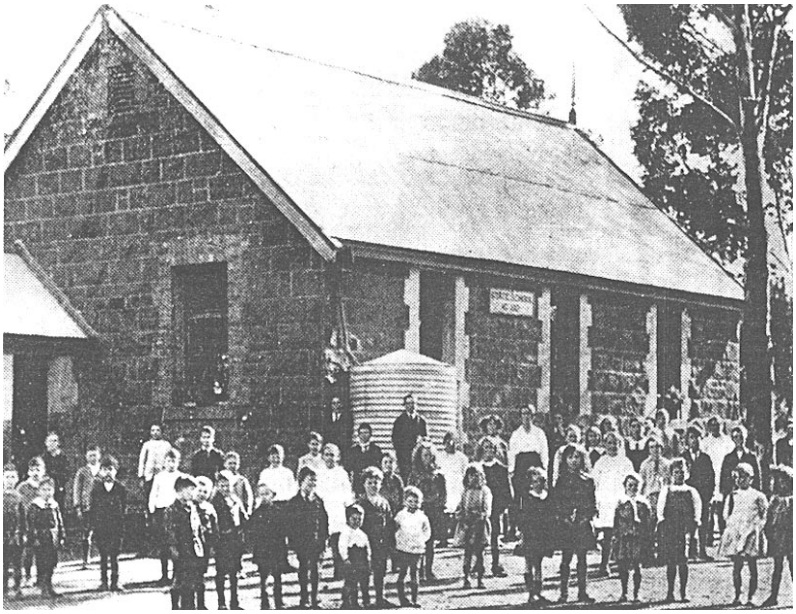
Wollert

The land contained within what is now the City of Whittlesea was formally surveyed in 1838-39, in accordance with instructions from the colonial surveyor, Robert Hoddle. The survey not only measured and mapped the land; it also established two key north-south routes. The first was what became known as the Epping Road and the second the Sydney Road (now the Hume Highway). The third major route, the Plenty Road, was gazetted in 1848.

Wollert is located north of Epping and to the west of Mernda. The land was originally a pastoral lease under the control of John Pike and, later, Charles Campbell. Robert Mason subsequently surveyed the area, dividing it into small farms in 1853. The subdivision was known as the Medlands Estate and consisted of blocks from 70 to 331 acres in size that extended 'north from Boundary Road for almost two miles and from the Darebin Creek, westward to the Summerhill holding of Thomas Wilson'. An influx of farming settlers followed, and community formation was marked by the opening of the first school in 1853 and a Methodist church in 1859. By 1877, the township had added a post office and another church. While initially an agricultural district, during the latter part of the 20th century, quarrying became increasingly important to the district's economy.

Wollert State School No.1861

Wollert State School No.1861 opened on 1 March 1877 with 76 pupils on the roll. Josiah Willmott was the first Head Teacher. The bluestone building, designed to accommodate 60 students, was built to a standard Education Department one-room plan.



Wollert State School No.1861, undated, but c.1900s (Source: City of Whittlesea Heritage Study, 1990)

The new bluestone school replaced the Church of England Denominational School, which had been established in 1853 in a timber building situated near the site of the present Wollert Uniting Church at the corner of Epping Road and Lehmann's Lane.

By 1875 the old building was in 'a dilapidated state' and at the time it was said:

… when a high wind is blowing it has been found necessary to release the children from the school to avoid the danger of the building being blown down upon them, and the same is only now supported by saplings placed against the outer walls. (Payne, 1977)

Tenders were called and after considerable delays, Messrs. Corben and Stuart of Carlton were successful, tendering at £398.7.0. An inspection of the building shortly before its completion, whilst generally approving, listed one glaring fault:

The chimney is not constructed either according to the plan or like the one built at Epping but one of the most ugly things I ever saw built in my life and will have to come down. (ibid)

Notwithstanding these difficulties, which were soon rectified, the bluestone building served Wollert well, requiring only minor alterations in later years. In 1920 the original gallery was removed to provide adequate floor space for a piano purchased with funds raised at a bazaar.

Until 1924 the old backless benches were replaced by benches with backs and then in 1928 by the "new" dual desks. That year also saw the laying of a new floor. In 1930 a cypress hedge was planted along the then western boundary of the school. Additional land was purchased from a Mr. Batten in 1955. It was not until 1970 that an additional classroom was required.

Wollert Primary School was still open in 1990 but has since closed. In 2022 the building was being used as a wedding reception venue known as Mawarra Functions.

References

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Payne, J.W., *The Plenty: a centenary history of the Whittlesea Shire*, 1975

Payne, J.W. et al, *A centenary history of the Wollert State School no.1861, 1877-1977*, 1977

Wuchatsch, R.N. and Waghorn, J.F., *Historic buildings of the Whittlesea Shire*, Melbourne, 1985, no.16

Description

The former Wollert State School No.1861 is a standard nineteenth century Education Department one-room school, with three windows in the side elevation that identify it as a '60 type'; that is, designed to originally accommodate 60 students. It is rectangular in plan with a steeply pitched gabled corrugated iron roof and a gabled porch at the south end with a timber door in the side wall. The walls are constructed of coursed, squared bluestone with brick quoining to the windows and doors and to the louvred vents in the gable ends, which have a bluestone sill. The windows to the school are six over six pane timber sashes with a three pane toplight (the toplight originally opened inwards) and bluestone sills, while the porch has a small four-pane window. There are truncated timber finials to the gable ends.

The building is in good condition and, overall, has good integrity to the three visible elevations. External changes include the removal of the chimney, shortening of the finials, overpainting of the brick quoining. There is a skillion addition along the west side, which is mostly concealed behind the building. The side walls of this addition have been constructed using the original bluestone from the removed section of the west wall of the school.

The school is set back from the road with the long side elevation parallel to it. The setback area contains a mature Cypress and a Norfolk Island Hibiscus, which may be remnants of the original school ground plantings.

Comparative analysis

The former Wollert State School No.1861 of 1877 compares with:

- HO9, Epping State School No.1477 and residence (Former), built in 1874. 80-type, built of bluestone with a slate roof. Detached bluestone residence. Altered – school windows replaced and/or enlarged and additions to both buildings, which now form part of a larger school complex.
- HO62 (H1344), former Bundoora Primary School No.1915, built in 1877. 60-type, built of brick. No residence. Relatively intact. Porch altered in the 1920s.
- HO28 (H1398), former South Morang Primary School No.1975, built in 1877. 60-type built of bluestone with brick quoining and an attached residence. Relatively intact.
- HO130, Thomastown Primary School No.631, built 1877. 60-type built of brick. Altered, porch replaced in 1920s (same design as Bundoora), windows replaced or bricked up.

The former Wollert State School No.1861 is notable as a less common bluestone example with brick quoining, which retains original fenestration. While there is an addition on the west side, it is mostly concealed, and the three visible elevations are relatively intact.

Statement of significance

How is it significant?

The former Wollert State School No.1861, designed by the Education Department and built in 1877, at 455 Epping Road, Wollert is significant.

Alterations and the skillion addition on the west side and other buildings on the site are not significant.

How is it significant?

The former Wollert State School No.1861 is of local historical and rarity significance to the City of Whittlesea.

Why is it significant?

The former Wollert State School No.1861 is of historical significance as a rural school built in response to the *Education Act* 1872, which established a free, compulsory, and secular education system in Victoria. It is associated with a major expansion of the Victorian state school system during the late nineteenth century. It is also significant for its associations with the development of Wollert during the nineteenth century, which resulted in the need for an improved school in the district. (Criterion A)

The former Wollert State School No.1861 is significant as a rare example of a nineteenth century rural one-room bluestone school. Most examples of this school type were built of timber, and Wollert is notable for less common aspects such as the bluestone construction (which was more economical than timber or brick due to the readily available local supply) with brick quoining. (Criterion B)

Statutory recommendations

Retain in HO51 with the following changes to the HO schedule:

- In the 'Heritage place' column replace 'Main school building – Wollert Primary School' with 'Wollert State School No.1861 (Former)'
- In the 'Solar energy system controls apply?' column change 'Yes' to 'Yes – bluestone school only'.
- In the 'Prohibited uses may be permitted?' column change 'No' to 'Yes'.

Other images



The south and east elevation (left) and the north elevation showing the addition on the west side under the skillion roof (Source: City of Whittlesea 2022)

5. BRIDGES

5.1 Introduction

This section provides the assessment of the three bridges included in the Review:

- HO70, Morang Bridge (Plenty River), Bridge Inn Road, Mernda.
- HO122, Monier Arch Bridge (Plenty River), Old Plenty Road, Mernda.
- HO38, Monier Arch Bridge (Darebin Creek), Bridge Inn Road, Wollert.

As they are similar structures with a related history the two Monier Arch bridges have been assessed as a 'Serial Listing' and share a single citation.

5.2 Thematic context

Victoria's Framework of Historic Themes

3. Connecting Victorians by transport and communications: 3.1: Establishing pathways, 3.4 Linking Victorians by road in the 20th century

City of Whittlesea Thematic Environmental History

4. Transport and communications: 4.1 Establishing a road network in the 19th century

The following is an edited extract from section 4.1 *Establishing a road network in the 19th century* of the *City of Whittlesea Thematic Environmental History* with additional information.

Transport and communications

The growth of what is now the City of Whittlesea in the 19th century was dependent upon agriculture and, to a lesser extent, the exploitation of its natural resources. A high priority of the new settlers was to establish transport networks that would enable them to carry agricultural produce and raw materials to Melbourne. The development of roads, and later the railway, was understood to be critical to the success of the region. They came to symbolise its early growth and had a significant impact upon the pattern of settlement.

Bridges

Although a Central Roads Board was established in 1854 it was abolished in 1857 and the colonial government passed a series of Acts that decentralised responsibility for road and bridge construction and maintenance to local 'road boards', which were the forerunners of local councils. The origins of the City of Whittlesea are in the Roads Boards of Merriang, Whittlesea, Epping, Morang, and Woodstock. Epping, established in 1854, was the first.

Road making was a difficult and costly procedure, and few local councils had sufficient means to provide satisfactory road and bridge infrastructure and often had to rely on limited government assistance. Bridges, particularly over major watercourses, were especially expensive and the Victorian colonial government was initially reluctant to become involved in bridge construction. However, as settlement progressed across Victoria it soon became evident that financial assistance was essential to order to provide an effective transport network to encourage and facilitate rural development.

In 1866, to address the problem, the Victorian parliament approved a sum of £50,000 to construct bridges across the state. The money assisted in the construction of several bridges in what is now the City of Whittlesea, which provide an important reminder of the development of the early road network.

The Donnybrook and Wallan Wallan District Roads Board applied for a grant to construct a bridge over the Merri Creek on what was then called Yan Yean Road. The bridge was completed in 1868, at a cost of £549,17s, plus an additional £236/1/3- allowed for the construction of the embankments approaching the bridge. In September 1874, the Donnybrook and Wallan Wallan District Roads Board approved the construction of a stone bridge over the Mill Creek on the Yan Yean Road (in Donnybrook). A tender from R. Anderson for £679/13/9- was accepted and the bridge itself was opened some four months later.

Even without direct government assistance, local road boards and residents were keen to see the quality of road infrastructure improved. Sometimes local landowners and roads boards would work together to achieve this. For example, on the Epping Road, in 1868, a bridge over the Darebin Creek was constructed with Mr Cleeland (a local landowner) providing the timber and Epping Roads Board £50 for the labour.

References

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Payne, J.W., *The Plenty: a centenary history of the Whittlesea Shire*, 1975

5.3 Comparative analysis

See attached citations.

Morang Bridge

Other names: Bluestone Bridge

Bridge Inn Road, Mernda **Heritage Overlay: HO70**





Main image:	Bridge (2022)	**Hermes:**	28379
Place type:	Road Bridge	**Style:**	Victorian
Creation dates:	1866-67	**Designer:**	Moses Thomas

History

The Bridge Inn Road is one of the earliest roads in the City of Whittlesea. Dating from the 1840s it takes its name from the inn, which was established in 1841 by James and Lewis Wills at an early crossing over the Plenty River.

It appears the early crossing was suitable only for pedestrians and by the 1860s as the area was settled and developed a road bridge was required. In 1863 John Wilton, Chairman, and other members of the Morang District Road Board called upon the Commissioner of Railways and Roads to ask for assistance in building a bridge at the crossing (*The Herald*, 18 December 1867, p.3 'Deputation'). However, no funding was available at the time, and it was not until 1866 that the Morang Road Board was successful in obtaining a grant of £1,000 toward the construction of the bridge. This grant was part of £50,000 allocated by the Road and Bridges Office of the colonial government for bridge construction in Victoria at the time (*Herald*, 11 July 1866, p.2 'District Road Boards').

With the funding in hand Moses Thomas, Engineer, Clerk and Collector to the Morang Road Board, drew up plans for the bridge which were presented to the Board in May 1866. The contract was awarded to Thomas Sobey and the foundation stone was laid on 15 August 1866 by Mrs. Wilton, the wife of John Wilton. A 'handsome silver trowel' was presented to Mrs. Wilton and a bottle containing the daily journals, a record of proceedings in connection with the erection of the bridge and 'several coins of the realm' was placed in a cavity in the stone. Mr Wilton made a speech highlighted the importance of the bridge in 'opening up communication with the interior of the County of Evelyn, and the goldfields of St Andrews' (*Age*, 17 August 1866, p.5 'News of the day').

The Morang Bridge, as it was officially named, was declared open on 12 February 1867 by Moses Thomas, in the absence of John Wilton. Present was a large crowd including about 60

children from the Morang Sunday and Common schools (*Argus*, 18 February 1867, p.4). A photograph taken in about 1875 reveals it to have been a handsome three-span structure with bluestone piers and abutments, and timber decking and railing.

The total cost of construction was £1,217/13/0. Of this, Thomas Sobey, contractor, received £1,163/8/0, J.E. Austin, civil engineer £52/10/0 and J. McPherson £1/15/10- for fencing. Thomas Sobey was also awarded the contract to construct 'approximately 42 chains of the parish road' leading to the new bridge, and to extend the south-east wingwall of the bridge in June 1867 (*Herald*, 22 February 1867, p.4; 8 June 1867, p.3 'District Road Boards').

As traffic volumes increased the original timber deck was replaced in 1974 with a wider concrete one.

In 2022-23, the bridge has been replaced with a new dual-carriageway road bridge constructed alongside. The old bridge has been retained and will be used as shared pedestrian/bicycle bridge.



The bridge in 1875 (Source: State Library of Victoria collection)

References

Biosis, *Bluestone Bridge – Plenty River (HO70). Heritage Impact Statement*, 7 October 2022

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Ely, Dr. R., 'Introductory Notes on the Reminiscences of Walter Thomas', 1990

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Morang Roads Board Income/Expenses Journal (1867)

Description

The following description is based upon the description in the 2022 heritage impact statement prepared by Biosis.

The Morang Bridge over the Plenty River on the Bridge Inn Road at Mernda, as constructed in 1867, is a three-span bridge constructed of bluestone. The two bluestone piers have shaped cutwaters on slightly tapering masonry walls with unusual domed buttresses. The bluestone abutments have substantial wing walls extending for about 12 metres to the northwest and 8 metres to the southeast. The southwest and northeast wing walls are much shorter due to the 45-degree skewed angle of the bridge to the river crossing.

Stonework is regular coursed and sized axe-cut blocks of about 30cm height. A slightly projecting string course runs around the tops of the cutwaters and along the remaining wing wall coping, all with drafted margins.

The original trussed timber beam deck has been replaced with a five-span precast, pre-stressed, reinforced concrete 'U-Slab" beams deck. The U Slab beams are about 0.6 X 0.5 metre cross section and at 0.65 metre spacings. They sit on sliding steel bearings and are simply supported. The total length is 52.4 metres, and the width is 8.5m. Spans are average 10.48m, with the longest span in the centre being 11.7m. There are concrete footpaths, welded steel safety rails and ARMCO crash barriers.

In reconstructing the bridge as five spans, the cross heads have been cast in place directly onto the bluestone at the top of the piers and abutments. It is likely that at least one course of stone was removed to do this. New spill through abutments have been constructed within the embankment either side of the original bluestone abutments, which are almost entirely buried as a result. Some stone from the tops of the wing walls have been removed to accommodate the new girders.

Comparative analysis

The Morang Bridge is the oldest surviving road bridge in the City of Whittlesea. The bluestone construction with angled wing walls, and piers with cutwater details is characteristic of bridges constructed during the latter half of the nineteenth century.

There are no direct comparisons in the municipality. The other early road bridge on the Bridge Inn Road over the Darebin Creek at Wollert retains the original bluestone abutments, constructed in 1898, but the original single span deck has been replaced by a Monier Arch, constructed in 1901.

The bluestone construction of the bridge also compares with the bluestone structures built to carry the Yan Yean Water Supply aqueduct/pipes over the Plenty River and the Darebin Creek. Both structures are included on the Victorian Heritage Register as part of the Yan Yean Water Supply System (VHR H2333).

The Morang Bridge shares similar construction details with the Plenty River Flume, constructed in 1879, which is supported by three bluestone piers, each with a clean, dressed cutwater and similar coursed face bluestone abutments with dressed bluestone coping. The quality of the craftsmanship used in the bluestone construction of the Morang Bridge, particularly of the angled piers with dressed cutwaters, and unusual domed buttresses is comparable to the Plenty River Flume.

Statement of significance

What is significant?

The Morang Bridge over the Plenty River, designed by Moses Thomas and constructed in 1866-67 on the Bridge Inn Road at Mernda is significant. The bluestone piers and abutments contribute to the significance of the place.

The concrete deck and steel safety rails and crash barriers, and other alterations associated with the installation of this deck are not significant.

How is it significant?

The Morang Bridge over the Plenty River at Mernda is of local historic, representative, and aesthetic significance to the City of Whittlesea.

Why is it significant?

The Morang Bridge is of historical significance as the oldest surviving road bridge in the City of Whittlesea. It is associated with the early development of the road network by the Morang Road Board and the demonstrates the need for improved river crossings created by the post-contact settlement and development of the area from the 1850s onwards. It is also historically significant as an example of a bridge built with the assistance of the Road and Bridges office of the colonial government. (Criterion A)

The Morang Bridge is of representative significance as an example of a substantial nineteenth century road bridge. The bluestone construction with angled wing walls, and piers with cutwater details is characteristic of bridges constructed during the latter half of the nineteenth century. (Criterion D)

The Morang Bridge is of aesthetic significance for the high quality of the craftsmanship used in the bluestone construction, particularly of the angled piers with dressed cutwaters, and unusual domed buttresses. (Criterion E)

Statutory recommendations

Retain in HO70 with no map changes.

In the HO schedule in ‘Heritage place’ replace ‘Bluestone Bridge’ with ‘Morang Bridge’.

Other images

For additional images, please refer to the Hermes database place record.

Monier Arch Bridges (Barbers Creek & Darebin Creek)

-

Old Plenty Road, Mernda &
Bridge Inn Road, Wollert

Heritage Overlay: HO38 (Darebin Creek)
& HO122 (Barbers Creek)





Main images:	Barbers Creek Bridge (left, 2015) and Darebin Creek Bridge (right, 2022)	**Hermes:**	29286
Place type:	Road Bridge	**Style:**	Victorian/Federation/Edwardian
Creation dates:	1898, 1901	**Designer:**	Monash & Anderson

History

The following history is drawn from the 'John Monash Engineering enterprise prior to WWI' website.

Monash & Anderson and the Reinforced Concrete & Monier Pipe Construction Co.

John Monash completed his formal tertiary studies by gaining a master's degree in engineering and degrees in arts and law. From 1885 onwards he worked on various projects and by the early 1890s was employed by the Melbourne Harbor Trust designing civil works.

After he was retrenched from the Harbor Trust during down-sizing in the recession of the 1890s, Monash went into partnership with Joshua Thomas Noble Anderson. They offered design and construction services in civil, mining, and mechanical engineering.

In September 1897 Anderson established relations with the Sydney firm of Carter Gummow & Co. (later Gummow & Forrest) who, with their engineer W.J. Baltzer, held Australian rights to the Monier reinforced concrete system. Monash & Anderson established themselves as sole Victorian licensees of the patent and sixteen Monier Arch bridges designed by them were built over the years 1899-1903. The first was the Anderson Street (now Morell) Bridge completed in 1899, and others followed including eight in Bendigo, built in 1901 and 1902.

However, a dispute over payment for extras for the bridge at Fyansford, and the collapse of the first King's Bridge at Bendigo under test, brought the partnership to the verge of financial ruin in

1902 and Anderson left for New Zealand for a salaried position. The partnership was effectively at an end, although it was not formally dissolved until 1905.

The limitations of the Monier arch had now become evident and starting in 1904 Monash moved gradually to the design of reinforced concrete slab- and then T-girder bridges using French and German texts initially supplied by Baltzer. Monash continued the practice with the aid of assistant engineers, progressively reducing his involvement in patent work and mechanical engineering and even in legal practice. He preferred to concentrate on design and construction in reinforced concrete. Designs were also prepared for reinforced concrete lighthouses, water towers and buildings. The new technique met with much resistance from established interests. In 1904 Monash won his first contract for a reinforced concrete building - Bank Place in the City of Melbourne and in 1905 formed the Reinforced Concrete & Monier Pipe Construction Co., which for many years enjoyed a virtual monopoly in reinforced concrete construction. At least two Monier Arch bridges have been attributed to the RMPC Co.; one built at Ballan in 1905 and another in 1913 at Porepunkah.

Monash Arch bridges at Barbers Creek, Mernda and Darebin Creek, Wollert

In 1901 Monash & Anderson designed two Monier Arch bridges, one for the Shire of Whittlesea and the other for the Shire of Epping.

The planning and construction of these two Monash & Anderson bridges was the result of a close relationship between Monash & Anderson and W. H. Lockwood, who served as engineer for both shires and was convinced of the long-term benefits of reinforced concrete. The two bridges seem to have been the particular concern of J.T.N Anderson. He was mainly responsible for the initial negotiations; for liaison with Lockwood; and for visits to site to instruct foremen and supervise critical events.

The project also provided an opportunity for Alex Lynch to display his potential as a foreman. He was later to become Works Manager of the Reinforced Concrete & Monier Pipe Construction Company, playing a key role in its development.

The replacement of the old Barbers Creek bridge was first mooted by the Whittlesea Shire Council in September 1898. A contract to build in timber was won by a local man, W. Bruce, who later asked the Council for an extra £80, and then withdrew from the contract when it was refused. Monash & Anderson heard of the resulting opportunity through their friend T.B. Muntz who was also a close friend of Bruce. Rough calculations made in March 1900 persuaded Anderson that it was worth visiting the site to investigate further and he arranged to bicycle out, asking Lockwood to have exploratory holes made ready to check soil conditions. Within a few days a drawing had been prepared by A.G. Timmins and a quotation of £400 submitted. However, the Councillors decided that, even with a grant of £200 from the Public Works Department, they would have to delay construction until the next financial year.

Tenders were finally called on 6 February 1901, making specific reference to a Monier Bridge. Monash & Anderson arranged that they would tender as main contractors and sublet all work, except the Monier arch proper, to Bruce. They offered a price of £423, of which £286-10-00 was Bruce's portion. The tender being successful, J.S. Gregory completed the drawings and strength calculations for the arch and the centres. The contract was signed on 9 March 1901.

Bruce was hindered in digging the foundations by the high flow in the creek and distracted for a time by the death of his eldest son. The lime concrete abutments appear to have been completed in mid-May 1901, after which work began on erecting the centering, placing the planks (or 'lagging') to mould the soffit of the arch, and installing the reinforcement grids. At this critical point the King's Monier Arch Bridge at Bendigo collapsed under test. The day after the

collapse Monash & Anderson wrote to Bruce, emphasising the importance of providing the falsework with a solid foundation protected against scour, as "any displacement of the centering while the arch is setting would be likely to lead to disastrous results."

In mid-June Councillors decided they would prefer to have the spandrel walls built in brick masonry rather than mass-concrete, possibly for the sake of appearance. Lockwood added that he thought the top two courses of brickwork should be plastered over "to prevent dislodgment of single bricks by boys, &c".

Because the volume of concrete in the arch was more than could be placed in one day using the simple methods available, it was cast in two parallel strips to ensure integrity of material throughout the length of the bridge. The first strip of Barbers Creek Bridge was cast (or 'turned') on 27 June 1901, and on 16 July the second strip was turned. In the following weeks the spandrel walls were built, and the earth filling was spread and compacted between them and on the approaches. The Whittlesea Council decided not to make the customary test by traction engine or steam roller before taking possession and making the final progress payment. As Lockwood put it: "they took your word for it that it would stand". The Shire President was impressed by Lockwood's management of the project and remarked that he "deserved credit for the manner in which he had looked after his work".

Meanwhile, on 30 June 1901 Lockwood informed Monash & Anderson that there was an opportunity for a Monier Arch bridge over the Darebin Creek near the town of Wollert (then spelled Woolert) in the Shire of Epping, which Lockwood also served as Engineer.



Undated, but c.1900s image of the Barbers Creek bridge (Source: City of Whittlesea Heritage Study)

Although residents along the Bridge Inn Road between Wollert and Mernda had agitated for an all-weather bridge across the Darebin Creek since the 1850s, it was not until 1870 that the first permanent bridge was provided. Before this, several crude bridges had been placed across the creek, but these were usually washed away by the next flood. The 1870 bridge was replaced in 1898 by a new bridge with bluestone abutments and timber decking constructed by Messrs. Harrison and Baker. However, by 1901 the decking had become defective and unsafe, and Lockwood was keen to see a Monier Arch substituted for the timber to provide a lasting superstructure. Anderson provided a quotation by simply giving a unit price of £96 for the arch itself and a rate per cubic yard for concrete and then quoting "reasonable rates" for minor items. Early in July computations were made, a drawing was prepared, and a formal tender submitted for £167-10-00.

On 16 July 1901 Epping Council accepted Monash & Anderson's offer, rejecting a tender for the timber alternative on the grounds that it was impossibly low and that the "permanence" of reinforced concrete would prove cheaper in the long run. By 13 August, Lynch had dismantled the old bridge and begun stripping down the bluestone abutments to receive the ends of the arch. It appears that the centres from Barber's Creek were re-used, the spans and rises of the two bridges being almost identical. Work at both sites was delayed by extensive floods in July and August, the latter cutting off Wollert from the town of Epping, were the workers lived. The Wollert arch, being narrower than that at Barber's Creek, was cast in one operation, probably on 7 September, and the mason started on the spandrel walls - this time in bluestone to match the abutments – three days later. By 26 September 1901 the walls and filling were complete, and people were unofficially crossing the bridge in their traps on the way to "town". Lynch completed the job in the last week of October. Again, there is no mention of a test.

Monash & Anderson publicised the two bridges widely, sending photographs to many municipalities and foreseeing a thriving business in small country bridges of this type. Lockwood was extremely proud of his association with them, supplying Councillors of both municipalities with souvenir photographs.

Both bridges remained in use until the 1960s when they were bypassed and replaced with new bridges.

References

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

'John Monash Engineering enterprise prior to WWI' viewed at http://www.aholgate.com/jm_intro.html on 4 January 2023 (Monash website)

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Wuchatsch, Robert and Hawke, Gwen, *History views of the City of Whittlesea*, 1988

Wuchatsch, R.N. and Waghorn, J.F., *Historic buildings of the Whittlesea Shire*, Melbourne, 1985, No.17

Description

The Monier Arch bridge over Barbers Creek on the Old Plenty Road is situated approximately 650m to the south of the junction with Arthurs Creek Road. Constructed between concrete abutments, the bridge superstructure comprises a single 'Monier Arch' which in this instance was cast in two strips over 'lagging' positioned to mould the soffit of the arch. The packed earth fill overlying the arch is retained between brick spandrel walls, the top two courses of which are concrete rendered over to prevent dislodgment of bricks. Substantial wooden baluster posts are set into the rendered brickwork, but the railing has been removed. Apart from this, the bridge has good integrity.

The Monier Arch bridge over the Darebin Creek is situated adjacent to the present Bridge Inn Road crossing, which bypasses the old bridge on the south side. It is a composite bridge that retains the 1898 bluestone abutments and angled wing walls, which are constructed of coursed, squared bluestone. The wing walls have axe-faced coursing stones with drafted margins. The single Monier Arch springs from the bluestone abutments and has bluestone spandrel walls with cement coping. The bridge has good integrity. The only change has been the replacement of the original timber balustrade with metal guardrails and posts (sections of the base of the timber balustrade posts are still attached to the sides of the bridge).

Comparative analysis

The two Monier Arch bridges in the City of Whittlesea compare with the other surviving Monier Arch bridges in Victoria built by Monash & Anderson or the RCMPC Co. from 1899 to 1913. The bridges were all built to similar designs using standard specifications with single or multiple spans and spandrel and abutment walls finished in cement render and/or brickwork.

The Darebin Creek Bridge is of note as it is one of only three Monier Arch bridges that replaced an earlier bridge and retain some of the original infrastructure. The other early example is the Wheeler's bridge at Hepburn, constructed in 1900, a twin-arch bridge, which incorporates the bluestone base of the original pier and parts of the bluestone abutments. In 1917, the RCMPC Co. built a three-span bridge using the original bluestone piers and abutments over the Wannon River at Wannon.

These two bridges also show the introduction by Monash & Anderson of lightweight timber balustrades, which were intended to lighten the load of the edges of the arch following the failure of the first King's Bridge at Bendigo, which had heavy brick balustrades.

The 1898 bluestone abutments and wing walls of the Darebin Creek bridge are comparable to those of the 1866-67 Morang Bridge on the Bridge Inn Road over the Plenty River.

Statement of significance

What is significant?

The Monier Arch bridges over Barbers Creek on the Old Plenty Road at Mernda and over Darebin Creek adjacent to the Bridge Inn Road at Wollert, both designed by Monash & Anderson and constructed in 1901 are significant. The 1898 bluestone abutments of the Darebin Creek bridge also contribute to the significance of the place.

Alterations and additions made after 1901 are not significant.

How is it significant?

The Monier Arch bridges over Barbers Creek at Mernda and Darebin Creek at Wollert are of local historic, representative and rarity significance to the City of Whittlesea.

Why is it significant?

The Monier Arch bridges are historically significant as early road bridges in the City of Whittlesea, which demonstrate improvements made to river crossings by the early twentieth century as traffic increased. The bridges are also important for their association with John Monash and Joshua Anderson, who pioneered the use of reinforced concrete in bridge construction and introduced the Monier Arch technology to Victoria. (Criterion A)

The Monier Arch bridges are of representative significance as intact examples of simple, single span bridges using the Monier Arch technology. The evidence of the original timber balustrades illustrates changes made to reduce the load on the edges of the arch following the failure of a bridge at Bendigo with heavy brick balustrades. (Criterion D)

The Darebin Creek bridge is significant as one of only three examples of a composite bridge where the Monier Arch has been inserted into the bluestone abutments and wing walls of a previous bridge. Consequently, it is the only Monier Arch bridge to have bluestone spandrel walls. (Criterion B)

Statutory recommendations

As the HO schedule is listed by locality, retain the existing individual HO numbers, with updated descriptions in the 'Heritage place' column, as follows:

HO38
Monier Arch Bridge (Darebin Creek)

Bridge Inn Road, Wollert

HO122
Monier Arch Bridge (Barbers Creek)

Old Plenty Road, Mernda

The existing HO map extent for the Barbers Creek bridge (currently HO122) remains the same.

As shown below, reduce the HO map extent for the Darebin Creek Bridge (currently HO38) to include only the bridge and a small curtilage and exclude the modern road alignment and bridge



Other images

For additional images, please refer to the Hermes database place record.

5. RETAIL & COMMERCIAL

5.1 Introduction

This section provides the assessment of the following retail and commercial places:

- HO67, Bridge Inn.
- HO23, Turner's Bakery (Former).
- HO179, Yan Yean Store Storage Shed (Former).

5.2 Thematic context

Victoria's Framework of Historic Themes

3. Connecting Victorians by transport and communications: 3.1 Establishing pathways

6. Building towns, cities and the garden state: 6.5 Living in country towns

City of Whittlesea Thematic Environmental History

4. Transport and communications: 4.1 Establishing a road network in the 19th century

5. Building settlements and towns: 5.1 Early pastoral and village settlements, 5.3 Towns that grew with the Yan Yean Reservoir

5.3 Comparative analysis

See attached citations.

Bridge Inn

Other names: Hotel

1425 Plenty Road, Mernda **Heritage Overlay: HO67**





Main image:	North elevation (2022)	**Hermes:**	28893
Place type:	Hotel	**Style:**	Victorian: Free Classical
Creation dates:	1891	**Designer:**	William Pitt

History

Mernda

Some of the earliest settlements grew up around stopping places along the early roads, such as hotels and inns. The town of Mernda (originally known as Morang), situated at the northern extreme of the Plenty Gorge, first developed near the site of a crossing over the Plenty River, which from 1841 was occupied by the first Bridge Inn (described at the time as a wattle and daub hut). The construction of the Yan Yean Reservoir contributed to the area's growth. Between 1853 and 1857 up to 1,000 men were employed in building the reservoir and in 1853 the first school was opened, followed by a Wesleyan Methodist Church in 1856, a Presbyterian Church in 1860, and a post office in 1861.

After its completion the Yan Yean Reservoir was a major attraction and provided a steady flow of tourists to the town. Three hotels, adjacent to the reservoir, were constructed. In 1893, following the opening of the Whittlesea railway line, the town changed its name to South Yan Yean (there was already an existing Yan Yean station), but by 1913, due to confusion the experiment had been abandoned and the name of the district was changed to Mernda. By 1928, when it was officially declared a township, there were over 200 houses, two Savings Banks, three general stores, a bakery, five churches, a school and the Mechanics' Institute, which contained the Whittlesea Shire Council Chambers.

Bridge Inn

The first Bridge Inn was established c.1841 by James and Lewis Wills in a wattle and daub building. This first inn was located to the south of the present Bridge Inn Road and east of the river, serving traffic crossing the river and travelling along the nearby Whittlesea Road.

The Bridge Inn along with 400 acres of surrounding land was purchased in 1851-52 by Moses and Janet Thomas. Around c.1856 Thomas built a new Bridge Inn in timber on a site a little to the south of the intersection of Plenty Road and Bridge Inn Road. Francis McGlinn held the license in 1858. Around the same time another hotel, the Lamb Inn, was established on the west side of Plenty Road north of Bridge Inn Road.

The Bridge Inn was moved to its present site by 1868. By that time another hotel known as the Britannia Inn had been established further to the south on the west side of Plenty Road adjoining the Morang Common School No.488 and the Presbyterian Church. In 1871-72 Charles and Mary Hughson opened the Yan Yean Hotel almost a mile north of the crossroads and there were, for a short time (the Britannia appears to have closed soon after it was sold in 1879), four hotels at Morang within a square mile.

In 1874 Janet and Moses Thomas gave the Bridge Inn to their son Walter as a wedding present. He subsequently sold it in 1878 to W.J. Perkins who had previously held the license of the Plough Inn at Janefield. Moses Thomas died in the same year. By this time the Morang Saleyards had been relocated to the site immediately to the south of the hotel.

The opening of the Whittlesea Railway led to a minor development boom in Mernda and a local newspaper reported in 1892 that in the preceding five years £15,000 had been spent on new buildings within a one-mile radius of the South Yan Yean (Mernda) railway station. One of these was the new Bridge Inn Hotel, which was rebuilt in 1891 at a cost of £2,000 to a design by the noted architect, William Pitt. McDonald and Chalmers were the contractors. The hotel, along with several other substantial houses built around the same time, were described in the 31 July 1891 edition of the *Evelyn Observer* as 'proof of the rapid progress of the district'. Situated on 'one of the most important corners in the Shire of Whittlesea' the new hotel was described as:

… an imposing style, being two stories high and constructed of brick with cement facings and having a balcony with neat iron railing fronting the main Plenty road.

Minor alterations were made to the hotel during the interwar period. Between 2010 and 2014 extensive additions were made wrapping around the original hotel on the south and west side.

Moses Thomas

Moses Thomas played an important role in the development of the Morang/Mernda district and surrounding area. He was one of several civic-minded early citizens who contributed to the development of the district and ensured it had the necessary facilities to build a community. In 1853 he was among a group of local 'subscribers' who formed a committee and agreed to meet the cost of setting up a National School. Thomas was elected chairman and donated two acres of land for the school, which opened in 1854. Thomas continued as chairman and then from 1873 to his death in 1878 served as chairman of the District Board of Advice. In 1860 he donated land for, and designed, the Presbyterian Church, which opened in March 1861. Thomas was an engineer and building contractor and the church was among several buildings that Thomas designed and/or built in the area. In 1865 he was appointed Engineer, clerk and collector of the Morang Road Board and is credited with the design of the bluestone bridge on the Bridge Inn Road over the Plenty River, built in 1868. He also served for a short time as a Whittlesea Shire councillor just prior to his death in 1878.

William Pitt, architect

William Pitt (1855-1918), architect and politician, was born in Melbourne and educated in St Kilda and Carlton before serving articles as an architect with George Browne. Commencing his own practice in 1879, Pitt that year won first prize for his design for the Melbourne Coffee Palace, the city's first temperance hotel, which, built in Bourke Street, became one of the tallest

buildings in Melbourne. In 1883 another award-winning design was used for 'Gordon House' a complex of 'improved lodging houses and dwellings' in Little Bourke Street. Pitt was highly sought after during the land boom in Melbourne, working almost solely in commercial architecture and becoming one of the most prolific proponents of eclecticism, in particular the Gothic revival and Second Empire styles of architecture. He was responsible for such Melbourne landmarks as the Princess Theatre (one of many theatres he designed in Melbourne, Adelaide, Sydney, and New Zealand), the Olderfleet and Rialto Buildings in Collins Street, and the St Kilda Town Hall.

It has been said 'the most prolific years of Pitt's architectural practice coincided with the boom period in Melbourne and his work, more than anyone else's, reflected the confident exuberance of boom-style architecture'.

References

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Description

The Bridge Inn Hotel is a two-story corner hotel building in the Victorian Free Classical style. Typical of corner hotels of the period, it is constructed on the property boundaries and has a splayed corner. It is constructed of red brick with a base course of quarry-finished bluestone and the relatively restrained moulded cement ornamentation includes banding, string courses, cornices (including to the brick chimneys), and architraves. Most of the windows are timber sash. Notable details include the elaborate scrollwork above the windows and doors at the ground floor, and the arched pediment above the corner splay that incorporates a clam shell and is surmounted by a timber flagpole. Set below the pediment is the year of construction (1891) in raised render, while 'Bridge Inn' is set within the parapets on either side. On the east side there is a two-level cast iron verandah with a skillion roof.

On the north side, the interwar extension at the west end of the single storey section is marked by the visible hip roof and paired timber sash windows with a concrete lintel. It continues the rendered bands of the original building, and the quarry-finished bluestone base was possibly re-used from the side of the original building. Apart from this change the 1891 hotel has good intactness and integrity. One of the chimneys has been extended, the doors have been replaced and the windows on either side of the splayed corner entrance have been replaced (this includes the window on the east side, with arched glazing, which is sympathetic, but not original as a c.1978 image shows a post-war style window in this opening).

The c.2010 additions, while quite large, are sympathetic to the original structure, which remains legible and prominent within the streetscape on this key intersection. The hotel forms an important historic counterpoint to the Mechanics' Institute, which is diagonally opposite.

Comparative analysis

The Bridge Inn is one of seven surviving nineteenth century hotels in the City of Whittlesea. Of these, the Epping Hotel at 743 High Street, Epping and the Springs Hotel at 825 Donnybrook Road, Donnybrook are of very low integrity and are not included in the heritage overlay.

The oldest surviving hotels are the former Woodstock Hotel, built c.1855 at 910 Epping Road, Woodstock and the former Britannia Inn, built c.1862 at 1321 Plenty Road, Mernda. Both are simple buildings, rectangular in plan with hipped roofs. The former Woodstock is simple timber building with a hipped roof extending to form a verandah along the front and is complemented by an early timber stables. The former Britannia Inn is constructed of bluestone rubble. Both have regularly spaced timber sash windows in the front elevation.

The Bridge Inn compares directly with the Commercial Hotel at 820 Plenty Road, South Morang (HO126). Both are corner buildings, built only one year apart, and with similar form and detailing. (It is highly likely that William Pitt also designed the Commercial as the buildings are so similar). Like the Bridge Inn, the Commercial has been altered and extended over time, but the nineteenth century section remains legible.

The other comparison is the former Prince of Wales Hotel at Whittlesea (HO133), which was built in 1866. De-licensed in the early twentieth century, it is a typical, two-storey corner hotel with a splayed corner, but is less intact and no longer used as a hotel.

Statement of significance

What is significant?

The Bridge Inn, designed by William Pitt and constructed in 1891, at 1425 Plenty Road, Mernda is significant.

Alterations and additions including the c.2010 extension and other buildings on the site are not significant.

How is it significant?

The Bridge Inn is of local historical, aesthetic, and social significance to the City of Whittlesea.

Why is it significant?

The Bridge Inn is historically significant as the longest running hotel in the City of Whittlesea. The first Bridge Inn was the first public building in the Morang (Mernda) district and gave its name to the road where it is now situated. The relocation to the present site by 1868 reflected the growing importance of Plenty Road as a main transport corridor and the early development of the Morang township along the road on either side of Bridge Inn Road in the 1860s and 1870s. The rebuilding of the hotel in 1891 was associated with the development that followed the opening of the Whittlesea Railway in 1889. Moses Thomas, who played an important role in the early development of Morang, was the owner of the hotel from 1851 to 1878. (Criterion A)

The Bridge Inn is of aesthetic significance as an imposing late Victorian hotel in the Free Classical style with distinctive detailing including cement ornamentation to the windows and

parapet, and a two-level cast iron verandah. Situated on a prominent corner site it is an historic landmark in Mernda. (Criteria E)

The Bridge Inn is of social significance as a hotel that has served the local communities for over 130 years. It has for generations been known, used, and valued by the local community, and to visitors to Mernda, as a place to stay, eat, drink, meet and socialise. (Criterion G)

Statutory recommendations

Retain in HO67 with the following HO schedule changes:

- In the 'Heritage place' column, replace the description with:

  Bridge Inn

  The heritage place comprises the 1891 two storey brick hotel.

  1425 Plenty Road, Mernda
- In the 'Solar energy systems controls apply? column replace 'Yes' with 'No'.
- In the 'Outbuildings or fences etc.? column replace 'Yes outbuildings' with 'No'.

Other images



East elevation showing the c.2010 addition at left (Source: City of Whittlesea 2022)

For additional images, please refer to the Hermes database place record.

Turner's Bakery (Former)

Other names: -

107 Schotters Road, Mernda

Heritage Overlay: HO23





Main image:	Front (east) elevation (2022)	**Hermes:**	28849
Place type:	Bakery	**Style:**	Victorian
Creation dates:	c.1891	**Designer:**	Unknown

History

Mernda

The town of Mernda (originally known as Morang), situated at the northern extreme of the Plenty Gorge, developed near the site of a crossing over the Plenty River, which from 1841 was occupied by the first Bridge Inn (described at the time as a wattle and daub hut). The construction of the Yan Yean Reservoir contributed to the area's growth. Between 1853 and 1857 up to 1,000 men were employed in building the reservoir and in 1853 the first school was opened, followed by a Wesleyan Methodist Church in 1856, a Presbyterian Church in 1860, and a post office in 1861. The Bridge Inn was rebuilt in 1856 and again in 1891 on a new site at the corner of Plenty Road.

After its completion the Yan Yean Reservoir was a major attraction and provided a steady flow of tourists to the town. Three hotels, adjacent to the reservoir, were constructed. In 1893, following the opening of the Whittlesea railway line, the town changed its name to South Yan Yean (there was already an existing Yan Yean station), but by 1913, due to confusion the experiment had been abandoned, and the name of the district was changed to Mernda. By 1928, when it was officially declared a township, there were over 200 houses, two Savings Banks, three general stores, a bakery, five churches, a school and the Mechanics' Institute, which contained the Whittlesea Shire Council Chambers.

Turner's Bakery

The exact date of the establishment of Turner's Bakery is not known, but it appears to date from c.1885 to c.1891. References in the 1990 *City of Whittlesea Heritage Study* to an earlier

bakery established c.1860s by Moses Thomas do not appear to be consistent with the history of this building.

When the Morang (Mernda) district was surveyed in the mid-nineteenth century the land to the north of what would become Bridge Inn Road between the Plenty River and the Plenty Road was set aside as a Government Crown Land reserve, which became known as the 'Water Reserve'. This included all the land along both sides of what is now Schotters Road, which did not exist at the time.

By 1871, when there were 14 dwellings on this land under residence licenses, the Government decided to allow selection of reserve despite protests by the Whittlesea Road Board. The 14 current residents were given the opportunity to select about 10 acres each and the remaining 30 acres was surveyed into smaller lots before being declared open for selection. What is now Schotters Road was formed along the southern part of the east boundary (the northern section of the east boundary was formed by the original alignment of the road to Whittlesea), and the alignments of Johnson Road, Hayes (formerly Gordon) Road and Heals Road were also created by the subdivision (See Figure 1). By 1875 the lots were being converted to freehold.

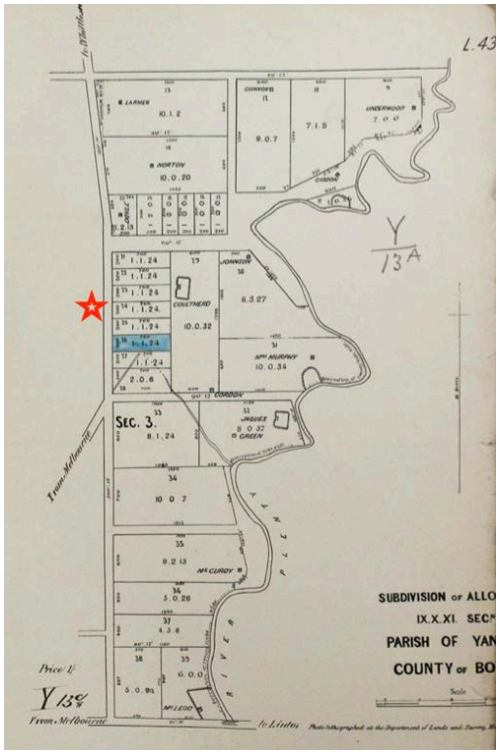


Figure 1: Government subdivision plan for the Morang Water Reserve, c.1871. Red star indicates approximate future location of Turner's Bakery (Source: PROV, as reproduced in Mills, 2017)

The opening of the Whittlesea Railway in 1889 led to a minor development boom in Morang and a local newspaper reported in 1892 that in the preceding five years £15,000 had been spent on new buildings within a one-mile radius of the South Yan Yean (Mernda) railway station. One of these was the new Bridge Inn Hotel, which was rebuilt in 1891 at a cost of £2,000 to a design by the noted architect, William Pitt. McDonald and Chalmers were the contractors. The hotel, along with several other substantial houses built around the same time, were described in the 31 July 1891 edition of the *Evelyn Observer* as 'proof of the rapid progress of the district'.

Included among these houses were several on the former water reserve estate such as Hazelmere, erected c.1889 for John Horner at 32 Hayes Road, and Clydebank, erected c.1891 for James Johnstone at the eastern end of Johnson Road.

In January 1891 John Horner obtained Torrens title to a narrow strip of land on the west side of Schotters Road between the road and the Whittlesea Railway reserve. An encumbrance on the title refers to a lease held by Charles Turner for 'seven years from the 1st day of January 1885'. This may indicate when Turner commenced the bakery on this site. The encumbrance was removed on 1 May 1891 when Charles Turner purchased the part of the land on which the bakery is now situated. His brother Stephenson purchased another part of the land, while the Trustees of the Methodist Church purchased the allotment immediately to the south of the bakery site.

It is possible that further improvements were made by Charles Turner following his purchase of the land. Charles and his brother Stephenson baked bread for sixty years, while their brother-in-law, Mr. Russell, and others drove the cart. Every Tuesday, Thursday, and Saturday they would deliver bread to homes in the Yan Yean and Whittlesea area, leaving about midday with the hot bread and returning in the dark in winter. On alternate days they would deliver to Mernda and Separation. The delivery vehicle and horses were kept on site, at the rear of the residence where a stables and carriage house were built.

The Turners also had a store and sold groceries. Stephenson was appointed as postmaster for Mernda from 1880 to 1885 at £15 per annum. His brother Charles followed until 1892, when the post office was transferred to the railway station. Charles died in 1944. The business was sold after Stephenson's death in 1948 to the Mitchell Brothers of Whittlesea and eventually closed.

Both Charles and Stephenson had been staunch supporters of the nearby Mernda Methodist Church. Charles was a member for 67 years and acted as a preacher, conducting services in many surrounding Methodist churches. He also taught Sunday School and both he and Stephenson were Church Trustees. In 1946 Stephenson had donated land to the church for establishment of a tennis court.

Since closure as a bakery, the building has seen use at different times as a shoe factory and private residence.

It is presently used (2023) as a café and bakery.

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Description

The former Turner's Bakery complex comprises the residence and shop, separate bakehouse, and timber outbuildings believed to be the stables and carriage house. There is also a domed well/tank to the north side of the shop/residence.

The shop and residence are asymmetrical in plan with a hip and gable corrugated iron roof. It is constructed of bi-chrome brick (with remnants of white tuckpointing): red with cream brick expressed as decorative quoining, corbelling, and patterning to the walls and corbelled chimneys. The projecting shop section has a rendered parapet with a distinctive scalloped and stepped profile and an arched pediment with a swag detail, 'C. Turner Baker' in thin raised letters and vermiculated panels. Below this is a central panelled door with toplight, flanked by timber sash windows. There are similar windows in the side elevations. The residential entry in the recessed wall also has a toplight and there is a tripartite window beside. All the doors and windows have compressed arch head profiles, and the windows have heavy stone or rendered cills.

There are weatherboard additions at the rear. The return verandah including the brick paving is not original and has Edwardian style timber fretwork detailing, which is not correct for a Victorian era building. A new door has been inserted in the side wall of the shop section adjacent to the original residence entry.

To the north of the residence/shop is a domed brick well. The top is now finished with cement render.

The bakehouse is the brick gabled building adjacent to the north boundary. The east end has a timber sash window with an arched head with cream brick quoining, and above this is cream brick in a diaper pattern. The other elevations are in plain red brick. The south elevation contains an original window and door and another opening, currently a window, which may have been a door originally. These all have compressed or segmental arch heads. There is one plain square brick chimney. Internally, an early cast iron oven remains, which was manufactured by 'Wm Graham & Sons. Trig Lane. Upper Thames's London.'. Bricks surrounding the oven suggest an early 20th century installation. The verandah is not original, although it is similar in form to the original verandah to this building.

At the rear of the property are the former carriage house and stables. The stable, immediately behind the bakehouse, is a gabled weatherboard building. There is a two-part timber stable door, and an entry (with a modern door) in the front elevation. The carriage house has a gable roof that extends to form a verandah at a lower pitch along front elevation, which has vertical boards to the end panels. The walls are clad in corrugated iron with weatherboards to the gable ends. The verandah has been enclosed.

Comparative analysis

The former Turner's Bakery is notable as an intact example of a nineteenth century bakery, which retains all the typical component parts including a shop/residence, bakehouse, domed well/tank, carriage shed and stables. While the design of the shop and residence is typical of the era, it is distinguished by the detailing including the bi-chromatic tuckpointed brickwork and the distinctive cement rendered parapet. The quality of the bi-chromatic brickwork compares with residential examples such as Hazelmere at 32-36 Hayes Road, built c.1889.

The former Turner's Bakery complex is also one of the oldest surviving commercial buildings in the City of Whittlesea and, along with the Bridge Inn Hotel, the only surviving nineteenth century commercial/retail buildings in Mernda. The other shop buildings included in the heritage overlay, all in Whittlesea, are timber buildings, which date from the late nineteenth to early twentieth century. None are directly comparable to Turner's Bakery in terms of their style, although the residence and shop at 39 Church Street has a similar form with hipped roof residence and a projecting gabled shop with a front parapet. It appears to date from the early 1900s.

Statement of significance

What is significant?

The former Turner's Bakery, constructed in 1891, at 107 Schotters Road, Mernda is significant. The shop and residence, bakehouse, carriage house, stables and domed tank/well contribute to the significance of the place

Alterations and additions to the shop and residence including the rear weatherboard section, new door to the side wall of the shop section and the verandah, and the verandah to the bakehouse are not significant.

How is it significant?

The former Turner's Bakery is of local historical, representative, and aesthetic significance to the City of Whittlesea.

Why is it significant?

The former Turner's Bakery is historically significant as one of the oldest commercial buildings in the municipality, and as a bakery that served the Morang/Mernda and northern Plenty Valley district for over 60 years. It is associated with the development of Morang (Mernda) that followed the opening of the Whittlesea Railway in 1889. The bakery is associated with Charles and Stephenson Turner, who were prominent members of the local community. (Criterion A)

The former Turner's Bakery is significant as a representative and intact example of a nineteenth century bakery complex, which retains all the typical component parts including a shop and residence, detached bakehouse with original oven, associated stabling and carriage room (that demonstrates the horse-drawn delivery of bread to the local area), and domed well, which supplied water. (Criterion D)

The former Turner's Bakery residence and shop is of aesthetic significance as a late nineteenth century shop and residence with distinctive detailing. The aesthetic qualities of the place are derived from the bi-chromatic brick in red with cream expressed as decorative quoining, corbelling, and patterning to the walls and chimneys, and the rendered parapet to the shop, which features a scalloped and stepped profile and an arched pediment with a swag detail, 'C. Turner Baker' in thin raised letters and vermiculated panels (Criteria E)

Statutory recommendations

Retain in HO23 with the following HO schedule changes:

- In the 'Heritage place' column, replace the description with:

  Turner's Bakery (Former)

The heritage place comprises the former shop and residence, bakehouse including the cast iron oven, domed brick well, stables and carriage house.

107 Schotters Road, Mernda

- In the 'Internal alteration controls apply? column replace 'No' with 'Yes – cast iron oven within bakehouse only'.
- In the 'Solar energy system controls apply? column replace 'Yes' with 'No'.

Other images



Clockwise from top left: The bakery, the domed well, the carriage house, and the stables (Source: David Helms, 2023).

Yan Yean Store Storage Shed (Former)

Other names: -

100 Old Plenty Road, Yan Yean

Heritage Overlay: HO179





Main image:	North and west elevations (2023)	**Hermes:**	29264
Place type:	Store	**Style:**	Interwar
Creation dates:	c.1935	**Designer:**	Unknown

History

Yan Yean

In the mid-1850s a township grew up at the construction site of the Yan Yean Reservoir. At its peak in 1856 up to 700 labourers including some with their families took up residence in slab huts or tents. Yan Yean Quarry School was opened, and the contractors for the embankment opened a hotel, later known as the Yan Yean Hotel. A house was built for the resident engineer, John Charles Taylor, on a hillside overlooking the reservoir. This house later became the caretaker's residence. The town declined after the completion of the reservoir and little evidence remains of it today (Context 2010:33).

Yan Yean Store and Post Office (former)

It is believed the Yan Yean Store was established by the McPhee family, who had settled in the area during the 1860s and owned a property that stretched back from the Old Plenty Road to the Plenty River.

The store continued in the ownership of the McPhee family until 1917, when the business was sold to Mr. G. Parker. In 1914 a public telephone was installed and in 1921 the Post Office agency was transferred from the nearby railway station to the store. In the 1930s the storage shed was constructed to store grain and stockfeeds. Following the end of World War II, the shed also served as a venue for a dinner welcoming back returned servicemen to the area.

In 1974 the Post Office was closed, and the store followed soon after. The original general store was demolished and replaced with a dwelling, but the 1930s storage shed has been retained.

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Description

The former Yan Yean Store storage shed is a timber-framed gable-fronted building clad in corrugated iron. It is raised on stone or cement footings and has a row of six small windows evenly spaced along the long side elevations. While the openings may be original the plate glass now used in the windows is not. The façade contains a rectangular opening, now infilled with timber.

Comparative analysis

The primary purpose of country townships established with closer settlement from the 1870s onwards was servicing the small farmer community: retailing thus was among the first activities established in the form of the general store. As Dingle (1984:130) has pointed out:

Although farmers sold their produce across the world, their personal mobility was limited to what could be comfortably achieved in a day by horse and cart. The nearest township thus had to supply most of their social, intellectual and spiritual as well as their economic needs. As a result a vigorous community life flowered in the country towns between about 1880 and 1914 …

General stores were among the first businesses to open in new settlements and played a vital role in the economic development by serving the everyday needs of residents and people on the surrounding farms. General stores also have social value as place where local people could meet and socialise.

Many rural general stores required a large building to store the bulky goods and materials specifically required for farming, such as bags of seed and grain, and hay and fodder. These were typically simple buildings, often timber framed and clad in corrugated iron in the manner of rural sheds. The former Yan Yean Store storage shed is a characteristic example. The simple gabled form, clad in corrugated iron and the prominent siting on the front boundary also make it an historic landmark within the local area.

Another example is the hay, grain, and saddlery store beside the former Doreen Store at the southeast corner of Yan Yean and Bridge Inn roads (now within the City of Nillumbik). This is a brick building with a gabled roof that appears to date from the interwar period.

Statement of significance

What is significant?

The former storage shed associated with the Yan Yean Store, constructed c.1935, at 100 Old Plenty Road, Yan Yean is significant.

The residence on the site is not significant.

How is it significant?

The former Yan Yean Store storage shed is of local historical, representative, and aesthetic significance to the City of Whittlesea.

Why is it significant?

The former Yan Yean Store storage shed is historically significant as a building that is associated with the development of the Yan Yean district during the interwar period. General stores played an important role in the development of local communities and this building, which was used for the storage of grains and farming supplies, is a reminder of the role provided by the Yan Yean Store in serving the local needs of the farming community in the twentieth century. (Criterion A)

The former Yan Yean Store storage shed is representative of the simple buildings used to store larger goods and materials associated with farming that were typically associated with rural stores of the early to mid-twentieth century. (Criterion D)

The former Yan Yean Store storage shed is of aesthetic significance as a distinctive rural building within an area that is becoming increasingly urbanised. The simple gabled form, clad in corrugated iron and the prominent siting on the front boundary make it an historic landmark within the local area. (Criteria E)

Statutory recommendations

Retain in HO179 with the following HO schedule changes:

- In the 'Heritage place' column, replace the description with:

  Yan Yean Store Storage Shed (Former)

  100 Old Plenty Road, Yan Yean
- In the 'Tree controls apply? column replace 'Yes' with 'No'.
- In the 'Solar energy system controls apply?' column replace 'Yes' with 'No'.

Other images

None.

6. HOUSES & HOMESTEADS

5.1 Introduction

This section provides the assessment of the residential buildings included in the Review. These include houses within townships and suburbs, as well as rural homesteads, which do not have any surviving outbuildings (see the Farm Complexes section for the assessment of other homesteads). The houses and homesteads assessed in this section are:

- HO6, Cordell's Cottage, 215 Fourth Avenue, Eden Park
- HO49, Maltzahn's Farmhouse, 127 Gardenia Road, Lalor
- HO184, House (Vibon)16 Gratwick Street, Lalor
- HO87, House and front fence (former McAuliffe House) 44 Tramoo Street, Lalor
- HO119, Simpson Farmhouse , 100 Cravens Road, Mernda
- HO64, Cockerell's Cottage, 16 Farmstead Way, Mernda
- HO14, Black Braes , 33 Farmstead Way, Mernda
- HO72, Linton Park, 265 Hazel Glen Drive, Mernda
- HO15, Hazelmere, 32-36 Hayes Road, Mernda
- HO71, Clydebank, 31-35 Johnsons Road, Mernda
- HO76, Moorilla, 1175 Plenty Road, South Morang
- HO84, Downie House, 22 Wallan Road, Whittlesea
- HO170, Rockbank (Payne's House), 715 Epping Road, Wollert

5.2 Thematic context

Township and suburban houses

Victoria's Framework of Historic Themes

6. Building towns, cities and the garden state: 6.1 Establishing Melbourne Town, Port Phillip District, 6.3 Shaping the suburbs, 6.5 Living in country towns, 6.7 Making homes for Victorians

City of Whittlesea Thematic Environmental History

5. Building settlements and towns: 5.1 Early pastoral and village settlements, 5.2 Land speculation, 5.3 Towns that grew with the Yan Yean Reservoir, 5.4 Suburban development in the 20th century

Within the City of Whittlesea, the earliest settlements developed around facilities provided for travellers, which were often situated near creek and river crossings. As settlers began to arrive the demand for houses and facilities increased and schools, churches, shops, inns, and other community infrastructure was developed. Other settlements grew because of the timber industry. The arrival of the railway in the township of Whittlesea in 1889 sparked a further period of growth.

While the origins of most settlements are in the 19th century, most of the development in the City of Whittlesea occurred during the 20th century, and particularly in the period following World War II. Much of that growth was due to migration.

Early pastoral and village settlements such as Merriang, Westgarthtown/Thomastown, and Whittlesea were established from the 1850s onwards. In the mid-1850s a township grew up at the construction site of the Yan Yean Reservoir, which at its peak in 1856 contained up to 1,000 labourers including some with their families. A school and a hotel were opened; two other hotels were also opened nearby. Following the completion of the Reservoir, the town centre shifted back towards Old Plenty Road where a new school and a post office/store were established. The building of the reservoir also contributed to the growth of Morang (later South Yan Yean and now Mernda).

The opening of the railway to Whittlesea in 1889 encouraged the development of the settlements along the route and resulted in several speculative subdivisions. At Whittlesea, the 'Pint Pot' estate, which contained over 120 lots was sold from 1888; however, sales were slow during the 1890s depression and much of the land was not sold until the early part of the 20th century. At Morang (Mernda) in the five years from 1887 to 1892 more than £15,000 was expended in the construction of new buildings, including several substantial brick homesteads, within a two-mile radius of the railway station.

Suburban beginnings after World War I

The rapid population growth of Melbourne in the period following World War I created considerable pressure for the city to expand. The electrification of the Whittlesea railway to Thomastown (completed by 1929) provided an impetus to development and the first suburban subdivisions were created in southern parts of the municipality in the latter part of the 1920s and early 1930s.

In Thomastown, in the late 1920s, 1300 lots were subdivided in the areas surrounding the railway station. However, the onset of the Great Depression slowed development, and few houses were built prior to World War II.

Suburban expansion after World War II

Following the conclusion of World War II, development resumed and the growth in motor car ownership meant that the suburban boundaries were able to expand beyond the limits imposed by the public transport network. The relative proximity of Thomastown to the City centre and the ready availability of land drew many residents to the area.

In the early 1950s the Melbourne & Metropolitan Board of Works began preparing a plan to cater for the future growth of Melbourne. The Plan, released in 1954, covered the whole of the metropolitan area including districts that were 15 to 18 miles from the city centre and encompassed a total of 688 square miles or 1,780 sq km. In 1971, the planning area was extended by nearly three times including parts of Whittlesea. At that time the concept of growth corridors emanating from the city core along key transport routes was introduced. One of these corridors was along the Plenty Valley following the route of the Whittlesea Railway.

Since the early 1970s this has led to the significant suburban growth within Epping, Thomastown and Lalor, as well as the creation of the new suburbs of Mill Park and South Morang. The population more than quadrupled from 27,000 in 1969 to approximately 130,000 in 2007.

Rural homesteads

Victoria's Framework of Historic Themes

2. Peopling Victoria's places and landscapes: 2.5 Migrating and making a home, 2.6 Maintaining distinctive cultures, 2.7 Promoting settlement

4. Transforming and managing the land: 4.3 Grazing and raising livestock, 4.4 Farming

City of Whittlesea Thematic Environmental History

2. Settling the land: layers of settlement: 2.2 Selection and freehold land sales, 2.5 Migrating for opportunity.

3. Utilising natural resources: 3.1 Grazing and agriculture, 3.2 Dairying

Victoria's pastoral era began in the mid-1830s when pastoralists brought livestock, mainly sheep, across Bass Strait from Van Diemen's Land; or overland from the Riverina District, following Major Thomas Mitchell's exploration of new pastures south of the Murray River in 1836. It lasted until the 1860s when, as we shall see later in this chapter, a series of Land Acts opened up Victoria for selection and most of the large pastoral runs were broken up into smaller farms. The first pastoralists grazed their animals on vast areas of land illegally, thus acquiring the name 'squatters'. In 1836 the government formalised their occupation of the land by means of pastoral licences, for which pastoralists paid £10 per year. The pastoral occupation of what was then known as the Port Phillip District occurred rapidly. By 1850 all the best grassland had been taken up, with only the arid parts of the north-west and the inaccessible areas of Gippsland remaining unoccupied.

The proximity of the City of Whittlesea to Melbourne and the resulting pressure for development meant that the squatter's grasp was weaker here than in more distant rural districts and, the age of the squatter lasted only a few short years. By 1841, the City of Whittlesea was included in what was termed the "settled districts" of Melbourne (a strip of land that ran within 40 kilometres of Melbourne, 24 kilometres of Geelong and 16 kilometres of Portland and Alberton in Victoria, and where farming development was encouraged, and colony services provided). As a result, the City of Whittlesea was quickly settled by small scale agriculturalists. Subsequent selection Acts further eroded what remaining tenure the squatters possessed as smaller farms were developed and the land was aggressively cleared for more intensive land-use.

The rivers and pastures that attracted the first pastoralists to the City of Whittlesea also provided scope for more intensive land uses such as dairying, cropping and mixed farming.

Selection and freehold land sales

The tracts of land taken up by the squatters were not secure though and the early squatters were rapidly squeezed out by a series of government land sales that opened the district to broader settlement. This led to closer settlement with an increased emphasis on more intensive forms of agriculture such as dairying and cropping as major rural occupations. This in turn accelerated the process of change that was begun with the granting of Pre-emptive Rights and led to perhaps the most significant alterations to the pre-contact landscape of the study area until the advent of suburban development in the post war period. While the Pastoral era left few permanent marks upon the landscape, the advent of farming as well as legislative requirements resulted in a more visible pattern of development.

For example, one of the requirements of the Land Acts was for owners to undertake improvements such as fencing. New and increasingly large homesteads and outbuildings were erected, and fencing, hedges and windrows of trees were established to mark

property boundaries, to protect stocks and crops from wind, and for aesthetic effect. As a result, the relatively open landscape of the Pastoral era was transformed to become the more enclosed landscape that still exists in many rural parts of the municipality today.

In addition, the selection period also brought profound social and cultural changes. Whereas squatters were usually 'male, young and unmarried' and conditions made it difficult to sustain family life, the family became "the foundation stone of the selection era." The selection era thus stimulated the development of larger and more permanent settlements.

The first land sales in the City of Whittlesea area occurred in 1839 (just a year after the survey of the area had been completed by Hoddle); the sale was held in Sydney and the price asked was 15s per acre. Most purchasers were speculators and had little long-term interest in the future of the district. They subdivided the land and either sold or leased the lots. For example, in 1851 Henry Miller purchased 640 acres of land west of Morang which was subdivided into acre lots and sold as the Separation Township. By 1865 Separation had 65 houses, a Methodist Church, and a local school (operating from the church building). However, five years later the town was in decline and by 1882 the school had been closed. The smaller allotments were consolidated into larger holdings and used for farming. A similar speculative township development in the late nineteenth century was Eden Park near Whittlesea.

The resulting smaller lots attracted small scale farmers, and the character of the district quickly began to change. The subsequent subdivision and the later development of towns increased the population and further changed the character of the area. Early developments appeared in Kinlochewe (near Donnybrook) (1839), Merriang/Beveridge (1840) and the Medlands Estate (c1853) followed by Woodstock (c.1853), the Township of Whittlesea (1853), Egglestone Estate (near Hazel Glen/Doreen) (1853) and Wollert (1853). As a result, by the mid 1850s the Plenty district had established itself as a major pastoral and agricultural district, dotted with small towns. It was feted in Parliament as the "second most important district in the colony".

The discovery of gold had a profound impact upon the district, and upon patterns of settlement within the City of Whittlesea. Initially, the large numbers of people flooding on to the goldfields meant that there was a surge in the demand for meat and agricultural products. The prices of wheat, beef and hay all rose sharply. The Plenty Road was also one of the major routes to Victoria's north-eastern gold fields. It quickly filled with diggers, traders and those carting goods to and from the goldfields. The steady flow of people through the district generated income but also encouraged settlement. As miners returned from the goldfields, some stayed in the area, swelling the population of the settlements. The passage of a series of Land Selection Acts in the 1860s was also designed to assist settlers of small means and to help them to pay off small holdings (40-640 acres). There were significant problems with the legislation, which was periodically amended; however, the effect over time was to aid the development of the area and encourage small farmers to settle in, and work, the area.

Grazing and agriculture

The development of the agricultural industry in Victoria in the 19th century was assisted by farmers or agricultural societies. The Port Phillip Farmers Society (originally known as the Moonee Ponds Farmers Society) established in 1848, was the first such organisation in the Port Phillip district and led to the formation of branches in other districts from the 1850s onwards. Funding was provided by the Colonial government and the Society provided advice to the Government on "all matters concerning agricultural and pastoral

matters." The importance of the Whittlesea area as an agricultural district was illustrated in 1859 with the formation of the Whittlesea Agricultural Society (WAS) to encourage the "advancement of agriculture and horticulture," "improve the breed of stock", "make examination and trial implements" and to collect and disseminate seeds, plants, and information. The WAS held its first show in 1859, which became an important annual event, and continues today.

The fertile soils of the Plenty Valley were perfectly suited to the dairy industry and dairying was practised in the area from the 1840s. By 1873, Stephen Morgan had a 2500 acre dairy farm with 320 cows and employed 40 men. Morgan's farm was one of the largest dairy farms in the Colony. The arrival of the railway in the late 1880s provided local farmers with a far easier way to transport their produce to market and assisted the growth of the industry. Subsequent improvement of grazing pastures allowed the full potential of dairying in the district to be realised.

5.3 Comparative analysis

The houses and homesteads assessed by the Review fall into one of the following categories:

- Mid-Victorian (c.1850s to c.1870s) cottages and homesteads.
- Late Victorian (c.1880s to c.1900s) houses.
- Post-war (c.1945 to c.1965) houses.

Mid-Victorian cottages and homesteads

These are simple, plain vernacular buildings that are usually characterized by a single, steeply pitched hip or gable roof, which sometimes extends to form a verandah at a lower pitch or there was no verandah. Originally, the roofs were clad in timber shingles (which resulted in the need for the steep roof pitch) and in some examples, these survive under the iron that was added later. The houses were small, usually two or three rooms and were extended according to need, sometimes resulting in multiple hip or gable sections or a rear skillion. Walls are low and windows are often six or twelve pane timber sashes. The early examples were usually built using locally available materials such as bush timber, which was hand worked or sawn. The City of Whittlesea, however, has several bluestone examples due to the availability of local stone. Hand-made bricks or local stone were used for chimneys.

In the later nineteenth century these evolved into the simple, double-fronted cottages with a transverse gable roof, a separate front verandah and a rear skillion roof.

Because of their age and simple construction these buildings rarely survive completely intact. Common changes include covering over (or replacement of) roof shingles, replacement of windows or doors, alterations to (or addition of) verandahs and replacement of cladding and other timber details.

The examples included in this Review include:

- Two early (c.1860s) timber (or predominantly timber) houses: Cockerell's Cottage and Black Braes.
- Two early (c.1860s) stone houses: Maltzahn's Farmhouse and 27 Plenty Road, Mernda.

- One late Victorian (c.1890s) timber cottage: Cordell's Cottage.

Cockerell's Cottage and Black Braes are two of the four surviving nineteenth century houses associated with the Separation Township subdivision. The others are the Fashoda Homestead complex at 330 Bridge Inn Road, and the house at 100 Cravens Road.

Both are characteristic of the simple timber cottages of the mid-Victorian period. While much of the external fabric of both buildings has been replaced, as this has been done in a sympathetic manner 'like for like', overall, they retain good integrity.

Black Braes retains some original details including the six-over-six pane timber sash windows. It is also notable for the composite construction that incorporates brick and weatherboard sections, which demonstrates the staged construction of these early houses. Situated on a prominent hilltop, it is an historic landmark within the local area. Cockerell's Cottage retains the original roof framing and shingles, which have been replaced in many other examples such as Black Braes.

Maltzahn's Farmhouse is one of the buildings established by German settlers in the Westgarthtown Estate, which was settled in the 1850s. It is built of local random rubble stone with brick quoining it has a long rectangular plan with a single hip roof. Extensively altered during the 1950s, the house has been sympathetically restored, which has included reinstating appropriate details such as the multi-pane windows.

The cottage at 27 Plenty Road is constructed of bluestone and originally had a steeply pitched hip roof with original timber shingles retained under corrugated iron as well as a simple verandah and original timber joinery. However, a fire has significantly impacted upon the condition and integrity of the building. The roof has been mostly destroyed and may be beyond repair, and the brick chimneys have collapsed. Overgrown vegetation at the front of the building makes it impossible to understand what other damage has occurred.

Cordell's Cottage is a typical example of a late nineteenth century gabled cottage. It is one of two surviving nineteenth century houses within the Eden Park subdivision. Recently renovated, it now has a large addition on the south and west side, and it appears that many original details (verandah, windows) have been replaced.

Late Victorian houses

The late Victorian houses are all in the form of the ubiquitous double-fronted house constructed of timber, brick or stone with an M-hip roof and a separate verandah across the front that springs from below the eaves, which sometimes returns on one or more sides. There are two clear subsets of this type:

- The block-fronted house with a symmetrical façade: central front door flanked by windows with a verandah across the entire facade, sometimes returned to the side elevation(s); and
- The asymmetrical version with an M-hip roof punctuated by a projecting front bay (gabled or hip) to one side, and a verandah that does not continue across the projecting bay.

In some cases, the asymmetrical type was created in two stages, with the addition of a gable-fronted wing to an earlier house.

Superior Victorian examples are distinguished by Italianate detailing, which can include cement ornamentation to walls and chimneys, ornate cast iron verandahs, imitation Ashlar boards to timber examples, and the use of decorative bi-chrome brick. Windows

are often single pane sash, either as a single window or a tripartite arrangement in superior versions.

Examples of this type range from the 1880s through to the 1910s, although some examples were built as late as the early to mid 1920s. The asymmetrical version was particularly popular after the turn of the century in the Federation/Edwardian period, embellished with Queen Anne-style details, such as half-timbering to the projecting gable and casement windows with highlights.

In the City of Whittlesea perhaps the finest example of this type is Wolserey, 340 Wallan Road, Whittlesea (HO150). Built c.1880 Wolserey is a rare example of an architect-designed house in the municipality and is distinguished by fine detailing, which includes imitation Ashlar boards, rendered chimneys with heavy cornices and string courses, eaves brackets and a return verandah with an elaborate cast iron frieze.

Simple examples of the style included in this Review are:

- HO119, 100 Cravens Road, Mernda. Brick. Typical of the style. Good integrity.
- HO72, Linton Park, 265 Hazel Glen Drive, Mernda. Weatherboard. Typical of the style. Moderate integrity due to visible additions and alterations to verandah.
- HO71, Clydebank, 31-35 Johnsons Road, Mernda. Bi-chrome brick. Typical of the style. Moderate integrity due to removal of verandah.
- HO84, Downie House, 22 Wallan Road, Whittlesea. Weatherboard. Typical of the style, but less common twin-hipped roof. Moderate integrity due to replacement of verandah.

Moorilla, 1175 Plenty Road, South Morang (HO76) is a superior example. Asymmetrical in plan, it is built of bi-chrome brick and is distinguished by fine details including the projecting three-sided bay with compressed arch windows, decorated eaves, bracketed cornices and stringcourses to the chimneys, and the return verandah with cast iron decoration. The tiles to the roof and verandah are not original, but otherwise it has good integrity.

Other superior examples, include:

- Hazelmere, 32-36 Hayes Road, Mernda (HO15). Large (at least four rooms deep) and well-detailed example. Symmetrical with bi-chrome tuckpointed brick walls (decorative quoining to windows, doors, and wall corners, diaperwork below windows and to eaves), paired eaves brackets set within a string course, slate roof, and bi-chromatic chimneys with rendered cornices, panelled front door with sidelights and highlights and tripartite windows to main elevation. An elegant (reconstructed) ogee profile verandah with cast iron frieze returns on both sides.
- Le Page Homestead (Former), 64 Gordons Road, South Morang (HO26). Typical and intact example. Symmetrical with bi-chrome tuckpointed brick walls (decorative quoining to windows and doors), paired eaves brackets set within a string course, front verandah, part slate roof, and rendered chimneys with cornices and string courses.
- Rockbank (Payne's House), 715 Epping Road, Wollert (HO170). This is a late and unique example of bluestone construction. It is distinguished by the decorative brickwork including cream brick quoining to the doors and windows, and bi-chromatic brick chimneys.

Postwar houses

Most of the suburban housing built in what is now the City of Whittlesea in the immediate post-war period from 1945 to the early 1960s was in the form of simple double or triple-fronted bungalows built of weatherboard, brick or asbestos cement with tile or tin hipped roofs, a small front porch and plain windows in wood or steel. Almost all were the 'average Australian house stripped to its bare essentials' as described Cuffley (2007:121) in what has been described as the 'Post-war Austerity' style:

Many were simple boxes others L-shaped or double fronted. The front porch was minimal, and the eaves were reduced so that very little shelter was offered. If larger windows could be found they would be included, but generally the standard balanced sashes in pairs was used …

The two houses included in the heritage review at 16 Gratwick Street and 44 Tramoo Street and the house at 18 Middleton Street (all in the suburb of Lalor) are the only postwar houses currently included in the HO in the City of Whittlesea.

Of these houses, 44 Tramoo Street stands out as an example of the 'Waterfall Front' style described by Cuffley (2007:118), where features of the Interwar Moderne style have been applied to the facade of an otherwise conventional brick villa:

There was no understanding of the notion of designing 'in the round' which was essential to a truly functional building in the International style. The use of a traditional hipped roof with Marseilles tiles suited the builders and their clients who wanted something seen to be modern, but also comfortably solid.

According to Cuffley (2007:118) 'substantial brick houses were the outstanding examples of the Waterfall style in the suburbs'. The form and detailing of these houses followed on from the Streamline Moderne houses of the interwar period that have a strong horizontal emphasis coupled with vertical features to balance the composition. Typical details to emphasise the theme of horizontality included the use of bands of coloured stucco or dark-coloured bricks and the use of horizontal glazing bars in windows both curved and flat, while the 'waterfall' idea is derived from the use of descending curves in chimneys, fence pillars and other vertical elements.

44 Tramoo Street is a fine and intact example of this style. It is notable for its bold and complex massing, and the use of curved profile walls and windows on almost every corner of the principal facades, which is highly characteristic of the Waterfall style. Other distinctive details include the porch and French doors opening to the patio, which has integrated stairs and planter boxes, and the original front fence with wrought iron balustrade.

There are no other known examples of this style in the City of Whittlesea. The other post-war houses within the surrounding streets that formed part of the same subdivision are very plain, typical of the Post-war 'Austerity' style.

The houses at 16 Gratwick Street and 18 Middleton Street were both built as part of the Peter Lalor Home Building Co-operative Estate, which was developed from 1948-54. While in many ways typical of the plain suburban bungalows of the postwar era, they are distinguished by details, which show the influence of the interwar Moderne and Old English styles:

- The influence of the Moderne style is evident at 16 Gratwick Street in the large corner window, horizontal glazing bars, and the curved corner porch, and it is notable for the extensive use of decorative wrought iron as a porch screen, front gate, and side

fence. However, it lacks the complex massing and bold, curved windows of 44 Tramoo Street.

- 18 Middleton Street is a simple hipped roof brick bungalow, which has a stepped 'Waterfall' style chimney. The house also has a porch with a simplified Tudor arch opening and is complemented by castellated front and side brick fences.

References

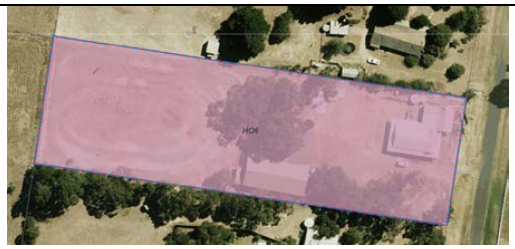
Cuffley, Peter, *Australian houses of the Forties and Fifties*, 2007

Cordell's Cottage

Other names: Eden Park

215 Fourth Avenue, Eden Park Heritage Overlay: HO6





Main image:	East elevation showing recent addition, set back, at left (2023)	**Hermes:**	29578
Place type:	House	**Style:**	Victorian
Creation dates:	c.1895	**Designer:**	Unknown

History

Thematic context

Victoria's Framework of Historic Themes

2. Peopling Victoria's places and landscapes: 2.5 Migrating and making a home, 2.6 Maintaining distinctive cultures, 2.7 Promoting settlement

4. Transforming and managing the land: 4.3 Grazing and raising livestock, 4.4 Farming

City of Whittlesea Thematic Environmental History

2. Settling the land: layers of settlement: 2.2 Selection and freehold land sales, 2.5 Migrating for opportunity.

3. Utilising natural resources: 3.1 Grazing and agriculture, 3.2 Dairying

Eden Park

The subdivision of Eden Park sits six kilometres to the west of Whittlesea and 40 kilometres to the north of Melbourne. It is located between the lines of a geometric grid that in 1888 was prepared by the Burwood Land Building and Investment. Co. Ltd. The development featured 1324 lots, ranging from one to four acres in size. Promotional material released at the time emphasised the evils of urban life and described Eden Park as an escape from the city and the misery forced on workers by the "land holding classes".

At its peak (in the early part of the 20th century) Eden Park had a school, a post office, and a police station site. At this stage, over 100 people of "small means" - domestic servants, retired

clergymen, miners etc. - were paying £1 per annum in rates for individual blocks. Slowly, the land was abandoned and those families that remained consolidated their holdings, often through adverse possession. In the late 1960s the subdivision was rediscovered by developers and since then a steady flow of blocks have been sold and developed.

Cordell's Cottage

Cordell's Cottage at Eden Park is believed to have been built during the 1890s for William Goodbody Cordell. Cordell had previously lived in the Pyalong district.

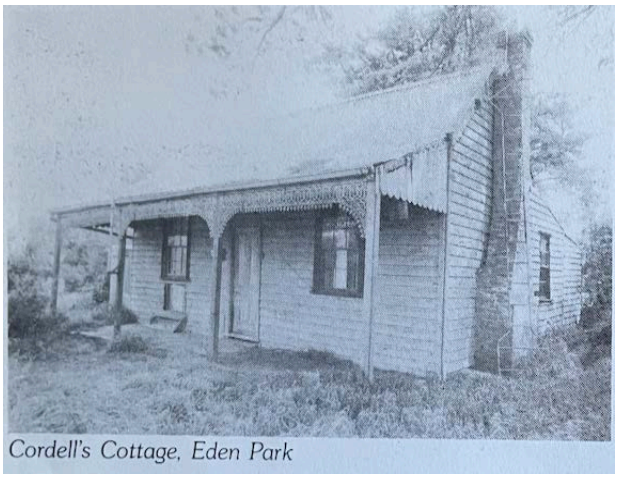
William Cordell arrived in Australia during the 1850s from St. Ives in Cornwall. In 1866 he married Emma Mustey at Rochford, and they had five children before Emma died in 1875. Cordell remarried in about 1877 to Ellen Atkinson and raised a further ten children.

William died at Eden Park in May 1903, aged 74 and was buried at Lancefield. Charles, William's eldest son from his second marriage, took over the property and remained there until his death in 1965, aged 89.

1917 Shire of Whittlesea rate records list Charles as the owner/occupier of a house and six acres at Eden Park. He also rented at least thirty acres nearby. Charles carried on sheep raising at Eden Park.

During the late 1950s, Charles, by then the oldest resident of Eden Park, was given the honour of cutting the ribbon and switching on electricity to Eden Park.

Cordell's Cottage remained in the family until the death of Charles' second wife in 1969.



Cordell's Cottage (n.d.) (Source: Wuchatsch & Waghorn, 1985)

References

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Payne, J.W., *The Plenty: a centenary history of the Whittlesea Shire*, 1975

Wuchatsch, R.N. and Waghorn, J.F., *Historic buildings of the Whittlesea Shire*, Melbourne, 1985

Description

Cordell's Cottage, as originally constructed, adopts the standard late nineteenth century four roomed cottage plan with two rooms separated by a central hallway under the gable roof, with two rooms at the rear under a skillion. The roof extends to form the front verandah at a lower pitch, which is supported by four timber posts. The symmetrical façade is comprised of a narrow front door flanked by timber sash windows. There is one brick chimney adjacent to the north gable.

There is a large addition on the south and west sides. This has a gabled roof, return verandah and simplified historic detailing. Changes to the original house include:

- Replacement of six pane sash windows with single pane sash.
- Alterations to the verandah details including the installation of curved timber brackets, and replacement of vertical board end panels with slatted timber screens

Comparative analysis

Cordell's Cottage is one of two surviving nineteenth century farmhouses within the Eden Park subdivision. The other is the former post office at 275 Eighth Avenue (HO97), which is a similar gabled cottage with a rear skillion, and a later gabled addition (While another house at 230 Eighth Avenue appears to date from the nineteenth century, research indicates it was moved to this site after 1930).

While the alterations to Cordell's Cottage have reduced its integrity, and it is less intact than 275 Eighth Avenue, the characteristic late nineteenth century cottage form remains legible. Cordell's Cottage remains historically significant as evidence the Eden Park subdivision and together with 275 Eighth Avenue contributes to an understanding of the historic extent of the subdivision.

Statement of significance

What is significant?

Cordell's Cottage constructed c.1895, at 225 Fourth Avenue, Eden Park is significant.

The additions to the south and rear of the cottage, and the front windows and curved timber brackets and slatted timber screens to the verandah are not significant.

How is it significant?

Cordell's Cottage is of local historic and rarity significance to the City of Whittlesea.

Why is it significant?

Cordell's Cottage is of historical significance as one of two surviving houses associated with the Eden Park Estate, one of the speculative subdivisions that were encouraged by the opening of the railway to Whittlesea in 1889. It demonstrates the closer settlement that occurred in the Whittlesea district in the late nineteenth century and together with the other surviving cottage at 275 Eighth Avenue contributes to an understanding of the historic extent of the original Eden Park subdivision. (Criteria A and B)

Statutory recommendations

Retain in HO6.

Other images



South and east elevations showing the addition, set back at left (2022)

Maltzahn's Farmhouse

Other names: Westgarthtown

127 Gardenia Road, Lalor

Heritage Overlay: HO49





Main image:	Front (west) elevation (2022)	**Hermes:**	28786
Place type:	House	**Style:**	Victorian
Creation dates:	c.1855	**Designer:**	Unknown

History

Thematic context

Victoria's Framework of Historic Themes

2. Peopling Victoria's places and landscapes: 2.5 Migrating and making a home, 2.6 Maintaining distinctive cultures, 2.7 Promoting settlement

4. Transforming and managing the land: 4.3 Grazing and raising livestock, 4.4 Farming

City of Whittlesea Thematic Environmental History

2. Settling the land: layers of settlement: 2.2 Selection and freehold land sales, 2.5 Migrating for opportunity.

3. Utilising natural resources: 3.1 Grazing and agriculture, 3.2 Dairying

Westgarthtown

The following summary history of the Westgarthtown settlement is derived from the Victorian Heritage Register citation for Siebel's Farmhouse, 77 Mountview Road, Thomastown (VHR H1212).

The first phase of German migration to Victoria began in the 1840s, following successful settlement of German communities from the late 1830s in South Australia. Impressed by the South Australian example, William Westgarth, a Melbourne importer, undertook a migration program to assist German families settle in Victoria. He sought to encourage the settlement by using the Government-sponsored migration scheme as an incentive. Although only a few Germans who came did actually qualify under this scheme, Westgarth was instrumental in encouraging German settlement in Port Phillip prior to the 1850s goldrushes.

The first settlement of 10 families was established at Germantown near Geelong (now called Grovedale), from immigrants arriving on the "Emmy" and selected for settlement by Dr Thomson and William Westgarth. The Westgarthtown settlement began on 22 June 1850 with the purchase of 640 acres at £1 per acre by Westgarth and Captain John Stanley Carr, guardian to the young Prince Friederich of Augustenburg. The land was purchased direct from the Government, with the plan to survey and divide it for settlement "by lot, or by mutual agreement" for the newly arriving immigrants.

Germany like most of Europe in the early nineteenth century suffered severe economic conditions. There was no shortage of immigrants escaping from overcrowding, unemployment and food shortages, the latter particularly in the 1840s. For Germans upheavals in the Protestant churches and military service requirements were an added incentive to seek greener pastures. During the seventy years between 1815 and 1885, 5 million people being approximately 10 per cent of the population emigrated, principally to the United States.

The first arrivals at Westgarthtown were, for the most part, from Saxony, Prussia and rural Silesia. The majority were tradespeople rather than farmers. Even so, the first group of families chose lots by ballot after being naturalised and set about clearing the stony land for cultivation and erecting temporary shelter.

Land (10 acres) was reserved for a church, cemetery school and shop in the centre of the block, adjoining the creek. These resources were paid for by the settlers. The remaining land was subdivided into 16 blocks running east-west on either side of the creek, allowing access to the water by all the landholders. The creek (originally called Dry Creek and now known as Edgar's Creek) proved unreliable in summer months, so the settlers were given legal access to a spring in the north of the Section (just north of present-day Robert Street).

By 1857, William Westgarth noted with satisfaction that there had been "considerable progress in the form of a scattered village, with a little Lutheran Church and some show of gardening and cultivation." He observed that the German settlers still used their own language and appeared to be prosperous. Many had benefited from the demand for fresh produce on the goldfields from 1851, supplying milk, butter, cheese, fruit, vegetables, and eggs, and driving bullock teams from the ports to the goldfields. Most families had established dairy farms and supplied milk to Melbourne. By 1862, the Thomastown Dairy was operating at 114 Little Lonsdale Street East. Dairying predominated in the area until the mid 1950s and ceased altogether in 1972 with the sale and subdivision of the last remaining farmland owned by the Ziebell family (north of the cemetery and farmhouse and now completely built over).

The population of Westgarthtown remained stable until the post-World War II population boom. A housing development for ex-servicemen was planned on 245 acres, including land purchased from the Seeber and Maltzahn families. It was to be, ironically, another "planned" community. With the influx of European migrants, almost all the original Westgarth purchase was "sold, subdivided and suburbanised", leaving only the church and cemetery reserve intact.

Maltzahn's Farmhouse

The exact date of Maltzahn's Farmhouse is not known but based on the construction methods, materials and building form, and documentary evidence it is thought to have been built in stages c.1851-60.

Johann Maltzahn and his wife Sophia arrived in Australia aboard the *Pribislav* in 1850 from Mecklenberg in north western Germany. Johann purchased thirty acres adjacent to fellow Mecklenberg migrants Christian Ziebell and Friedrich Winter. In 1853 he purchased a further

twenty acres from another neighbour, Ernst Heyne. Maltzahn's farmhouse stands on the twenty acres first purchased by Heyne in 1851.

On the discovery of gold in Victoria in 1851, Heyne removed to the goldfields and after selling his land to Maltzahn in 1853, he became the Bendigo agent for the Melbourne Escort Company, a newly formed gold carrying business. An advertisement in the *Argus* described him as fluent in German, French and English. He was also stated to be well educated and experienced in cavalry. A botanist by profession, Heyne was subsequently employed from 1854 to 1867 in the Melbourne Botanic Gardens as Baron von Mueller's secretary and principal plantsman. Late he moved to Adelaide where he established a nursery business which still operates today.

Johann Maltzahn farmed his 50 acres at Westgarthtown until the early 1860s, when he moved three kilometres south west to the Merri Creek and leased 740 acres from the Campbell family of Sydney. Following his move, Maltzahn rented out his 50 acres first to Carl Ewert and then in 1866 to Andreas Kreitling, who eventually purchased the property in 1903. It was during Kreitling occupation of the Maltzahn property that the bluestone farmhouse was rendered over and painted white, possibly around the turn of the century.

Extensive renovations were undertaken in the late 1950s by the Wenagel family including the provision of attic windows, a front verandah, and a rear addition. More recently, the house has been renovated again, which has included the removal of the render added in 1903 and other conservation works.

References

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 3 - Citations*, 2015

Heritage Victoria, Siebel's Farmhouse Citation VHR H1212

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Description

Maltzahn's Farmhouse is a mid-Victorian house built of random rubble stone. It appears to have been built in two stages. What is thought to be first stage is the smaller section at the rear, possibly built for the original owner Ernest Heyne, while the larger front section was possibly added by the Maltzahn family.

Photos from the 1990 Whittlesea Heritage Study (see below) show the rear section at the time retained a timber shingle roof and had a central door flanked by windows. The roof is now clad in corrugated iron and is unknown whether the shingles have survived.

The long front section has a steeply pitched hip roof. The façade is symmetrically composed with a central door with narrow top light flanked by regularly spaced (non-original) six-over-six pane timber sash windows. The door and windows have brick quoining and lintels. There is one corbelled brick chimney.

The skillion verandah is a modern addition. The front timber picket fence is sympathetic, but not original. The house now sits on a much reduced allotment with a townhouse development to the side and rear.



Rear section of house c.1990 (Source: City of Whittlesea Heritage Study)

Comparative analysis

This is one of five surviving farmhouses of the original Westgarthtown settlement. While it is less intact than the other examples (all of which are included on the Victorian Heritage Register) it nonetheless retains the distinctive form and detailing, which is characteristic of the Westgarthtown houses. This includes the long rectangular plan (originally with no internal hall), a steeply pitched hip roof and walls constructed of random rubble stone with brick quoining.

Statement of significance

What is significant?

Maltzahn's Farmhouse constructed c.1851-60, at 127 Gardenia Road, Lalor is significant.

The front verandah and alterations and additions are not significant.

How is it significant?

Maltzahn's Farmhouse is of local historic and associative significance to the City of Whittlesea.

Why is it significant?

Maltzahn's Farmhouse is of historical significance for its association with the State's promotion of German settlement. As one of five remaining farmhouses of the original Westgarthtown settlement, it is a significant reminder of the way of life of the early German settlers in Victoria. It is also significant as one of the oldest surviving houses in Whittlesea and is associated with the first post-contact phase of settlement after the initial land sales. (Criterion A)

As part of the Westgarthtown settlement, Maltzahn's farmhouse has an important association with William Westgarth, merchant, financier, politician, historian, and notable pioneer who was directly responsible for immigrant communities in Victoria. (Criterion H)

Statutory recommendations

Retain in HO49.

Other images

For additional images, please refer to the Hermes database place record.

House (Vibon)

Other names: Peter Lalor Home Building Co-operative Society Estate

16 Gratwick Street, Lalor **Heritage Overlay: HO184**





Main image:	Front (south) elevation (2022)	**Hermes:**	197060
Place type:	House	**Style:**	Post-war
Creation dates:	1948-49	**Designer:**	Unknown

History

Thematic context

Victoria's Framework of Historic Themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

City of Whittlesea Thematic Environmental History

5. Building settlements and towns: 5.4 Suburban development in the 20th century

Lalor remained largely a rural area beyond the outer fringes of metropolitan Melbourne until well into the twentieth century. The electrification of the Whittlesea Railway as far as Thomastown by 1921 resulted in several residential subdivisions around that station during the inter-war period, but the Great Depression and availability of land closer to Melbourne meant that few houses were built prior to World War II. Suburban development of Lalor began in the late 1940s as the population of Melbourne began to grow after World War II. However, construction of new housing was, initially, severely hampered by a lack of materials and skilled labour, leading to a significant housing shortage in the years immediately after 1945.

Peter Lalor Home Building Cooperative Society

Co-operative Housing Societies

The response to World War II diverted resources away from residential development in Victoria and, indeed it virtually ground to a halt. The migration of large numbers of soldiers overseas

reduced demand whilst the war lasted. However, as the soldiers returned the true extent of the housing shortage became apparent. The problem was compounded by a lack of qualified labour and a shortage of materials. As a result, between 1939 and 1947 the cost of building rose by 90%. Both the Commonwealth and the Victorian Government came under substantial pressure to address the situation.

In August 1944, the Victorian Government passed the *Co-operative Housing Society Act*. The Act enabled co-operatives to obtain loans with government guarantees from banks and other institutions at low interest rates. Co-operative societies were not new in Australia (many rural marketing organisations worked on a co-operative basis). However, the idea of co-operative housing was new. The shortage of housing and the generous provisions of the *Cooperative Act* encouraged the establishment of several co-operatives. The first were in Box Hill, Corio and Moorpanyal, Heidelberg, Oakleigh, Footscray and Geelong. The co-operatives were effective methods of financing development. However, they could not actually ensure that a particular development went ahead or dictate its timing.

Peter Lalor Home Building Co-operative Society
The Peter Lalor Home Building Co-operative Society, established in 1947, went a step further (there were in fact five formal entities making up the Peter Lalor Cooperative system established under the 1944 Act and the *Industrial and Provident Societies Act* 1928). Rather than simply being involved in the financing of the homes, it also acted as the developer. By acting as the developer, the Co-operative could exercise control over the timing and character of the development. But the aims of the Co-operative went further than that. As Scollay (2010:29) notes:

... for a co-operative to aim to buy and subdivide land, to create a building construction prefabrication factory and to build and finance homes, and then to organise for community infrastructure was ... a unique combination for both Victoria and Australia more generally. In addition, their desire to introduce 'a new order', in which a 'model suburb' run on co-operative lines, would be an example for others to follow, shows that their aspirations were high indeed. Just as importantly ... they sought to honour those who had recently died in war, and simultaneously to harness their own energies to assist the Chifley Federal Labor Government with its post-war reconstruction and rehabilitation program. Such was their bold vision.

The establishment of the Co-operative was very much a social as well as an economic venture. The aim of the Cooperative as enunciated in their first meeting was not simply to provide housing for people, but also to improve the living standards of the working class through the creation of a safe, pleasant, and strong community. Another defining feature of the Co-operative was the common connection of founders and members as ex-servicemen (Scollay (2010:27). According to Scollay (2010:62-3) the Co-operative drew its inspiration in part from the practical achievements of the Rochdale Pioneers in Britain from 1844. The connection with Rochdale was demonstrated by the naming of the main square within the Estate after the society.

By 13 February 1947, the Co-operative had identified land to the north of Thomastown sufficient to allow the construction of 300 homes (in time, the holding was increased to allow for the construction of 900 homes). The purchase of the land on which the Estate was to be built was completed later the same year, and the street alignments laid out (LV). Revenue for the development was raised from the Commonwealth Bank which loaned £150,000 each to two Housing Societies established by the Co-operative to fund development of the Estate. Members were encouraged to buy shares and later to convert their shares in to home deposits. As the financer and developer of the site, the Co-operative had a very strong interest in the design of the Estate and the houses within it.

Saxil Tuxen, town planner and surveyor
Saxil Tuxen (1885-1975), a surveyor and planner, was a founding member of the Victorian Town Planning Association and was regarded as one of Victoria's leading town planners of his era. Between 1923 and 1929, Tuxen worked for Melbourne's Metropolitan Town Planning Commission (MTPC), a pioneering metropolitan planning agency in Australian planning history which produced an influential report on the future of Melbourne in 1925. Tuxen was responsible for the designs of some of the largest planned subdivisions in Melbourne during the inter-war and early post-war era and was an important local proponent of 'garden suburb' planning principles, which he introduced into his designs of numerous subdivisions.

Saxil Tuxen was employed by the Co-operative in 1947 and asked to design Lalor as a "garden suburb". The plan produced was for an effectively self-contained suburb, which would feature business sites, a theatre, a community store, and a community building. All the businesses and community buildings were intended to function on a co-operative basis. Tuxen used the railway reserve as the focus of the design, creating a semi-circular reserve enclosed by Paschke Crescent from which two avenues (Curtin and Vasey) radiated outwards, thus providing the direct connection to much of the estate to the future public transport connection in accordance with garden suburb principles.

Stanley Lewtas Frew, architect
Little is known about the career of Stanley Frew who was a contemporary of Robin Boyd and seems to have been predominantly active in the late 1940s and early 1950s. In addition to preparing designs for the Co-operative, he also assisted in the design of the Morwell RSL Hall (1952) and St Luke's Church, Morwell (1953). According to Scollay (2010:129-30) RAIA records 'reveal that he was highly regarded, and award-winning architects Bates, Smart and McCutcheon sponsored his application for associate membership of the institute in April 1947'.

After the departure of Peter Russell in early 1947 the Co-operative was also in need of architect. The Co-operative advertised for 'an Ex-Serviceman with Architectural qualifications to plan and develop new cooperative centres' however, difficulties in attracting a suitable person at a reasonable price led them to enlist the help of the Victorian Chapter of the Royal Australian Institute of Architects (RAIA). By May they had recruited New Zealand born Stanley Lewtas Frew who had qualified as an architect before the war, then enlisted, gaining the rank of lieutenant.

Frew's work involved the design of thirteen housing models, varying between 9.5 and 11.7 squares in size. The number of designs was intended to not only provide options for residents but also to reduce the repetition of housing forms - the 'ballot' system adopted by the Co-operative where names were drawn at random to decide on the order of building did not actually determine where the houses were to be built. This was decided later to avoid having houses of similar design near each other. In addition, house forms were often re-orientated or had some features (such as windows or chimneys) moved to differentiate them from adjoining homes - this often occurred randomly because of the construction of many houses by volunteer labour. According to Scollay (2010:129-31) Frew's designs and planning in relation to the Peter Lalor Estate was directly influenced by the work of leading Melbourne architect Marcus Barlow.

House designs
The majority of houses were of conventional construction in brick veneer or weatherboard, however, the Co-operative also experimented with other forms of construction. An article in *The Argus* (15 January 1948) reported that 'a new type of home, constructed of cement bricks reinforced with steel is being adopted by the Ex-serviceman's Building Co-operative under the sponsorship of the Peter Lalor Co-operative Housing Society'. According to Scollay (2010:131)

members of the Co-operative visited the Council for Scientific and Industrial Research in Cheltenham, and the State Housing Works to investigate the latest in building technology and they inspected the concrete house construction for the Housing Commission of Victoria (HCV) in Holmesglen. The techniques of mass-production and pre-fabrication, then being pioneered by the HCV, but not widely used in the private sector, were applied by the Co-operative in the building of houses.

Despite the efforts of the Co-operative and its members, the growing costs of development placed a strain upon the viability of the Co-operative. As a result, in 1949 the Co-operative was forced to sell approximately 483 blocks of land to the War Service Homes Commission at a discount. Despite the sale of land, the finances of the Co-operative were 'in crisis' by late 1949 and it eventually went into voluntary liquidation in February 1954 (Scollay, 2010:145).

Development 1947-1955

The first houses were completed by April 1948 and the first five ex-servicemen, and their families took possession of their new homes on Sunday 4 April. At this date, the Co-operative had built or partly built, about 90 houses in total. At the official opening of the estate, held on same day, Senator C.W. Sanford representing the Federal Minister for Housing (Mr Lemmon) dedicated the new suburb of Lalor to the memory of men and women who lost their lives during the war. The dedication was reflected in many of the street names (e.g., Chowne, Gratwick, Middleton Newton), which honoured Victoria Cross winners from World War Two. The dedication and naming of streets within the estate again emphasised the strong connection between the Co-operative and ex-servicemen.

The first houses included Stan Spencer's house at 400 Station Street, reputed to be the first house in the Estate, and several others clustered around the intersection of Station Street and Gratwick Street. Development continued steadily and by the end of 1949 almost the whole of Gratwick Street and the northern end of Chowne Street had been built on with houses. Building had commenced on several lots in French, Newton and Middleton streets, and Vasey Avenue, while much of the western end of Derrick Street was occupied by 'temporary' houses (RB).

At this early date, demand continued to outstrip supply and for some 'it became too long a wait for a house'. One solution was the provision of 'temporary' accommodation made available through the Co-operative workshops comprising a weatherboard hut with a sleeping room, living room and an eating room. Included in the cost of £162/10/- was an outhouse with earth closet and basic bathroom. Several families lived in this temporary accommodation for up to seven years and many were retained for use as garden sheds or sleep-outs when a 'permanent' house was finally built. The second solution was the formation of 'syndicates' whereby people 'banded together to build their own houses, using Peter Lalor house plans, Stockade products and under the watchful eye of Peter Lalor builders as supervisors. At least another 40 homes were built in this way.

By 1952 almost the whole of Newton Crescent between Station Street and Vasey Avenue and the north side of Middleton Street had been built on. Houses also lined the east side of Station Street between Paschke Crescent and Derrick Street, and the west side of Vasey Avenue. By 1955, when the Co-operative had been wound up, there were approximately 200 houses in Lalor, built under the auspices of the Peter Lalor Co-operative scheme.

Apart from the houses, the other building constructed by the Co-operative was the timber Hall and pre-school, known as the 'Kinderhall', which was built within the internal reserve bounded by the properties facing Vasey Avenue and Derrick and French streets. Completed in 1954, it served for 50 years until it was demolished and replaced by a new building.

House (Vibon), 16 Gratwick Street

The house, 'Vibon', at 16 Gratwick Street was built in 1948-49 (RB). The houses in Gratwick Street were the first to be constructed by the Peter Lalor Home Building Co-operative Society, prior to the official subdivision of the area (RB; LV). The Co-operative subdivided the portion of land bound by Station Street and Vasey Avenue, including all lots on Gratwick Street, in 1950-51, selling these housed lots in February 1951. The house at 16 Gratwick Street (lot 33) was sold to Robert Charles Hughes, a labourer from Ivanhoe (LV).

The Hughes family retained ownership of the house until April 1970, when it was transferred to Nellie C Harris (LV).

References

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Scollay, Moira, 'Homes for the People: The Peter Lalor Home Building Co-operative 1946-2004', PhD thesis, ANU, Canberra, 2010

Shire of Whittlesea Rate Books 1948-54 (RB) VPRS 14620/P0001 Unit 66

Description

Vibon is a modest single-storey detached post-war bungalow of red brick-veneer construction, which is a Co-operative standard design 'A'. Like other Type ‘A’ designs it has a primary hip roof clad with glazed terra-cotta tiles with a small hip projecting at the rear and a slightly projecting room at the west end of the facade, both with lower rooflines than the main portion of the house. Two tall plain chimneys stand on the east elevation. The chimney to the south is external and rectangular in plan, while the chimney to the north is square in plan.

At the centre of the facade is a small porch with a flat concrete roof with rounded corners. Seven tubular steel poles support the concrete roof, in-filled with curvilinear wrought iron. This pattern is repeated in the screen door entering the house, which features a peacock; a motif typical of the 1950s (Cuffley 1993:163). To the right of the entrance, are the house name 'Vibon' and number 'Sixteen', in metal cursive lettering.

The east end of the facade has a large corner window with four timber-framed two-over-three double hung sash windows, with horizontal glazing bars. At the west of the facade is a pair of two-over-two sash windows. These are repeated on the side elevations. The porch, corner window and horizontal glazing bars all show the influence of the interwar Moderne style.

It appears that most houses did not have a front fence originally and the early examples that survive were added later (Context 2012:25). Here, a low timber picket fence that was partially extant in 2012 has been removed, but the round metal posts and a wrought iron pedestrian gate remain. The gate, which has a geometric pattern inset with curliques, and the adjacent letter box on a tubular pole appear to date from the 1950s/60s.

There are outbuildings to the rear of the house, adjacent to the east and rear boundaries. The construction dates of these are not known.

Comparative analysis

The housing within the Peter Lalor Housing Co-operative Estate compares with the housing estates developed by the Housing Commission of Victoria (HCV) in the immediate post-war era (1945-c1950). The houses in the HCV estates built during that period are simple designs constructed in brick with hip or gabled roofs and usually based on a small number of standard designs that aimed to also ensure aesthetically pleasing results. There are no comparable examples of immediate post-war HCV estates in the City of Whittlesea.

Similarly, the houses in the Peter Lalor Housing Co-operative Estate were built in one of thirteen standard house designs prepared by the Co-operative.

Vibon at 16 Gratwick Street is a Co-operative standard design 'A', which is characterised by a primary hip roof with a small, slightly projecting room at one end, with either a gable or hip roof. It is the most intact surviving example of type 'A' design, with a hip roof and is distinguished by details such the large corner window, horizontal glazing bars, and the curved corner porch (which show the influence of the interwar Moderne style), and the extensive use of decorative wrought iron as a porch screen and front gate.

Other surviving examples of type 'A' designs with a gable roof include 34 and 43 Vasey Avenue. 43 Vasey Avenue has a low level of integrity, while 34 Vasey is an intact example and comparative in plan, but much simpler in design than 16 Gratwick Street. 17 Chowne, with a hip roof is a weatherboard example of Design 'A', with a low level of integrity in comparison to 16 Gratwick Street.

Despite the significant development that occurred after 1945 in the municipality post-war houses (and houses of the twentieth century) are under-represented in the heritage overlay of the Whittlesea Planning Scheme. There is one comparable house at 44 Tramoo Street, Lalor (HO87), which was built c.1960-65. With a complex triple fronted plan with curved wall corners each featuring a curved glass window, the house is a more developed version of the post-war 'Waterfall' style when compared to 16 Gratwick Street. It also retains an original front fence. Otherwise, both houses are comparable in terms of condition and integrity.

Statement of significance

What is significant?

Vibon, the house constructed in 1948-49 for the Peter Lalor Home Building Co-operative, at 16 Gratwick Street, Lalor is significant. The wrought iron and metal details including the porch screen, house name and number, and front gate contribute to the significance of the place.

Alterations and additions and other buildings on the site are not significant.

How is it significant?

Vibon at 16 Gratwick Street, Lalor is of local historic, representative, and aesthetic significance to the City of Whittlesea.

Why is it significant?

Vibon is of historic significance as one of the earliest houses in the estate developed and built by the Peter Lalor Home Building Co-operative Society, which was established in 1947. The Co-operative financed and developed most of the homes in the estate, enabling control over the timing and character of the development, in conjunction with Saxil Tuxen, one of Victoria's leading town planner and surveyors, and architect Stanley Frew. Gratwick Street is especially notable as the first and only street fully developed by the Co-operative. The house demonstrates the approaches made to address post-war housing shortages in Melbourne, and the emergence and growth of the suburb of Lalor in the immediate post-war era. (Criterion A)

Vibon is of architectural significance as a representative example of a house of the immediate post-war period in the City of Whittlesea. It is typical of the practical and cost-effective standard house designs prepared by architect Stanley Frew for the Co-operative to provide options for residents and to reduce the repetition of housing forms within the Estate. Although austere in appearance, the houses show the lingering influence of the Moderne style and illustrate the transition between the inter-war and post-war housing design. Vibon is the best surviving example of standard type 'A'. Moderne influences are evident in the flat and curved roof form of the porch, the large corner window and the horizontal glazing bars to this and the other windows. (Criterion D)

Vibon is of aesthetic significance as a bungalow with Moderne influences, which is notable for the distinctive use of decorative wrought iron detailing to the porch, the screen door which features a peacock, a motif typical of the 1950s, the front gate, and the house name and number. (Criterion E)

Statutory recommendations

Retain in HO184 with the following HO schedule changes:

- In the ‘Heritage place’ column, change the name of the place to ‘House (Vibon)’.

Other images



At left: Vibon in 2012 showing the original front and side fences. At right: Vibon in 2022 showing the remnant fence posts and wrought iron front gate.

House and front fence (former McAuliffe House)

Other names: McAuliffe House

44 Tramoo Street, Lalor **Heritage Overlay: HO87**





Main image:	House and front fence (2022)	**Hermes:**	209276
Place type:	House	**Style:**	Post-war 'Waterfall'
Creation dates:	c.1960-65	**Designer:**	Unknown

History

Thematic context

Victoria's Framework of Historic Themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

City of Whittlesea Thematic Environmental History

5. Building settlements and towns: 5.4 Suburban development in the 20th century

Lalor

Lalor remained largely a rural area beyond the outer fringes of metropolitan Melbourne until well into the twentieth century. The electrification of the Whittlesea Railway as far as Thomastown by 1921 resulted in several residential subdivisions around that station during the inter-war period, but the Great Depression and availability of land closer to Melbourne meant that few houses were built prior to World War II. Suburban development of Lalor began in the late 1940s as the population of Melbourne began to grow after World War II. However, construction of new housing was, initially, severely hampered by a lack of materials and skilled labour, leading to a significant housing shortage in the years immediately after 1945.

One of the first housing estates to develop in the post-war period was the Peter Lalor Home Building Co-operative Estate on the east side of the railway line, where over 200 houses were built from 1948 to 1955.

The 1955 Sands & McDougall Directory lists approximately 150 residential and business properties in Lalor. There had been little change in this number in 1960, but by 1965 the

number of listings had surged to more than 600 and the area continued to grow rapidly, particularly after the area was connected to the reticulated sewerage network by the early 1970s. By 1971 the primary school which opened in 1954 had an enrolment of over 1000 pupils.

House, 44 Tramoo Street

Land between Epping Road (now High Street) and Edgars Creek in the vicinity of Lalor Railway Station was subdivided into suburban allotments and offered for sale from the 1920s onwards.

In 1929 a local farmer Johann Frederick Siebel subdivided 59 acres of land between Epping Road and Mount View Road north of Pleasant Road creating 340 lots fronting to those roads, and five new east-west streets (from north to south): Tramoo, Hurtle, Arndell, Travers, Westall, and Chappell. The subdivision included narrow allotments along Epping Road presumably intended for commercial use.

The Siebel family were among the first settlers within the Westgarthtown German settlement, which was developed from the 1850s on land along both sides of Edgars Creek. The land within the subdivision formed part of the Siebel family dairy farm known as 'Westbourne Park'. The Siebel family farmhouse, built in 1860 by Johann's father, Johann Gottlob Siebel, survives today at 77 Mount View Road, Thomastown.

Sale of lots commenced in October 1929, but only a handful were sold before the onset of the Great Depression. By the time of Johann's death in 1944 the majority of lots remained unsold, the streets had not been formed, and no houses had been built. A 1946 aerial photo shows what appears to be a complex of farm buildings on part of the land.

The unsold lots were re-offered for sale from the late 1940s, and the subdivision began to develop slowly from the late 1950s onwards.

In June 1955 Thomas Alfred McAuliffe, an engineer, and his wife Annie purchased lots 93 and 94 in the subdivision and it appears this house was constructed for them by 1965, when the Sands & McDougall Directory entries for Lalor includes 'F.R. McAuliffe'. By 1970 T.A. McAuliffe was listed (1).

The house and its surrounding garden occupied the two allotments and was originally known as 42-44 Tramoo Street. A drainage plan dating from 1971 shows there were two outbuildings at the rear of the house by that time (YVW).

In 2009 a planning permit was granted for the constructed of one single storey and three two-storey dwellings that have since been built at the rear of the house, which was retained on a reduced allotment. A new garage was built beside the original house at the same time.

References

(1) At the time, and until at least 1974, the Directory entries for Lalor, which was classified as an 'outer suburban area' were listed alphabetically and not arranged by street.

City of Whittlesea, Planning Permit No. 710479, 3 February 2009.

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Context Pty Ltd, *Peter Lalor Housing Estate heritage significance assessment*, 2012

Land Victoria (LV), Certificates of Title, Vol. 5507 Fol. 362, Vol. 8117 Fol. 265, LP 13050

Yarra Valley Water (YVW), PSP 401312-1

Description

This is a single storey detached brick bungalow of the post-war period constructed of clinker brick with a hipped tile roof with deep flat boxed eaves. The complex asymmetrical plan comprises two distinct parts:

- On the east side, a stepped, triple-fronted section containing the bedrooms to the front with kitchen and bathroom to the rear.
- On the west side and setback behind an entry porch and patio is a long narrow wing containing the lounge and dining room.

Distinctive features include:

- The curved wall corners to the triple fronted façade and the west end, which are wrapped by windows with fixed curved glass and a double timber sash in the front wall. These have sills of dark bullnose bricks. At the west end, there are windows on each corner framing a rectangular chimney.
- The paired string courses of bricks to the upper section of the walls and the top of the chimney.
- The flat-roofed porch, which is supported by fluted, square Tuscan columns set on a brick balustrade. This is set within a larger patio, which is accessed by cement stairs that fan outwards and are flanked by brick planter boxes with low hedges. The patio was originally finished in pale blue-green cement with a cream and red border and a central sunburst in cream and red. However, it appears this has been overpainted.
- The front door has a sidelight and beside the porch are paired four-pane French doors with four pane sidelights.
- The front fence, which appears to be contemporary with the house, also constructed of clinker brick, with dark tile coping and a wrought iron balustrade with curlicue details typical of the post-war period.

At the rear there is a minor projecting hip containing the kitchen, which has timber sash windows set into the corner and a small brick chimney (with the same string course detailing) There are other timber sash windows and one narrow window (to the bathroom) in the rear wall, all with the same dark brick sill as the front windows. Beside the kitchen is a rear door opening on to a flat-roofed porch supported by a single tubular steel post on a brick balustrade, which has dark brick coping in the same bricks as the window sills.

The house is in excellent condition and has a high degree of external integrity. Apart from the overpainting of the patio the principal elevations appear to be intact.

The house originally occupied two allotments, and there were two brick outbuildings to the rear. It is now contained on a reduced allotment and two-storey townhouses have been built behind, replacing the outbuildings, which are accessed by a driveway along the west boundary. A garage has been built on the east side of the original house.

Comparative analysis

44 Tramoo Street is a fine and intact example of the post-war 'Waterfall Front' style. It is notable for its bold and complex massing, and the use of curved profile walls and windows on almost every corner of the principal facades, which is highly characteristic of the Waterfall style.

Other distinctive details include the porch and French doors opening to the patio, which has integrated stairs and planter boxes, and the original front fence with wrought iron balustrade.

There are no other known examples of this style in the City of Whittlesea. The other post-war houses within the surrounding streets that formed part of the same subdivision are very plain, typical of the style known as post-war 'Austerity'. The closest comparisons are Vibon at 16 Gratwick Street and 18 Middleton Street (built in 1948-49 and 1952, respectively), which form part of the Peter Lalor Co-operative Estate on the east side of High Street.

Vibon has some Moderne detailing (corner window, horizontal glazing bars, curved corner porch) and is notable for the extensive use of decorative wrought iron as a porch screen, front gate, and side fence. However, it lacks the complex massing and bold, curved windows of this house. At 18 Middleton Street the only reference to the style is a stepped 'Waterfall' style chimney. The house also has a porch with a simplified Tudor arch opening and is complemented by castellated front and side brick fences.

Statement of significance

What is significant?

The House (former McAuliffe House) constructed c.1960, at 44 Tramoo Street, Lalor is significant. The front fence also contributes to the significance of the place.

Alterations and the detached garage are not significant.

How is it significant?

The House and front fence (former McAuliffe House) at 44 Tramoo Street, Lalor are of local aesthetic significance to the City of Whittlesea.

Why is it significant?

The former McAuliffe House is of aesthetic significance as a fine and intact post-war house in the Waterfall style. It is notable for its bold and complex massing, and the use of curved profile walls and windows on almost every corner of the principal facades, which is highly characteristic of the Waterfall style. Other distinctive details include the porch and French doors opening to the patio, which has integrated stairs and planter boxes, and the brick front fence with wrought iron balustrade. (Criteria E)

Statutory recommendations

Retain in HO87 with the following HO schedule changes:

- In the 'Heritage place' column, change the name of the place to 'House and front fence (former McAuliffe House)'.
- In the 'Outbuildings and fence etc.' column change 'No' to 'Yes – front fence only'.

Other images





Other views of the house and front fence in 2022 (Source: City of Whittlesea)

Simpson Farmhouse

Other names: House, Homestead

100 Cravens Road, Mernda **Heritage Overlay: HO119**





Main image:	Front (east) elevation (2023)	**Hermes:**	116579
Place type:	House	**Style:**	Victorian
Creation dates:	c.1875	**Designer:**	Unknown

History

Thematic context

Victoria's Framework of Historic Themes

2. Peopling Victoria's places and landscapes: 2.5 Migrating and making a home, 2.6 Maintaining distinctive cultures, 2.7 Promoting settlement

4. Transforming and managing the land: 4.3 Grazing and raising livestock, 4.4 Farming

City of Whittlesea Thematic Environmental History

2. Settling the land: layers of settlement: 2.2 Selection and freehold land sales, 2.5 Migrating for opportunity.

3. Utilising natural resources: 3.1 Grazing and agriculture, 3.2 Dairying

Separation Township

In June 1851, Henry ('Money') Miller purchased 640 acres of land being Section 18 in the Parish of Morang, for £640. The land was transferred to his wife, Eliza Miller, but was then transferred back to Miller and, in March 1862, sold to Josiah Morris Holloway for £675. The land was then subdivided in 1852 into 520 lots, each of one acre, laid out in a grid of streets without regard to the hilly landscape.

The resultant plan featured a small, town square at its centre and was neat and regular with nostalgic references to London streets and districts, such as Regent Street and Regent Circus,

Portland Place, Oxford Street and Cheapside. The development was called the "Township of Separation". The first sale was of lots 1 and 2 to Henry Turnbull, two acres for £3, 8s. Later, James Cummings bought lots 505-9 and 515-19 for £2 each. Lot 204 between Sackville and Fitzroy Streets was bought by William Dods for £1, 4s, 3d.

By 1865 Separation had 65 houses, a Methodist Church, and a local school (operating from the church building). There is also some suggestion that the town had its own pub. However, five years later the town was in decline and by 1882 the school had been closed. The former church and school building was moved to Yan Yean; and later to Yarrambat where it was converted into a woolshed. The smaller allotments were consolidated into larger holdings and used for farming.

The township was located immediately to the south of the present-day Bridge Inn Road (shown as Victoria Street on the subdivision plan), which formed the northern boundary while the present-day Cravens Road is in the approximate location of the eastern boundary. In 2023, only four nineteenth century houses, and some of the original street names (Earl Grey, Grafton, Regent, Wellington, William, and Sackville streets) survive.

Simpson Farmhouse, 100 Cravens Road

This property originally comprised Lots 430, 431 and 466-472 in the Separation Township subdivision. These were amongst 26 lots from the subdivision transferred from John and Alice Allsop to William Simpson on 25 August 1875. The following year, Simpson acquired three further lots (468 and 496 and 497). The lots were one acre each and Simpson, who was a farmer, owned and farmed them (together with several other blocks in the Separation settlement).

The house on the site was constructed c.1875 and was probably erected by Simpson and his wife Mary, shortly after he purchased the land. Mary Simpson died in 1913 and William Simpson some 10 years later in 1923. Both are buried in the Yan Yean cemetery.

References

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 3 - Citations*, 2015

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Payne, J.W., *The Plenty: a centenary history of the Whittlesea Shire*, 1975

Description

The house at 100 Cravens Road is sited on the crest of a hill on the west side of the road and faces toward the east. It is a typical Victorian block-fronted brick house with a M-hip corrugated iron roof and a separate skillion verandah supported by rough-hewn posts that returns on both sides. There are three brick chimneys with simple square corbels. The symmetrically composed façade has a central timber four-panel door with sidelights and highlights flanked by timber sash windows with stone sills. There are similar windows in the side elevations.

Comparative analysis

The house at 100 Cravens Road is one of four surviving nineteenth century houses associated with the Separation Township subdivision. The others are the Fashoda Homestead complex at 330 Bridge Inn Road, Black Braes at 33 Farmstead Way and Cockerell's Cottage at 16 Farmstead Way. Like Fashoda and Black Braes, this house demonstrates how lots in the Separation subdivision were consolidated to form small farms, rather than the township originally envisaged.

This house is a typical example of a late Victorian brick homestead, which has moderate integrity. In the Mernda district it compares with Clydebank, 31-35 Johnsons Road (built c.1890) and Linton Park, 265 Hazel Glen Road (c.1895). It is more intact than both houses.

Statement of significance

What is significant?

The house constructed c.1880 for William and Mary Simpson, at 100 Cravens Road, Mernda is significant.

Alterations and additions and other buildings on the site are not significant.

How is it significant?

The Simpson Farmhouse at 100 Cravens Road, Mernda is of local historical and representative significance to the City of Whittlesea.

Why is it significant?

The Simpson Farmhouse is historically significant as farm established during the 1870s on land that was part of Separation, a speculative development that flourished and failed over a twenty-year period from 1862. It is representative of the small farm holdings established in the Mernda district in the latter part of the nineteenth century. (Criterion A)

The Simpson Farmhouse is significant as a representative example of a nineteenth century farm residence, which is characteristically simple in its design and decoration. It also demonstrates the use of materials that could be sourced on the property or in the local area, as evidenced by rough-hewn saplings used for the verandah posts. (Criteria D)

Statutory recommendations

Retain in HO119.

In the 'Heritage place' column of the HO schedule, change the name of the place to 'Simpson Farmhouse'.

Other images

None.

Cockerell's Cottage

Other names: House

16 Farmstead Way, Mernda

Heritage Overlay: HO64

See Statutory recommendations for proposed changes to the HO64 map extent.



Main image:	Front (east) elevation (2023)	**Hermes:**	28959
Place type:	House	**Style:**	Victorian
Creation dates:	c.1865	**Designer:**	Unknown

History

Thematic context

Victoria's Framework of Historic Themes

2. Peopling Victoria's places and landscapes: 2.5 Migrating and making a home, 2.6 Maintaining distinctive cultures, 2.7 Promoting settlement

City of Whittlesea Thematic Environmental History

2. Settling the land: layers of settlement: 2.2 Selection and freehold land sales, 2.5 Migrating for opportunity.

Township of Separation

In June 1851, Henry ('Money') Miller purchased 640 acres of land being Section 18 in the Parish of Morang, for £640. The land was transferred to his wife, Eliza Miller, but was then transferred back to Miller and, in March 1852, sold to Josiah Morris Holloway for £675. The land was then subdivided into 520 acre lots laid out in a grid of streets without regard to the hilly landscape.

The resultant plan featured a small, town square at its centre and was neat and regular with nostalgic references to London streets and districts, such as Regent Street and Regent Circus, Portland Place, Oxford Street and Cheapside. The development was called the "Township of Separation". The first sale was of lots 1 and 2 to Henry Turnbull, two acres for £3, 8s. Later, James Cummings bought lots 505-9 and 515-19 for £2 each. Lot 204 between Sackville and Fitzroy Streets was bought by William Dods for £1, 4s, 3d.

By 1865 Separation had 65 houses, a Methodist Church, and a local school (operating from the church building). There is also some suggestion that the town had its own pub. However, five years later the town was in decline and by 1882 the school had been closed. The former church and school building was moved to Yan Yean; and later to Yarrambat where it was converted into a woolshed. The smaller allotments were consolidated into larger holdings and used for farming.

The township was located immediately to the south of the present-day Bridge Inn Road (shown as Victoria Street on the subdivision plan), which formed the northern boundary while the present-day Cravens Road is in the approximate location of the eastern boundary. In 2023, only four nineteenth century houses, and some of the original street names (Earl Grey, Grafton, Regent, Wellington, William, and Sackville streets) survive.

Cockerell's Cottage

The exact date of Cockerell's Cottage is not known but based on the construction methods, materials and building form it is was probably built c.1865. Comparing the original Separation township plan to the present street network it appears that the original one-acre cottage allotment was located on the west side of Earl Grey Street. Over time, it appears that other lots have been joined, which gave the property a second frontage to Regent Street to the south by the early twentieth century.

Cockerell's Cottage was for many years the home of Moses Cockerell and his family. Moses lived in Mernda all his life, from his birth in 1857 until his death in 1929, aged 71.

In 1858, Moses' father, John Cockerell purchased 76 acres on the north west corner of Bridge Inn and Plenty roads at Morang (now Mernda) just to the east of the Separation township. Here John erected a blacksmith's shop which was to operate for one hundred years.

Moses Cockerell, presumably named after his uncle, Moses Thomas (John Cockerell and Moses Thomas married the Grierson sisters), followed in his father's footsteps and worked in the blacksmiths shop. In 1883 he married Margaret Jones however she died the following year, aged only 26, leaving Moses with a baby daughter. In 1888 he married again, to Margaret Welsh, and raised a further five children.

It is not known when Moses moved to this house in the Separation Township subdivision. The 1894 Shire of Whittlesea Rate Book (the earliest available) lists Moses, occupation blacksmith, as owning and occupying a house and land at Separation. Moses had probably purchased the cottage around the time of his first marriage, in the early 1880s. The names of previous owners are not known.

In 1907 Moses left blacksmithing and joined the MMBW at Yan Yean. He continued there until his death in 1929, holding several different positions over the years. He variously worked as labourer, carter, blacksmith, leading hand, and overseer.

In 1962 the cottage was purchased by John Borrack, the prominent landscape artist, and his wife Gillian, an art gallery director. At the time the cottage was in a poor state of repair, not having been used as a residence for some time. The Borracks initially undertook basic repairs to maintain the structure and nurtured the remaining trees and plants, which included a large English Elm, a mature Pomegranate, and a Lilac bush. It was used as a weekender while the family lived in Eltham. In 1969 the Borracks built a new residence to the southwest of the cottage and moved there in 1970.

From 1982 to 1984 the Borracks carefully restored and renovated the cottage. Parts of the building were reconstructed, and new materials were introduced into the existing fabric to

return the cottage as nearly as possible to its original state. The interior was gutted and (with the notable exception of the original roof framing and shingles, which were kept and exposed) all the materials were replaced. The original windows were kept or replaced 'like for like', while the two brick chimneys, existing brick paving to the front verandah and brick guttering to the north were retained. Additions were made on the south and west sides.

Following completion of the works the owners built a post and rail fence surrounding the house in the approximate location of an early picket fence which partly survived when they purchased the property in 1962.

Geoffrey Borrack Architects prepared the plans and supervised the restoration. The same architects undertook conservation works to the 1850s Ziebell's farmhouse for the City of Whittlesea, after it was purchased by Council in 1993.

By the early 2010s the surrounding land was being subdivided and developed for suburban housing. Following a subdivision in 2019 the cottage and part of the surrounding garden is now contained on a small allotment of just over 1000 square metres at the west corner of two new streets, Dairyside Lane and Farmstead Way.

References

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Payne, J.W., *The Plenty: a centenary history of the Whittlesea Shire*, 1975

Shire of Whittlesea Rate Book 1894

Title Application file No. 28508

Description

Cockerell's Cottage is a small timber house, which appears to date from the 1860s with later additions.

Typical of modest cottages of the mid-Victorian period, the c.1860s section has low walls and a steeply pitched single hip roof that extends to form the front verandah at a lower pitch, which is supported by square timber posts and has a brick paved floor. The roof retains the original timber shingles and rafters of gum saplings under the corrugated iron. The façade comprises the entrance door, placed off-centre, which is flanked by six-over-six pane timber sash windows: two to the left and one to the right. There is another window of this type in the north wall between the chimneys. The windows and entrance door have simple moulded architraves.

The low walls are clad in square edged weatherboards, which extend to enclose the side of the verandah at the north end. There are two external brick chimneys along the north elevation. The western chimney has a stone rubble base.

The cottage has been altered and extended on the south and west sides and as described in the history, conservation works carried out in the 1980s included the replacement of much of the external fabric in a 'like for like' manner. This included:

- Some of the weatherboard cladding.
- The verandah posts and roofing iron.
- The windows and doors.

Surrounding the cottage are the remnants of the garden established by the Borrack family. Notable earlier plantings, which may date from the late nineteenth or early twentieth century include an English elm (*Ulmus procera*) to the northwest of the house (the group to the northeast are 'suckers' from the original tree), and a Pomegranate (*Punica granatum*) to the east of the house.

The cottage is now located on a much-reduced allotment with new streets along the north and east boundaries.

Comparative analysis

Cockerell's Cottage is one of four surviving nineteenth century houses associated with the Separation Township subdivision. The others are the Fashoda Homestead complex at 330 Bridge Inn Road, Black Braes in Farmstead Way (just to the northeast within the park on the opposite side of Farmstead Way), and the house at 100 Cravens Road.

In its form and detailing Cockerell's Cottage is characteristic of the simple timber cottages of the mid-Victorian period. While much of the external fabric has been replaced, as this has been done in a sympathetic manner 'like for like', overall, the cottage has good integrity. Notably, it retains the original room framing and shingles, which have been replaced in many other examples such as Black Braes.

The other comparable examples within the Separation township subdivision including Fashoda have also had extensive conservation works, which has included the 'like for like' replacement of original fabric.

Statement of significance

What is significant?

Cockerell's Cottage constructed c.1860-1870, at 16 Farmstead Way, Mernda is significant. The mature English Elm (*Ulmus procera*), and Pomegranate (*Punica granatum*) contribute to the significance of the place.

The additions to the south and west (rear) of the cottage and other alterations made in the twentieth century are not significant.

How is it significant?

Cockerell's Cottage is of local historical, rarity and representative significance to the City of Whittlesea.

Why is it significant?

Cockerell's Cottage is historically significant as a rare survivor of the former township of Separation, a speculative development that flourished and failed over a twenty year period from 1852. It is one of the oldest surviving houses in the Mernda district and demonstrates the first phase of closer settlement following the land sales of the 1850s. The Pomegranate and the English Elm are notable as early garden plantings. (Criterion A)

Cockerell's Cottage is significant as a representative example of a simple mid-Victorian timber cottage with a characteristic steeply pitched single hip roof and external brick chimneys. It is

notable for the original vernacular timber construction materials and methods demonstrated by the original roof framing and timber roof shingles, which is rare. (Criteria B and D)

Statutory recommendations

Retain in HO64. Update the HO schedule as follows:

- In the 'Heritage place' column replace the description with:

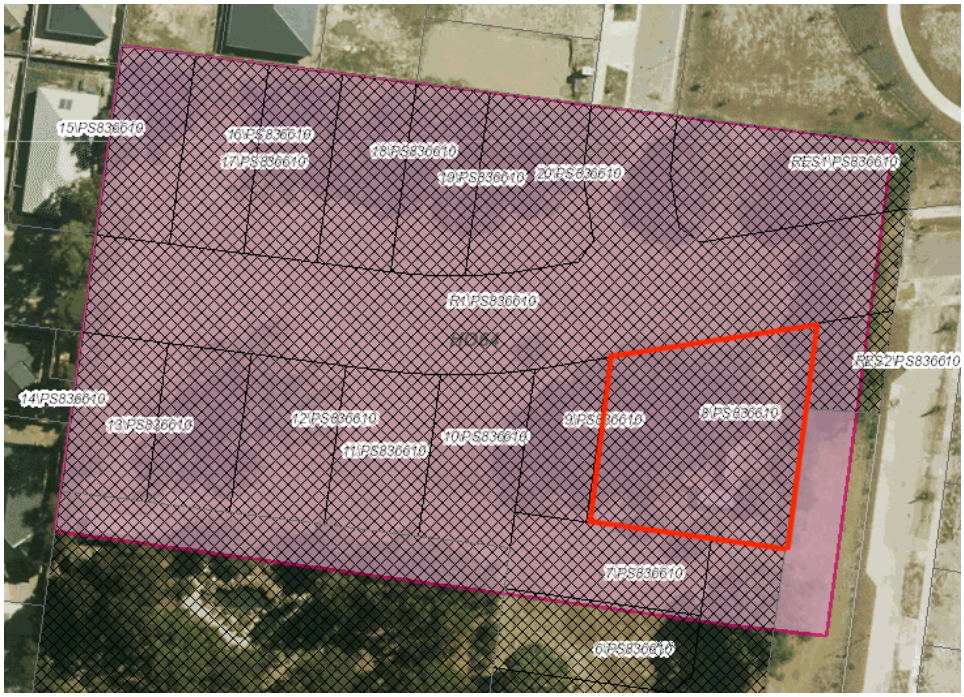
  Cockerell's Cottage

  16 Farmstead Way, Mernda

- In the 'Tree Controls apply' column replace the text with:

  Yes – mature English Elm and Pomegranate

Reduce the extent of HO64 to include only the land contained within Lot 8 of PS 836610, as outlined in red on the plan below:



Other images



Clockwise from top left: The north and west elevations showing the c.1982 additions including the verandah (2023); the front (east elevation) in 1990 (Source: Gould 1990); the mature Elms to the north of the cottage (2023); and the Pomegranate to the east of the cottage (2023).

Black Braes

Other names: Shanks homestead

33 Farmstead Way, Mernda | **Heritage Overlay: HO14**



See Statutory recommendations for proposed changes to the HO14 map extent.

Main image:	North and east elevations (2023)	**Hermes:**	28849
Place type:	House, Homestead	**Style:**	Victorian
Creation dates:	c.1865	**Designer:**	Unknown

History

Thematic context

Victoria's Framework of Historic Themes

2. Peopling Victoria's places and landscapes: 2.5 Migrating and making a home, 2.6 Maintaining distinctive cultures, 2.7 Promoting settlement

4. Transforming and managing the land: 4.3 Grazing and raising livestock, 4.4 Farming

City of Whittlesea Thematic Environmental History

2. Settling the land: layers of settlement: 2.2 Selection and freehold land sales, 2.5 Migrating for opportunity.

3. Utilising natural resources: 3.1 Grazing and agriculture, 3.2 Dairying

Township of Separation

In June 1851, Henry ('Money') Miller purchased 640 acres of land being Section 18 in the Parish of Morang, for £640. The land was transferred to his wife, Eliza Miller, but was then transferred back to Miller and, in March 1852, sold to Josiah Morris Holloway for £675. The land was then subdivided into 520 acre lots laid out in a grid of streets without regard to the hilly landscape.

The resultant plan featured a small, town square at its centre and was neat and regular with nostalgic references to London streets and districts, such as Regent Street and Regent Circus, Portland Place, Oxford Street and Cheapside. The development was called the "Township of

Separation". The first sale was of lots 1 and 2 to Henry Turnbull, two acres for £3, 8s. Later, James Cummings bought lots 505-9 and 515-19 for £2 each. Lot 204 between Sackville and Fitzroy Streets was bought by William Dods for £1, 4s, 3d.

By 1865 Separation had 65 houses, a Methodist Church, and a local school (operating from the church building). There is also some suggestion that the town had its own pub. However, five years later the town was in decline and by 1882 the school had been closed. The former church and school building was moved to Yan Yean; and later to Yarrambat where it was converted into a woolshed. The smaller allotments were consolidated into larger holdings and used for farming.

The township was located immediately to the south of the present-day Bridge Inn Road (shown as Victoria Street on the subdivision plan), which formed the northern boundary while the present-day Cravens Road is in the approximate location of the eastern boundary. In 2023, only four nineteenth century houses, and some of the original street names (Earl Grey, Grafton, Regent, Wellington, William, and Sackville streets) survive.

Black Braes

The exact date of Black Braes homestead is not known but physical and documentary evidence suggests it was built in stages from c.1860 to c.1900. The current property formed part of lots 456-460 in the Separation township subdivision, which were purchased in two stages by George Earle in 1854. Physical evidence suggests the earliest stage of the homestead could have been built within a decade of Earle's purchase (Raworth 2015:9).

By June 1896 the five original allotments were combined into a single title, which was sold in August 1896 to Henrietta Shanks. Henrietta was the wife of John Shanks who Gould (1990) believes was resident at Separation by 1879 and may have been tenants of Earle's property. John and Henrietta purchased several other lots within the Separation subdivision in the late nineteenth and early twentieth centuries. In 1888 John acquired lots 379-80 for £12, and lots 413-25, 451-55 and 461-3 for £235. He subsequently also bought lots 375-77 in 1891 for £21 and then lots 342-4 and 381-3 in 1914. Henrietta acquired other lots including numbers 331 to 340, with her will listing her as owning 25 acres within Crown Portion 18 at the time of her death in 1920. It is possible that additional land may also have been leased. (Raworth 2015:10).

Their holdings became known as Black Braes Farm, a Scottish name reflecting John Shanks' birthplace (Raworth 2015:10).

John Shanks was a successful farmer. In 1909 a representative from the Department of Agriculture, Mr. Archer, visited Mernda to give lectures and demonstrations on dairying. He described Shank's property as having "one of the best looked after dairy herds in the State, as well as one of the best." And reported that "Mr. Shanks believes in giving his stock all that they can eat; he feeds his cows three times a day ... in fact his milk cows are all fit for the butcher, as far as condition is concerned" (Gould 1990).

In addition to his farming activities, Shanks was also active in community and sporting affairs. He was for years a member of the Mernda Mechanics' Institute Committee and raced greyhounds with some success; his dog *Cinderella* defeated Mr. Roy Smith's *Fairy Floss* at a 1909 coursing competition. John Shanks died in 1928 aged 77 and was buried at Yan Yean. His wife, Henrietta, had predeceased him, in 1922.

Following John's death, the property passed to his sons Thomas and John Shanks Jnr. John Jnr. lived at Black Braes until his death in 1963. Following the death of John Jnr. the property

passed to Frank Shanks, his nephew, and the property remained in the ownership of the Shanks family until the late twentieth century.

When Black Braes was inspected c.1990 as part of the *Whittlesea Conservation Study* it was described as the 'most substantial of the typical Separation buildings to survive' and comprised a weatherboard cottage with a series of brick and weatherboard additions, remnants of an early brick dairy and several sheds from the twentieth century. Mature trees provided a related setting. Located on a prominent knoll the house was a landmark for a considerable distance.

By the early twenty-first century, the surrounding land was being subdivided and developed for suburban housing. Eventually, the Black Braes farm was sold and much of the farm complex was demolished. The homestead and a nearby domed brick well was retained on a reduced allotment, which was developed as a public reserve. Conservation works to the house were carried out c.2010-15 in accordance with a Conservation Management Plan (see References), which included repairs and reconstruction in a 'like for like' manner.



Black Braes in 1990, viewed from the east, probably Cravens Road (Source: Gould, 1990)

References

Bryce Raworth, *Black Braes Farm, 60 Cravens Road, Mernda. Conservation management plan*, September 2010, amended November 2015

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Payne, J.W., *The Plenty: a centenary history of the Whittlesea Shire*, 1975

Shire of Whittlesea Rate Book 1894

Title Application file No. 28508

Description

Black Braes homestead occupies the summit of a low hill and is a single storey, largely timber Victorian dwelling, with a corrugated iron clad roof. At its core it consists of an original c.1860s cottage, which has been gradually enlarged by various additions. The principal elevation appears to have originally faced north, though additions to the east side of the building have created a second primary entry point on the eastern side (Raworth 2015:14).

The north elevation is asymmetrical and reflects the incremental development of the building. The c.1860s core section is clad in square edged weatherboards and contains three windows and the main entry doorway. The eastern third of this section is a late nineteenth century addition constructed of brick. Both sections are unified by a relatively steep single hipped roof clad in new corrugated iron that extends to form the verandah at a lower pitch, which is enclosed by weatherboards at the west end and has a panel with pointed boards where it terminates at the end of the weatherboard section. The entry door is placed slightly off centre within the weatherboard section and is flanked by six-over-six pane sash windows, two on either side. The narrow glazing bars and lack of 'horns' suggest these are early or original. Those to the weatherboard section have simple timber architraves and sills, while the one to the brick section has sill of projecting bricks. There is one corbelled brick chimney at the east end within the brick section and another on the south side within the weatherboard section.

A secondary wing that originally contained the kitchen and the side entry projects on the south side. This has a hipped roof that extends to form a verandah along part of the east elevation. There are two 'six-over-one' pane timber sash windows and another door. There is a large square window in the south wall and there are two low brick chimneys in the south end. There is another panelled timber door in the west wall.

To the south of the house is a domed brick well close to the south boundary to Farmstead Way.

The building is in good condition. Recent conservation works have included the replacement of external fabric in a 'like for like' or historically authentic manner:

- Roofing iron, guttering and downpipes
- Verandah posts and floors.
- Most of the timber wall cladding.

Some of the chimneys have been rebuilt.

There are no outbuildings or surviving trees associated with Black Braes. The homestead is now contained within a modern high fence. To the east, west and the north there is recent hard and soft landscaping and modern playground equipment. Despite this, the homestead retains its prominent position on one of the highest points of land in the area.

Comparative analysis

Black Braes homestead is one of four surviving nineteenth century houses associated with the Separation Township subdivision. The others are the Fashoda Homestead complex at 330 Bridge Inn Road, Cockerell's Cottage at 16 Farmstead Way (just to the southwest on the opposite side of Farmstead Way at the corner of Dairyside Lane), and the former Simpson Farmhouse at 100 Cravens Road.

In its form and detailing Black Braes homestead is characteristic of the simple timber cottages of the mid-Victorian period. While much of the external fabric appears to have been replaced, as this has been done in a sympathetic manner 'like for like', overall, the cottage has good integrity. It retains some original details including the six-over-six pane timber sash windows. It is also notable for the composite construction that incorporates brick and weatherboard sections, which demonstrates the staged construction of these early houses. Situated on a prominent hilltop, it is an historic landmark within the local area.

The other comparable examples within the Separation township subdivision including Fashoda have also had extensive conservation works, which has included the 'like for like' replacement of original fabric.

Statement of significance

What is significant?

Black Braes, at 33 Farmstead Way, Mernda is significant. The weatherboard and brick homestead and the domed brick tank contribute to the significance of the place.

How is it significant?

Black Braes is of local historical, representative, rarity and aesthetic significance to the City of Whittlesea.

Why is it significant?

Black Braes is historically significant for its association with the small farming settlements established from the earliest days of settlement in the Plenty Valley north of Melbourne, among the first of the Port Phillip districts to be settled. The land in this area, being close both to Melbourne and the Sydney Road, was some of the first outside Melbourne to be closely subdivided and sold, and by the 1850s had become a major food-producing area and was used for farming, particularly for dairying, up to the late twentieth century. Black Braes is one of the oldest remaining homesteads in the area and demonstrates the way of life in these farming communities during the nineteenth century and much of the twentieth century. (Criterion A)

Black Braes is significant as a rare survivor of the former township of Separation, a speculative development that flourished and failed over a twenty-year period from 1862. (Criterion B)

Black Braes homestead is of aesthetic significance as an early farmhouse with distinctive form and detailing including the steeply pitched hip roofs, brick chimneys, composite construction of brick and weatherboard and multi-pane windows. Situated on a prominent hilltop it is an historic landmark within the local area. (Criterion E)

Statutory recommendations

Retain in HO14, with the following changes:

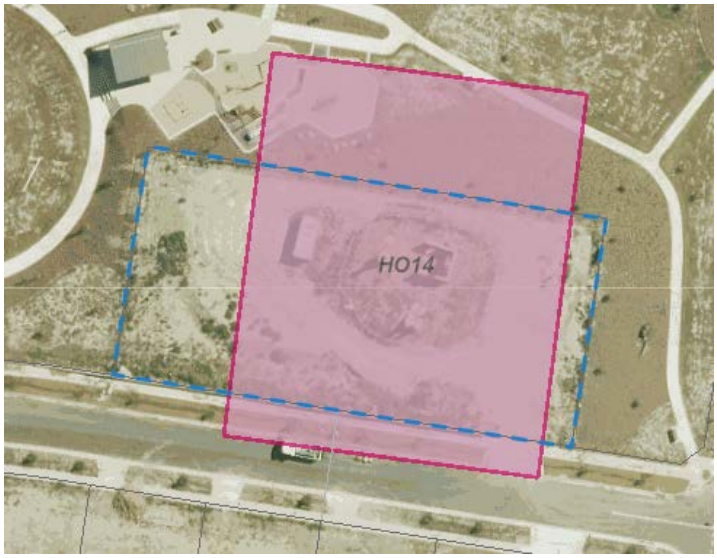
- In the 'Heritage place' column of the HO schedule, replace the description with:

  Black Braes

  The heritage place includes the weatherboard and brick homestead and the domed brick well.

  33 Farmstead Way, Mernda

- Amend the HO map to align HO14 with the boundary of 33 Farmstead Way, as indicated by the broken blue line in the image below:



Other images



The brick domed cistern/tank with the south and east elevations of the homestead in the background (2023)

For additional images, please refer to the Hermes database place record.

Linton Park

Other names: House

265 Hazel Glen Drive, Mernda

Heritage Overlay: HO72





Main image:	Front (north) and west elevations (Context 2015).	**Hermes:**	28849
Place type:	House, homestead	**Style:**	Victorian
Creation dates:	c.1895	**Designer:**	Unknown

History

Thematic context

Victoria's Framework of Historic Themes

2. Peopling Victoria's places and landscapes: 2.5 Migrating and making a home, 2.6 Maintaining distinctive cultures, 2.7 Promoting settlement

4. Transforming and managing the land: 4.3 Grazing and raising livestock, 4.4 Farming

City of Whittlesea Thematic Environmental History

2. Settling the land: layers of settlement: 2.2 Selection and freehold land sales, 2.5 Migrating for opportunity.

3. Utilising natural resources: 3.1 Grazing and agriculture, 3.2 Dairying

Linton Park

The township of Doreen was developed in the 1860s. During or prior to 1867 the first school in the town opened. By 1890, the township featured two stores (one run by Patrick Hickey and one by John Cornell) as well as a post office (which was relocated from the school in 1902). The land around the township had for the most part been sub-divided in to small, almost subsistence, farms.

Linton Park is located on Allotment 9 of Crown Portion 3 in the Parish of Yan Yean. Henry Underwood is listed as the first owner/occupier of the land in the early days of Doreen, having lived there from 1870. Underwood was a native of Leicestershire, England and arrived in Australia with his wife Jemima and two daughters aboard the Hooghly on 27 November 1851.

(Information from Index to Marriages in England- St Catherine's, House Records, March Quarter 1848). Henry Underwood's occupation on the ship's records is listed as agricultural labourer. By December 1851, he was working for Forrester & Co on the River Plenty on a wage of 25 shillings per week. (Assisted Passengers Index 1839/1871 and Shipping Registers).

From 1870, Underwood occupied the land under a lease granted under the *Lands Act* (1869) before purchasing it in 1875. In 1898 Underwood died and the lease passed to Jemima Underwood (his widow). Jemima Underwood died in 1902, and the land was inherited by Annie Underwood, her granddaughter. Annie Underwood held the land until 1904 when it was sold to Arthur Toll, who owned the land until just before his death in 1920. From 1920 until 1940, the property was owned by William Barrow.

The timber homestead at Linton Park was probably constructed in the 1890s, prior to Henry Underwood's death in 1898. The inventory attached to the Grant of Probate for his will (dated December 1901) refers to 'about 7 acres of freehold land at South Yan Yean with WB house thereon' valued at £200. There may well have been two houses on the site (Linton Park having replaced the earlier structure) because in 1899, following the death of Henry Underwood, there is reference to a house being removed from the site. Jemima Underwood had rate arrears at the time; at approximately 76 years of age, she was too old to engage in physical work and the sale of the 'spare' house would have helped to alleviate the debt. *The Evelyn Observer* of 14 February 1902 contains an obituary for Jemima Underwood.

References

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 3 - Citations*, 2015

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Payne, J.W., *The Plenty: a centenary history of the Whittlesea Shire*, 1975

Public Records Office of Victoria, VPRS 28/P0002, 81/622 Henry Underwood: Grant of Probate

Waghorn, John, pers. comm.

Description

The homestead at Linton Park is a typical late Victorian timber house of standard design with a M-hipped iron roof and a separate skillion verandah that returns along the west side. The verandah is supported on turned timber posts and has a cast iron frieze. The symmetrical façade has a central door with sidelights and highlights, which is flanked by tripartite timber windows. There is one rendered chimney with a cornice.

Alterations and additions include:

- On the east side, the infill of the section of return verandah and a projecting multi-sided verandah/covered area.
- A second storey addition situated behind the chimney above the southeast corner of the residence. This has a hipped iron roof.
- Installation of windows in the west wall.
- Construction of an additional brick chimney.

Behind the house are several abutting corrugated metal sheds and a separate modern garage block constructed in weatherboard with a corrugated metal Dutch gable roof. These all date from the late twentieth or early twenty-first century.

Comparative analysis

While alterations and additions have reduced its integrity Linton Park remains legible as a late nineteenth century homestead. It is one of a small number of surviving houses associated with the development of the Mernda district following the opening of the Whittlesea Railway in 1889. It compares with Clydebank, 31-35 Johnsons Road (built c.1890), and Hazelmere, 32-36 Horners Road (built c.1890).

Statement of significance

What is significant?

Linton Park, comprising the house constructed c.1895, at 265 Hazel Glen Drive, Mernda is significant.

Alterations and additions to the house including the infill of the east side verandah and the projecting multi-sided verandah/covered area, the two storey addition situated and the windows in the west wall and other buildings on the site are not significant.

How is it significant?

Linton Park at 265 Hazel Glen Drive, Mernda is of local historical significance to the City of Whittlesea.

Why is it significant?

Linton Park is historically significant as a house associated with the development of the Mernda (then known as South Yan Yean) district following the opening of the Whittlesea railway in 1889. It is representative of the small farm holdings established in the district in the late nineteenth century. (Criterion A)

Statutory recommendations

Retain in HO72.

Other images

None.

Hazelmere

Other names: Horner House

32-36 Hayes Road, Mernda **Heritage Overlay: HO15**





Main image:	Front (south) elevation (2022)	**Hermes:**	28922
Place type:	House and outbuildings	**Style:**	Victorian: Italianate
Creation dates:	c.1889	**Designer:**	Unknown

History

Thematic context

Victoria's Framework of Historic Themes

6. Building towns, cities and the garden state: 6.5 Living in country towns, 6.7 Making homes for Victorians

City of Whittlesea Thematic Environmental History

5. Building settlements and towns: 5.1 Early pastoral and village settlements, 5.2 Land speculation, 5.3 Towns that grew with the Yan Yean Reservoir

Place history

Hazelmere was built for John and Anna Horner, early residents of the Yan Yean area, in about 1889. John and Anna had previously established a dairy farm in Donnybrook Road, Yan Yean (now part of Woodstock), which was later known as Carsaig and from 1898 as Fenwick Stud. In 1889 he purchased 13 acres opposite the new Methodist Church in Schotters Road, of which he was a trustee. Hazelmere is said to have been erected to Horner's own design, and he subsequently lived there until his death in August 1920, aged 88.

The land purchased by Horner was on part of what was previously known as the 'Water Reserve'. When the Morang (Mernda) district was surveyed in the mid-nineteenth century the land to the north of what would become Bridge Inn Road between the Plenty River and the Plenty Road was set aside as a Government Crown Land reserve, which became known as the 'Water Reserve'.

By 1871, when there were 14 dwellings on this land under residence licenses, the Government decided to allow selection of reserve despite protests by the Whittlesea Road Board. The 14 current residents were given the opportunity to select about 10 acres each and the remaining 30 acres was surveyed into smaller lots before being declared open for selection. What is now Schotters Road was formed along the southern part of the east boundary (the northern section of the east boundary was formed by the original alignment of the road to Whittlesea), and the alignments of Johnson Road, Hayes (formerly Gordon) Road and Heals Road were also created by the subdivision. By 1875 the lots were being converted to freehold.

Horner's house was one of several substantial residences built in Mernda (or South Yan Yean as it was then known) following the opening of the Whittlesea Railway in 1889, and it was specifically mentioned in an article in the 31 July 1891 edition of the *Evelyn Observer and South and East Bourke Record*:

It is worthy of remark that within a radius of about a mile of the South Yan Yean railway station there is undoubted signs of progress since the railway to Whittlesea was opened. The most prominent buildings so far that have been erected being the splendid residence at Yan Yean of Mr. John Horner, the residence of Dr Sutherland ... the residence of Mr. E. Perkins …. also the residences of Messrs. Bradford, Johnstone, McCurdy, and others, all of which is proof of the rapid progress being made in the district.

Horner, born in Yorkshire in 1832, arrived in Australia in 1853 aboard the *Ann Dashwood* with two brothers and a sister. John's brothers, William and George, operated grocery businesses in Fitzroy and Collingwood, whilst John, unsettled, returned to England for a time.

By 1865 all three brothers were living and farming at Yan Yean. However, William had moved to Scoresby in 1866 and soon after George returned to the grocery trade. In 1868 John married Anna Boreham. The story is told that John was bitten by a snake one day and sought help from neighbours John and Emma (nee Boreham) Mason. It was there he met his future wife, Emma's sister.

Horner was instrumental in the construction of both the Methodist Church and Mechanics' Institute at Mernda (He was elected President of the institute upon its formation in 1888 and remained so until his death in 1920) and he and Anna were prominent supporters of the Church and Sunday School and were also involved in many other community activities. They raised three daughters: Eva, Emily, and Alice. Another daughter, Fanny, died in infancy. The Horners were related by marriage to many well-known local families including the Masons, Turners, Hurreys and Popples.

Anna died in 1908 and in 1912 Horner made a nostalgic visit back to England with his daughter Alice. Following his death in 1920 Alice occupied Hazelmere until her death in March 1946. Like her parents, she was closely associated with the Mernda Methodist Church.

An obituary published in the *Eltham and Whittlesea Shires Advertiser and Diamond Creek Advocate* concluded 'The good life of the district has lost one of its most prominent workers' and noted the support provided by Anna who was described as a 'capable and splendid partner, who was universally respected by all who knew her'.

Photographs of Hazelmere in 1978 by John T. Collins show the house, two gabled brick outbuildings, and what appears to be an underground tank to the west of the house with a gabled iron roof. The photographs also show the verandah was in the process of being reconstructed or replaced at that time (SLV).



Hazelmere in 1978 showing (at left) the covered tank (foreground) and gabled brick outbuildings at the rear of the house (Source: SLV, John T. Collins collection.)

References

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Payne, J.W., *The Plenty: a centenary history of the Whittlesea Shire*, 1975

State Library of Victoria (SLV), John T. Collins collection, Mernda. House. Haye's Road.

Description

Hazelmere is a substantial Victorian Italianate villa, which is approximately three to four rooms deep. It is constructed of bi-chromatic brick on bluestone foundations and has a hipped roof clad in slate (with corrugated iron used for the internal valleys). The walls of are of dark red/brown bricks with cream brick dressings used for quoining to the wall corners and around doors and windows (which also have banded lintels), and diaperwork to the eaves between the paired brackets and below the windows. The intricate detailing extends to three of the four brick chimneys, which have repeating diaperwork and banded patterns, a stringcourse, and bracketed rendered cornices. At the rear is a smaller plain brick chimney. The symmetrical front elevation contains a panelled door with sidelights and highlights flanked by tripartite timber windows, and there are regularly spaced timber sash windows in the side elevations. The windows have bluestone cills.

There is a cast iron verandah with an elegant ogee profile, which returns on both sides, extending the full length of the building. Photos taken in 1978 by John T. Collins indicate this was replaced or rebuilt in about 1978.

At the rear are two gabled outbuildings, built in poly or bi-chromatic brick. The larger building to the west has a steeply pitched roof with large circular vents to the gable ends and two doorways to the west elevation. Cream brick dressings are used for the vents to the larger building, and in both buildings as lintels above the doors and windows, and diaper patterns at the peak of the gables. There are also bands of dark bricks in the upper walls and above the gable vents in the larger building.

Aerial photos show features in the location of the covered tank visible in historic images.

Comparative analysis

Hazelmere is a representative late Victorian villa in the Italianate style and is distinguished by the finely detailed bi-chromatic brickwork. The retention of two original outbuildings, with complementary bi or polychromatic brickwork is also notable and it forms one of the most intact homestead complexes in Whittlesea.

In terms of the quality of its materiality and detailing, especially the fine brickwork it compares with Moorilla at 1175 Plenty Road, South Morang, built c.1889 (HO76) and the former Turner's Bakery, 107 Schotters Road, Mernda (c.1891) (HO23).

Statement of significance

What is significant?

Hazelmere at 32-36 Hayes Road, Mernda is significant. The contributory features are the house, two brick outbuildings and covered tank, all built c.1889.

Alterations and additions to the house and outbuildings, the pool and buildings dating from after 1945 are not significant.

How is it significant?

Hazelmere is of local historic, representative, and aesthetic significance to the City of Whittlesea.

Why is it significant?

Hazelmere is historically significant as a house associated with the development of the Mernda district following the opening of the Whittlesea railway in 1889 and demonstrates how this encouraged the building of more substantial houses for prominent residents. It has associations with the Horner family who played an important role in the development of the Mernda district. John Horner helped establish the Mernda Mechanics' Institute and remained President from its formation in 1888 until his death in 1920. He and his wife Anna, and his daughter Alice were also staunch supporters of the Mernda Methodist Church and Sunday School. (Criterion A)

Hazelmere is of representative significance as an intact nineteenth century homestead complex, with original gabled outbuildings, built in complementary materials, and a covered tank. (Criterion D)

Hazelmere is of aesthetic significance as a late Victorian bi-chromatic brick homestead and outbuildings. The house is notable for the finely detailed brickwork, which features expressive cream brick quoining to wall corners and around doors and windows (which also have banded lintels), and diaperwork to the eaves between the paired brackets and below the windows. The intricate detailing extends to three of the four brick chimneys, which have repeating diaperwork and banded patterns, a stringcourse, and bracketed rendered cornices. The house is complemented by bi-chromatic brick outbuildings, which form a distinctive and related complex. (Criterion E)

Statutory recommendations

Retain in HO15 with the following changes to the HO schedule:

- In the 'Heritage place' column, replace the description with:

Hazelmere

The heritage place comprises the house, two gabled brick outbuildings and roofed well built in the nineteenth century.

32-36 Hayes Road, Mernda.

- In the 'Solar Energy System' column, change 'Yes' to 'Yes – house only'.
- In the 'Outbuildings or fences etc.' column, change 'No' to 'Yes – two nineteenth century brick outbuildings'.

Other images

None.

Clydebank

Other names: Johnstone House

31-35 Johnsons Road, Mernda

Heritage Overlay: HO71





Main image:	House and one Canary Island palm (to left of house) (2022)	**Hermes:**	28849
Place type:	House	**Style:**	Victorian
Creation dates:	1891	**Designer:**	Unknown

History

Thematic context

Victoria's Framework of Historic Themes

2. Peopling Victoria's places and landscapes: 2.5 Migrating and making a home, 2.6 Maintaining distinctive cultures, 2.7 Promoting settlement

4. Transforming and managing the land: 4.3 Grazing and raising livestock, 4.4 Farming

City of Whittlesea Thematic Environmental History

2. Settling the land: layers of settlement: 2.2 Selection and freehold land sales, 2.5 Migrating for opportunity.

3. Utilising natural resources: 3.1 Grazing and agriculture, 3.2 Dairying

Clydebank

Clydebank at 31-35 Johnsons Road, Mernda was built for the Johnstone family, early settlers at Mernda.

James Johnstone arrived in the Port Phillip District in 1846 and moved to this area to work on the Yan Yean Reservoir. After work on the water supply project finished in 1857, Johnstone leased land in Morang (now Mernda). Catherine Johnstone, James's wife, was born in nearby Arthurs Creek (Barrett 2012:11).

The land leased by Johnstone in the 1870s was on part of what was then known as the 'Water Reserve'.

When the Morang (Mernda) district was surveyed in the mid-nineteenth century the land to the north of what would become Bridge Inn Road between the Plenty River and the Plenty Road was set aside as a Government Crown Land reserve, which became known as the 'Water Reserve'.

By 1871, when there were 14 dwellings on this land under residence licenses, the Government decided to allow selection of reserve despite protests by the Whittlesea Road Board. The 14 current residents were given the opportunity to select about 10 acres each and the remaining 30 acres was surveyed into smaller lots before being declared open for selection. What is now Schotters Road was formed along the southern part of the east boundary (the northern section of the east boundary was formed by the original alignment of the road to Whittlesea), and the alignments of Johnson Road, Hayes (formerly Gordon) Road and Heals Road were also created by the subdivision (See Figure 1). By 1875 the lots were being converted to freehold.

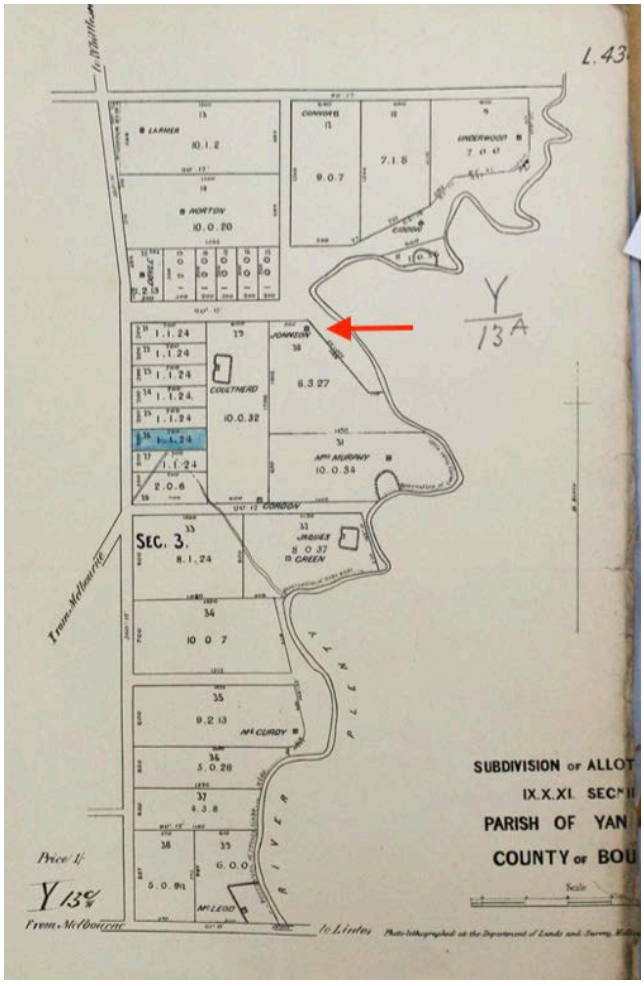


Figure 1: Government subdivision plan for the Morang Water Reserve, c.1871. Red arrow indicates the allotment then leased by Johnson [sic] (Source: PROV, as reproduced in Mills, 2017)

The 1874 Shire of Darebin Rate Book records James Johnstone, hawker, as occupying a house on ten acres of Crown Land and 1876 he obtained the Crown Grant for the property (Barrett 2012).

The brick homestead was constructed c.1890 and was part of a minor development boom that followed the opening of the Whittlesea Railway in 1889, as reported in the 31 July 1891 edition of the *Evelyn Observer and South and East Bourke Record*:

It is worthy of remark that within a radius of about a mile of the South Yan Yean railway station there is undoubted signs of progress since the railway to Whittlesea was opened. The most prominent buildings so far that have been erected being the splendid residence at Yan Yean of Mr. John Horner, the residence of Dr Sutherland ... the residence of Mr. E. Perkins …. also the residences of Messrs. Bradford, Johnstone, McCurdy, and others, all of which is proof of the rapid progress being made in the district.



Johnstone House, c.1900 (Gwen Hawke Private Collection)

In 1895 the Shire of Whittlesea Rate Book lists Johnstone as a farmer, owning and occupying a house and nine acres. In addition, he is also recorded as owning three other houses and at least 14 acres of land nearby.

James Johnstone died in 1908 aged about 89 and was buried in the Yan Yean Cemetery. The 1908 Shire of Whittlesea Rate records list James' widow Catherine Johnstone as owner/occupier. Following her death in 1913, aged 84, the house passed to Jane Johnstone, and it was run as a 30-acre dairy farm during the 1920s.

Clydebank remained in the ownership of the Johnstone family until the 1950s but was progressively subdivided into three titles in 1958 and 1970.

References

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Directory Map, County of Bourke, 1892 (State Library of Victoria)

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Payne, J.W., *The Plenty: a centenary history of the Whittlesea Shire*, 1975

Peter Andrew Barrett, *Clydebank, 31-35 Johnsons Road, Mernda Conservation Management Plan*, 2014

Shire of Darebin Rate Book, 1874

Shire of Whittlesea rate books, 1895, 1908 and 1914

Description

Clydebank is situated at the east end of Johnsons Road beside the Plenty River.

Clydebank is a single-storey, late-Victorian bi-chromatic brick house with a hip roof clad in corrugated galvanised steel (now overpainted). Two bi-chromatic brick chimneys project from near the ridge.

The symmetrical façade comprises a central entrance with a four-panel timber door that still retains its original hardware and a fanlight with original glazing. This is flanked by timber-frame tripartite double-hung sash windows. Windows in the side elevations are timber-frame double-hung sash. There is decorative cream brick quoining around the front door and windows and at the wall corners, and in diaper pattern beneath the front windows.

At the rear of the house is a flat roofed, late-twentieth century addition. Other alterations include:

- The removal of the verandah.
- Installation of metal roller shutters over the front windows.

The house has a small front setback and is set within a mature garden that contains a mix of exotic and native trees. The exotic trees include several palms including Canary Island palms (*Phoenix canariensis*) of varying size. Two larger specimens, which possibly date to the late interwar or early post-war period are situated to the east of the house. The other landscaping all appears to date from the mid to late twentieth century and is not associated with the early development of the property.

Comparative analysis

While alterations and additions have reduced its integrity Clydebank remains legible as a late nineteenth century homestead. It is one of a small number of surviving houses associated with the development of the Mernda district following the opening of the Whittlesea Railway in 1889. It compares with Linton Park, 265 Hazel Glen Road (c.1895, HO72), and Hazelmere, 32-36 Horners Road (c.1891, HO15).

Statement of significance

What is significant?

Clydebank, the house constructed c.1890 for the Johnstone family, at 31-35 Johnsons Road, Mernda is significant. The two mature Canary Island palms (*Phoenix canariensis*) to the east of the house contribute to the significance of the place.

The rear flat-roofed addition and other buildings and trees on the site are not significant.

How is it significant?

Clydebank is of local historical and aesthetic significance to the City of Whittlesea.

Why is it significant?

Clydebank is historically significant as a house associated with the development of the Mernda district following the opening of the Whittlesea railway in 1889. It is representative of the small farm holdings established in the district in the late nineteenth century. It has associations with the Johnstone family, who were among the early settlers in the district and whose family retained ownership until the mid-twentieth century. (Criterion A)

Clydebank is of aesthetic significance as a late Victorian homestead in a picturesque rural setting beside the Plenty River. The aesthetic qualities of the homestead are enhanced by the bi-chromatic brick detailing and the mature garden setting, which includes two mature Canary Island palms. (Criteria E)

Statutory recommendations

Retain in HO71 with the following change to the HO schedule:

- In the 'Heritage place' column replace the description with:
  Clydebank
  The heritage place comprises the brick house and two Canary Island palms.
  31-35 Johnsons Road, Mernda

Other images



Clydebank c.1990. One of the Canary Island palms is visible to the left (Source: Gould 1990).

Moorilla

Other names: House

1175 Plenty Road, South Morang Heritage Overlay: HO76





Main image:	East and north elevations (2022)	**Hermes:**	28954
Place type:	House	**Style:**	Victorian: Italianate
Creation dates:	c.1887	**Designer:**	Unknown

History

Thematic context

Victoria's Framework of Historic Themes

6. Building towns, cities and the garden state: 6.1 Establishing Melbourne Town, Port Phillip District, 6.5 Living in country towns, 6.7 Making homes for Victorians

City of Whittlesea Thematic Environmental History

5. Building settlements and towns: 5.1 Early pastoral and village settlements, 5.2 Land speculation, 5.3 Towns that grew with the Yan Yean Reservoir

Moorilla

Moorilla is believed to have been built for Frederick Daniel in about 1887. Daniel was an aerated waters manufacturer, who operated a factory opposite the house.

Daniel purchased his 27-acre property, which straddled Plenty Road, in October 1885 for £450. The vendor was Wyndow Wilton, son of John Wilton, whose farm Wilton Vale gave its name to nearby Wilton Vale Road (PROV2).

Frederick Daniel died in 1902, and his property passed to his wife Bridget. The statement of assets included in his Grant of Probate provides a detailed description of the property and its improvements, which included the cordial factory and two brick houses: one containing five rooms with a detached kitchen and the other containing seven rooms (PROV1). The latter house is probably Moorilla. His estate was valued at £1318.

In 1906 his son William stated that his father had owned his land "for nearly seventeen years...during which period...he was continuously in possession of and occupied the said land ... and for the first year or two of such period he resided on the opposite side of the Plenty Road near the said land when he built a dwelling house … in which he resided continuously till his death." (cited in Gould, 1990).

Bridget Daniel died in about 1909 and the property was sold soon after. Shire of Whittlesea rate records for 1911 lists the owner as a Mr. Brannigan and the occupier as John McCaffrey, clerk, of Mernda. The property has changed hands several times since.

References

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Public Records Office of Victoria (PROV1), Frederick Daniel: Grant of probate, VPRS 28/P0002, 83/715

Public Records Office of Victoria (PROV2), Title application file no. 36064

Whittlesea Shire rate book, 1911

Description

Moorilla is a late Victorian brick villa in the Italianate style, built of bi-chrome brick. Asymmetrical in plan, it has a M-hip roof with a separate verandah at one side of the projecting bay, which returns along the north side. The verandah has chamfered timber posts and a (reproduction) cast iron frieze. The front door has sidelights and highlights and beside this is a tripartite timber sash window. There is another door in the north side elevation and the other windows (one to the north side, three along the south wall and within the bay window) are timber sash with those within the window bay being slightly narrow. All have stone sills. Notable details include the projecting three-sided window bay (under a separate three-sided roof) with narrow timber sash windows, and the use of cream brick details as eaves decoration (string course and brackets), compressed arch lintels above the windows and doors, diaperwork under the windows, wall bands, and bracketed cornices and stringcourses to the chimneys. The tiles to the roof and verandah, and the cast iron frieze are not original, but otherwise it has good integrity.

Comparative analysis

Moorilla is a superior example of a late Victorian villa in the Italianate style and one of the few asymmetrical examples in the City of Whittlesea. It is distinguished by the fine and distinctive details including the three-sided bay windows and highly decorative bi-chromatic brickwork. In terms of the quality of its materiality and detailing, especially the fine use of bi-chromatic brickwork it compares with Hazelmere at 32-36 Hayes Road, Mernda, built c.1889 (HO15) and the former Turner's Bakery, 107 Schotters Road, Mernda (c.1891) (HO23).

Statement of significance

What is significant?

Moorilla, the house constructed c.1887, at 1175 Plenty Road, South Morang is significant.

Alterations and additions and the metal clad garage on the site are not significant.

How is it significant?

Moorilla at 1175 Plenty Road, South Morang is of local aesthetic significance to the City of Whittlesea.

Why is it significant?

Moorilla is of aesthetic significance as a fine and well-detailed example of a Victorian villa in the Italianate style with characteristic asymmetrical planning. It is of note for the distinctive three-side bay window, and the highly decorative bi-chromatic brickwork, which includes eaves decoration (string course and brackets), compressed arch lintels above the windows and doors, diaperwork under the windows, wall bands, and bracketed cornices and stringcourses to the chimneys. (Criterion E)

Statutory recommendations

Retain in HO76.

Other images



South elevation

Downie House

Other names: -

22 Wallan Road, Whittlesea

Heritage Overlay: HO84





Main image:	Front (west) elevation (2023)	**Hermes:**	28849
Place type:	House	**Style:**	Victorian
Creation dates:	1891	**Designer:**	Unknown

History

Thematic context

Victoria's Framework of Historic Themes

6. Building towns, cities and the garden state: 6.1 Establishing Melbourne Town, Port Phillip District, 6.5 Living in country towns, 6.7 Making homes for Victorians

City of Whittlesea Thematic Environmental History

5. Building settlements and towns: 5.1 Early pastoral and village settlements, 5.2 Land speculation, 5.3 Towns that grew with the Yan Yean Reservoir

Whittlesea

The township of Whittlesea has its origins in 1838, when Robert Hoddle issued instructions to "survey Plenty River and [the] Dividing Range to Mount Macedon". The plan that was produced featured an unnamed village reserve. In 1853, Robert Mason, conducted a survey of the reserve and named it Whittlesea, after the village of Whittlesey in Cambridgeshire, England.

The nearby Yan Yean township had grown up around the construction site of the reservoir. At the peak of construction in 1856 up to 1,000 labourers, including some with their families, were residing in the area and it was at Yan Yean that some of the first community facilities including a school, and police station were established. However, by the early 1860s, with construction of the reservoir over, and a decrease in the population at Yan Yean, Whittlesea began to establish itself as the pre-eminent town of the Upper Plenty region. This was demonstrated by the building in 1864 of a new court house (originally planned for Yan Yean). Also built during

the 1860s were churches for the Presbyterian (1863) and Anglican (1865) congregations. A Denominational School opened in 1865 was replaced in 1878 by a new brick state school.

The economy of the township of Whittlesea was initially heavily reliant upon logging, but following a Select Committee report to Parliament, the Yan Yean catchment was closed to logging to prevent pollution of the Reservoir. The decline of logging saw Whittlesea become more dependent upon grazing and farming for its revenue. The arrival of the railway in 1889 provided a reliable and efficient way to transport produce from the district to Melbourne and, encouraged the development of the township. By 1911 the town had a population of almost 500.

Downie House

The house at 22 Wallan Road situated on Lot 147 of the 'Pint Pot Estate' was constructed c.1894 for James and Clara Downie (also spelt as 'Downey') as their residence.

The Pint Pot Estate was a 148-lot subdivision of land that formed part of the original Whittlesea Village Reserve, east of Church Street extending from Fir Street in the north to Laurel Street in the south and bounded by Wallan Road on west side. Obviously created in anticipation of the opening of the Whittlesea Railway in 1889, land in the subdivision was offered for sale by the Northern Districts Land Co. from November 1888. However, sales were slowed by the 1890s Depression and much of the land was not sold until the early part of the twentieth century.

This property was sold in 1891 to Clara Downie, and she immediately took out a mortgage to the Fourth Victoria Permanent Building Society, which was redeemed in 1895. The first available Whittlesea Shire rate book of 1894-95 records James Downie as the owner and occupier of a house and land at Whittlesea, valued at NAV £12. The description and valuation remain constant for the next two decades. James, variously described as a selector, farmer or orchardist, and Clara lived at this property until well into the twentieth century. James died in 1931, aged 83.

References

Butler, Graeme, *22 Wallan Road Heritage Assessment*, 2005

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 3 - Citations*, 2015

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Payne, J.W., *The Plenty: a centenary history of the Whittlesea Shire*, 1975

Description

This is a double fronted weatherboard house, with a corrugated iron clad twin-hip roof and one wide red brick chimney with a corbelled top. The symmetrical façade has a narrow entrance door flanked by tripartite timber sash windows. Windows in the side elevations are single timber sash.

The verandah has been altered (or added later) and there are alterations and additions at the rear. The garden contains two semi-mature Pepper trees (*Schinus molle*).

Comparative analysis

Downie House, 22 Wallan Road, Whittlesea is a simple example of the typical double-fronted timber cottages of the late Victorian period, with a less-common twin-hipped roof. It has moderate integrity due to replacement of verandah. It is one of the oldest surviving residences in Whittlesea and one of about four that date from the nineteenth century. Other early houses built on the Pint Pot Estate have been demolished or are much altered (for example, the adjoining houses at 20 and 24 Wallan Road), or date from the early twentieth century (for example, 2 Walnut Street).

The trees are probably no greater than 70 years old and are not associated with the historic development of this house in the late nineteenth century. They do not warrant application of tree controls.

Statement of significance

What is significant?

Downie House constructed c.1891, at 22 Wallan Road, Whittlesea is significant.

The front verandah, other alterations and additions, and other buildings on the site are not significant.

How is it significant?

Downie House at 22 Wallan Road, Whittlesea is of local historical and rarity significance to the City of Whittlesea.

Why is it significant?

Downie House is historically significant as one of the oldest houses in Whittlesea. It is associated with the Pint Pot Estate, a speculative subdivision, which was encouraged by the opening of the railway to Whittlesea in 1889 and contributed to the growth of the town in the late nineteenth century. (Criteria A)

The significance of Downie House is enhanced by its rarity value as one of the few surviving nineteenth century houses in Whittlesea. (Criterion B)

Statutory recommendations

Retain in HO84 with the following changes to the HO schedule:

- In the 'Heritage place' column, replace the description with:

  Downie House

  22 Wallan Road, Whittlesea.

- In the 'Solar Energy System' column, change 'Yes' to 'No'.
- In the 'Tree controls apply' column, change 'Yes mature peppercorn trees' to 'No'.

Other images





Rockbank (Payne House)

Other names: Payne House

715 Epping Road, Wollert **Heritage Overlay: HO170**





Main image:	Front (east) elevation (2015)	**Hermes:**	28954
Place type:	Homestead	**Style:**	Victorian
Creation dates:	c.1890	**Designer:**	Unknown

History

Thematic context

Victoria's Framework of Historic Themes

2. Peopling Victoria's places and landscapes: 2.5 Migrating and making a home, 2.6 Maintaining distinctive cultures, 2.7 Promoting settlement

City of Whittlesea Thematic Environmental History

2. Settling the land: layers of settlement: 2.2 Selection and freehold land sales, 2.5 Migrating for opportunity.

Place history

This property was originally part of Section 7 of the Parish of Kalkallo, first granted to John Hunter Patterson in 1839. By 1853 it formed part of the Medland Estate, which comprised Sections 5-8 in the Parish of Kalkallo and contained 30 allotments ranging in size from 70 to 331 acres extending 'north from Boundary Road for almost two miles and from the Darebin

Creek, westward to the Summerhill holding of Thomas Wilson' (Payne 1975:89). The lots were laid out in a grid with north-south roads at half-mile intervals.

The Medland Estate was offered for sale on 13 March 1853. The area, which became known as Woodstock, was developed for 'mixed farming'. Dairying predominated but being beyond the 15 mile 'fresh milk' distance from Melbourne, most farms produced milk for butter, which was delivered to their regular customers weekly. The separation of butter milk left the skim milk which fed pigs that were marketed commercially (Moloney 2020:191). A school was opened in 1853 and by 1877 the district had added a post office and a church.

At the 1853 sale, two settlers - William Dods and John Tydeman together purchased Lot 3 comprising 331 acres. Dods' and Tydeman's lot was later bisected by the Epping to Merriang Road. The present 715 Epping Road is on Tydeman's portion, which was divided so that 104 acres lay to the east of the road and 60 acres to the west.

In 1861 Tydeman's property was offered for sale, originally as a single lot of 147 acres and later, as three separate lots of 116, 20 and nine acres. The notices described the property, known as 'Tydeman's Farm', as 'all under cultivation' and fenced. The 20 acre allotment contained a weatherboard house and outbuildings (*The Herald*, 7 August 1861, p.2 'Advertising'; *The Argus*, 10 September 1861, p.4 'Advertising').

In 1886 the nine-acre allotment, which was on the west side of Epping Road at the north corner of Summerhill Road, was sold to George Payne (PROV).

George Payne had arrived in Australia in 1828, aged four, aboard the *Lady Peel*. After taking various farming jobs, including fencing, he leased a farm at Preston for seven years. In 1854 he married Zillah Aldous and together they raised no fewer than 20 children. In about 1873 George took the family from Preston to Yan Yean, where they farmed at their property known as 'The Elms' until about 1890 when he and Zillah retired to their newly erected stone house on this property. They named the house 'Rockbank' or 'Rock Bank' (*The Argus*, 28 April 1900, p.9 'Family notices').

George died in 1891 and at the time of his death the house was described as 'built of stone containing six rooms, stable and buggy shed' (PROV). In accordance with George's will Zillah continued to reside at the house supported by income from George's estate (PROV). After living with her youngest daughter Zillah Rose for some time (during this time the house was let to Mr. Lee, a local land owner) Zillah returned to Rockbank where she died in January 1914. An obituary described her as 'highly respected by a very large circle of friends, and her sterling, upright character had endeared her to those who had the pleasure of knowing her' (*Alexander and Yea Standard and Yarck, Gobur, Thornton and Acheron Express*, 30 January 1914, p.2 'Death of Mrs. Zillah Payne').

After Zillah's death the property passed to a son who later sold it to Daniel and Agnes Bodycoat, who retired there from their nearby dairy farm. Daniel Bodycoat was the third son of William Bodycoat, who arrived in Melbourne on the SS Alberton in 1844 and purchased 143 acres in the Medland Estate (Payne, 1975:89). Daniel Bodycoat died in 1927 and Agnes in 1933 (Gould 1990).

In 1934 the house and its land were purchased by another local resident, Arthur Yann, who was still living there during the early 1990s. Yann's longevity as well as his work with the Findon Harriers and as Trustee of the Woodstock Mechanics' Hall also made him a significant figure in the district (Gould 1990).

References

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 3 - Citations*, 2015

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Moloney, David, *City of Whittlesea Stage Two dry stone wall study: Thematic history and precincts*, 2020

Payne, J.W., *The Plenty: a centenary history of the Whittlesea Shire*, 1975

Public Records Office of Victoria (PROV) George Payne probate records VPRS 28/P0002, 46/624

Description

Rockbank at 715 Epping Road, Wollert is a double fronted symmetrical Victorian villa, which appears to be two or three rooms deep. The walls are of coursed, squared rock-faced bluestone and the M-hip roof is clad in corrugated iron and has shallow eaves with paired timber brackets set within a timber frieze across the front. Cream brick is used as decorative quoining to the windows and front door, and the front two chimneys are built of bi-chrome (red and cream) brick and have simple corbelling and a stringcourse. The rear chimney is of a similar design, but in plain red brick. The symmetrical façade has a central door with sidelights and highlights flanked by tripartite timber windows, with timber sash windows in the side elevations. The skillion front verandah has a corrugated iron roof, but the posts have been replaced by square cream brick pillars with a low balustrade.

The house is set parallel to and close to the road. Along the frontage to the south of the house is a short section of dry stone wall.

Comparative analysis

Rockbank is a representative late Victorian symmetrical villa and a late and unique example of bluestone construction. It is distinguished by the decorative brickwork including cream brick quoining to the doors and windows, and bi-chromatic brick chimneys. The use of brick quoining is seen at only two other bluestone houses: Hawkstowe, 994-1044 Plenty Road, South Morang (c.1865, HO127) and the c.1885 homestead at Bald Hill, 1145 Donnybrook Road, Donnybrook (HO186). Bald Hill was partly destroyed by fire in 1968 and only the walls and chimney remain. The use of decorative brickwork for quoining and chimneys also compares with Hazelmere at 32-36 Hayes Road, Mernda, built c.1889 (HO15) and the former Turner's Bakery, 107 Schotters Road, Mernda (c.1891) (HO23) and Moorilla, 1175 Plenty Road, South Morang (HO76).

Statement of significance

What is significant?

Rockbank, the house built c.1890 for George and Zillah Payne, at 715 Epping Road, Wollert is significant. The section of dry stone wall along the road frontage to the south of the house also contributes to the significance of the place.

Alterations and additions are not significant.

How is it significant?

Rockbank is of local historic and aesthetic significance to the City of Whittlesea.

Why is it significant?

Rockbank is of historic significance as a house and dry stone wall built in the late nineteenth century, which is associated with the development of Woodstock into an established and settled farming district. It was the residence of George and Zillah Payne and Daniel and Agnes Bodycoat who were among the early settlers in the local area. (Criterion A)

Rockbank is of aesthetic significance as a bluestone house with decorative brick detailing including cream brick quoining to the windows, and bi-chromatic brick chimneys. Set close to the road, it is a distinctive building in the local context. The dry stone wall provides a related setting for the house. (Criterion E)

Statutory recommendations

Retain in HO170 with the following changes to the HO schedule:

- In the 'Heritage place' column, replace the description with:

  Rockbank (Payne House)

  715 Epping Road, Wollert.

- In the 'Solar Energy System' column, change 'Yes' to 'No'.
- In the 'Outbuildings or fences etc.' column, replace 'No' with 'Yes – dry stone wall only'.

Other images

None.

8. OTHER PLACES

8.1 Introduction

This section provides the assessment of the following places:

- HO53, HO56, HO57, HO58 & HO59, Janefield Training Centre (Former)
- HO94, Donnybrook Mineral Springs (Former)
- HO66, Morang Market (Former)
- HO20, Mernda Mechanics' Institute and former caretaker's residence
- HO187, South Morang Stationmaster's Residence (Former)
- HO34, Whittlesea Court House (Former)

8.2 Thematic context

See attached citations.

8.3 Comparative analysis

See attached citations.

Janefield Training Centre (Former)

Other names: Janefield Colony

30, 34, 40 & 44 Linacre Road and 2 Manchester Crescent, Bundoora

Heritage Overlay: HO53

(formerly HO53, HO56, HO57, HO58, HO59)



See Statutory recommendations for proposed changes to the HO map numbering.

Main image:	Ward F4 (2022)	**Hermes:**	28849
Place type:	Training centre and school	**Style:**	Interwar: Moderne, Georgian Revival
Creation dates:	1939-1951	**Designer:**	Percy Everett

History

The five buildings that comprise this heritage place are associated with the Janefield Training Centre (1937-1997). The origins of the Janefield Training Centre can be traced to the establishment in 1920 of the Anzac Red Cross Farm for training ex-servicemen convalescing from tuberculosis. Later, from 1925 to 1933, the farm became a sanatorium for female tuberculosis patients, managed by the Austin Hospital. In 1937 the Janefield Colony, later the Janefield Training Centre was established.

Notes on terminology: This history draws on historic sources, which sometimes use terms to describe people with intellectual disabilities that would not be considered appropriate today.

Contextual history – caring for children with intellectual disabilities

In the nineteenth century children with intellectual disabilities were often sent to asylums. What became known as Kew Children's Cottages was established in 1887 and was located at the Kew Asylum. It provided accommodation and education for children with intellectual disabilities. In about 1929 the Department of Education established the Kew Cottages Special School (State School No.4431). It was the first state school in Victoria for children with intellectual disabilities and remained in operation until the end of 1991. The Special School at Kew was followed in 1932 by the Travancore Special School.

These institutions were under the control of the Lunacy Department until the early 1930s. Then, in 1934, the Department of Mental Hygiene was established following the proclamation of the *Mental Hygiene Act.* The Department was responsible for the development and direction of policy for the treatment of the 'mentally ill, the intellectually handicapped and inebriates' and for the establishment and administration of institutions for their care. In 1944 this function was taken over by the Mental Hygiene Branch, within the new Department of Health (PROV).

As the available accommodation at Travancore was quickly allocated the Department in 1937 opened the Pleasant Creek Special School at Stawell, which was intended for young people up to the age of 20. In the same year the Department established the Janefield Colony on the site of the Janefield Sanitorium, a training farm for tuberculosis patients. Janefield was intended for children from Kew and Travancore who, having reached the age of 14, still required institutional care. The first children (all girls) were transferred to Janefield from Kew Cottages in November 1937 and by 1940 there were 126 residents. By 1955 there were seven wards at Janefield, housing 274 residents (Annual Reports, 1938-1955).

Anzac Red Cross Farm (1920-1925)

The site of the future Janefield Training Centre was acquired by the Victorian Government prior to World War 1. In 1920 the Australian Red Cross Society was approached by the Repatriation Department with a view to establishing a training farm for tuberculosis patients – ex-servicemen whose condition had reached its "arrested" stage. The Repatriation Department wished to provide these patients with an outdoor occupation while their health was stabilising. It was also hoped that the training would enable the men to work on holdings of their own once they were fully recovered.

The plan was approved, and the land was leased to the Red Cross for five years from October 1920. Various government departments assisted with the erection of buildings and provision of services. Between 1920 and 1925 quarters for 24 men and six cottages for married men, a matron's cottage and staff quarters were built.

A recreation hall donated by the Education Department's War Relief Fund was erected and a large workshop moved from Caulfield Hospital. The old bluestone Brock farmhouse and a cottage were renovated for the Farm Manager and his assistant. An electric power plant, sewerage and water supply were installed. Officers from Burnley Horticultural College and the Botanical Gardens provided instruction in horticulture, and lectures, accompanied by lantern slides, were given by officers from the Department of Agriculture.

By 1924 a poultry farm producing up to 240 eggs a day with 1200 chicks in the brooker had been established. A piggery and studs of Friesian cattle and Romney Marsh sheep had also been developed. There was a sheep dip and wool shed, drafting yards, seven acres of orchard and 150 acres under crop. Other improvements included the planting of lawns and garden beds and 2000 shrubs and trees.

Whilst the training given to tuberculosis patients was agreed by all parties to have been extremely beneficial, a falling off in the number of men seeking training in farm work led the State Government to resume the property again in 1925. In July 1925 the Chief Secretary's Department granted the Austin Hospital use of the land to accommodate 35 female cases of tuberculosis. The Austin Hospital accepted responsibility for the management of the sanatorium, but the cost of equipment and management was met by the Chief Secretary.

Janefield Sanatorium (1925-1933)

The Janefield Sanatorium operated from 1925 until March 1933 when the remaining patients were transferred to Heatherton Sanatorium.

The decision to close the sanatorium followed a Governmental decision to allocate additional residential accommodation for the care and training of children with intellectual disabilities. In 1932 it had gazetted the land as the 'Janefield Colony for Mental Defectives', however the necessary expenditure to make it suitable for children was delayed owing to financial pressures caused by the Great Depression.

Janefield Colony, later Janefield Training Centre (1937-1997)

The first children admitted to Janefield Colony were transferred from the Kew Cottages in November 1937. A contemporary report described Janefield as admirably suited for the purpose of creating a colony to train children both intellectually and in occupational work. It was anticipated that large sums of money would be expended over several years to enable the Colony to eventually house 1,000 patients. The climate and situation of Janefield were considered so salubrious that the health of the patients would benefit greatly by their transfer from a suburban area. Janefield Colony, an area of 960 acres, was then surrounded by farmlands and grassed areas, with 200 acres of virgin bush within its boundaries.

Janefield worked in conjunction with the Special School at Travancore and was part of a new approach by the State government to the education and training of children with intellectual and learning disabilities. As well as being a school, Travancore was a training centre for doctors and nurses, as well as teachers and in 1938, with the addition of a clinic providing research and services for intellectually disabled children, the institution was renamed Travancore Developmental Centre. The approach to the care of the children at the centre was radically changed from a method of 'handling children from more or less repressive and inconstructive discipline' to a system based on what was termed the 'mental hygiene approach' with the purpose of establishing 'Travancore as a developmental centre for those children who are capable, with appropriate development and training, of becoming wage-earning and socially useful'. As well as educating the children, the institution became a training facility that provided instruction for school staff in the education of intellectually disabled children using the 'mental hygiene approach'. Consequently, control of the school activities was transferred from the Education Department to the Department of Mental Hygiene.

The first arrivals to Janefield were accommodated in the three existing timber-framed wards previously used by the tuberculosis sanatorium. The two storeyed administrative building, including a flat for the chief nurse and quarters for nurses, and brick ward (F2) were completed and occupied in 1939. By 1940 there were 126 patients.

The advent of World War II delayed Janefield's development. The ward for older boys, M.1 was commenced in 1940 and completed in 1942, but not occupied until 1945, owing to staff shortages. The brick nursery ward F.1 built in 1942 was inaccessible for patients until 1947, when approaches to it were constructed (Both of these buildings have been demolished).

Building of two, two-storeyed wards commenced in 1947 but was delayed by shortages of materials. One new ward, F3 opened in 1951 and the other, F4, in 1952. By 1955 seven wards were in operation, with 274 patients.

During the 1960s, several more wards were constructed and by 1990 there were over 400 residents at Janefield. By that time, changing approaches to the care of the intellectually disabled saw a move away from traditional ward-based accommodation and several patients were transferred to houses and flats formerly used by staff.

In 1997 Janefield was closed in accordance with the State Government's policy of de-institutionalisation. Most of Janefield's residents were relocated to community-based housing

although a small area of the property was retained as the site for new accommodation units known as Plenty Residential Services. The balance of the site was sold for redevelopment.

As part of the redevelopment, five buildings – the Administration building (1939), Wards F2, F3, and F4 (1939-52) and the Special School - were retained and adaptively re-used. Other surviving buildings at that time in poor condition including the Recreation Hall & Garage, Carpenters & Painters workshop and a brick shed were demolished.

References

Bryce Raworth Pty Ltd, *Former Janefield Training Centre Bundoora. Heritage management strategy*, n.d. (c.2000)

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 3 - Citations*, 2015

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Department of Mental Hygiene Annual Reports, as cited

Public Records Office of Victoria (PROV) Agency VA 2861 http://access.prov.vic.gov.au/public/component/daPublicBaseContainer?component=daViewAgency&breadcrumbPath=Home/Access%20the%20Collection/Browse%20The%20Collection/Agency%20Details&entityId=2861 [accessed 13 December 2022]

Description

The buildings associated with the former Janefield Training Centre are the:

- Former Administration block, 40 Linacre Drive.
- Former Wards F2 (34 Linacre Drive), F3 (30 Linacre Drive) & F4 (44 Linacre Drive).
- Former Janefield Special School (now the Janefield Community Centre), 2 Manchester Crescent.

Administration and Wards F2, F3 & F4

The former Administration block and the three wards are situated adjacent to one another in a bend of Linacre Drive. They have deep front setbacks and are elevated high above the road, forming a prominent and distinctive grouping.



The Administration block (Source: City of Whittlesea)

The former Administration block is a double storey red brick with a formal Georgian Revival influenced design. It has a hipped tile roof and a symmetrical façade with brick quoining and regular repetitive fenestration of single and triple multi-pane timber sash windows. The main entrance at the centre of the façade is marked by a stylized rendered architrave surmounted by a rendered panel with an Art Deco motif. This is balanced by secondary entrances on either side with expressed stairwells in canted bays with tall multi-pane steel framed windows. There is one brick chimney at the north end.

The three former wards, located to either side of the former Administration block, are built to a standard design. They are double storey red brick buildings with hipped terracotta tiled roofs. The symmetrical façade has canted bays at both ends and there are three hipped roof wings to the rear. The buildings are designed in a restrained manner incorporating elements of the Moderne (bands of brown manganese brick below the ground and first floor windows, stepped brick piers to the verandah) and Georgian Revival (symmetry, regular, repetitive tall multi-pane, timber-framed sash windows with toplights, canted bays) styles.



Ward F3 (foreground), and Ward F2 (Source: City of Whittlesea)

The key change to the wards has been alterations and additions to the original single level verandah between the canted bays to incorporate a first-floor balcony with glazed front balustrades and slatted privacy screens. Other alterations include the replacements of cantilevered hoods to the side entrances with small balconies, and replacement of some windows with doors. Slatted fences now enclose the garden areas.

Janefield Special School (now the Janefield Community Centre)

This is a single-storey red brick building with a hipped terracotta tiled roof and plain brick chimneys at either end. The west elevation is dominated by four banks of windows, each containing six tall timber-framed multi-pane triple sash windows with concrete architraves. There is a hipped roof wing at the rear, and similar windows in the rear elevations.



Janefield Special School (Source: City of Whittlesea)

Comparative analysis

There are no direct comparisons for the Janefield Training Centre in the City of Whittlesea. The buildings are representative examples of late interwar institutional buildings designed by the Public Works Department under the direction of Percy Everett and compare with the Larundel complex (City of Darebin) also built in the 1930s and 1940s, as well as the Travancore Special School Toddlers' Block (City of Moonee Valley), built in 1939-40. The buildings at Janefield follow a similar stylised architectural expression - a mix of restrained Moderne detailing overlaid with one of the interwar 'revival' styles – combined with fine brickwork detailing.

At Larundel and Travancore the Moderne is combined with Old English/Tudor detailing, whereas at Janefield it is paired with Georgian Revival. The Special School at Janefield is also typical of the simple, Moderne schools designed under Everett's direction, though here with a hipped roof, perhaps to give it a more residential/domestic appearance.

The original layout at Janefield of dormitory style accommodation wings in standard designs, with administration block and separate buildings for schools, recreation halls and other facilities in a landscaped setting is also like Larundel and other institutions.

While much of the Janefield complex has been demolished, the three wards and the Administration building form a cohesive and visually impressive group, which together with the former school convey an understanding of the original scale of the complex.

Statement of significance

What is significant?

The former Janefield Training Centre at Bundoora comprising the following buildings designed by the Public Works Department under the direction of Percy Everett and built from 1939 to 1952 is significant:

- Former Ward F3, 30 Linacre Drive
- Former Ward F2, 34 Linacre Drive
- Former Administration, 40 Linacre Drive
- Former Ward F4, 44 Linacre Drive
- Former Special School (now Janefield Community Centre), 2 Manchester Crescent.

Alterations and additions and other buildings on the sites are not significant.

How is it significant?

The former Janefield Training Centre is of local historical, representative, and aesthetic significance to the City of Whittlesea.

Why is it significant?

The former Janefield Training Centre is historically significant as a facility established specifically for children with intellectual disabilities. It was one of the new institutions created by the State government following the passing of the *Mental Hygiene Act* in 1934 which led to a new approach with an emphasis on education and training of intellectually disabled children. This more progressive approach was reflected in the modern design and layout of the facility, which included a dedicated school building. (Criterion A)

The former Janefield Training Centre is representative of the institutional facilities designed by Public Works Department under Percy Everett during the late interwar period. Architecturally, these are characterised by similar stylised architectural expression - a mix of restrained Moderne detailing overlaid with one of the interwar 'revival' styles – combined with fine brickwork detailing. The arrangement of conventional dormitory style wards in identical designs, in a group with the administration block, with the school in a separate location is also characteristic of the layout of these facilities. (Criterion D)

The former Administration block and three wards are of aesthetic significance as late interwar buildings that shown the influence of the Moderne and Georgian Revival styles. The consistency of materiality (face brick, terracotta tile) form (symmetrical, hipped roof) and detailing (repetitive fenestration with multi-paned windows) is enlivened by distinctive details include the canted form of the projecting bays to the wards (a detail repeated in the expressed stairwells of the Administration block), decorative brickwork (quoining and corbelled eaves to the administration block, contrasting bands to the wards) and the a stylized rendered architrave surmounted by a rendered panel with an Art Deco motif to the main entrance of the Administration block. Situated in a curving row elevated above the road they form a prominent and distinctive grouping and are historic landmarks within the local area. (Criteria E)

Statutory recommendations

Replace the separate HO numbers with a single 'Group Listing' HO number (HO53), with the following description in the 'Heritage place' column:

Janefield Training Centre (Former)

The heritage place comprises:

- *Former Ward F2, 30 Linacre Drive, Bundoora*
- *Former Ward F2, 34 Linacre Drive, Bundoora*
- *Former Administration block, 40 Linacre Drive, Bundoora*
- *Former Ward F4, 44 Linacre Drive, Bundoora*
- *Former Special School, 2 Manchester Crescent, Bundoora*

Apply external paint controls. Other Specific controls are not required. The existing HO map extents remain the same.

Other images

None.

Donnybrook Mineral Springs (Former)

Other names: St Prohor Pchinski Macedonian Orthodox Church

130 Springs Road, Donnybrook Heritage Overlay: HO94





Main image:	Stone lined channel, pumping station and footbridge (2015).	**Hermes:**	28554
Place type:	Reserve	**Style:**	Post-World War II
Creation dates:	1888, 1890	**Designer:**	Unknown

History

Prior to being surveyed in 1852, the Donnybrook area was known to European settlers as Rocky Water Holes. At this time, it was populated by small farmers, and by 1849 several small businesses and tradespeople had begun operating in the township. Later, an abundance of travellers' lodgings appeared, suggesting Donnybrook was a frequent stopping place for people on the road to Sydney or the goldfields. In 1872 the railway came to Donnybrook, a factor that partially contributed to the decline of the township as it reduced the opportunity for passing trade on the road (Wuchatsch & Hawke 1988:47).

The Donnybrook Mineral Springs are reported to have been used by early settlers in the area. However, it was not until 1912 that the Director of the Geological Survey (E.J. Dunn) formally reported the existence of two springs in the Donnybrook area. A newspaper report from 21 February 1912 describes the water coming from the springs as being "a strong flow of excellent water of palatable quality." (*Argus*, 21 February 1912). By that time various developments had taken place and both springs had pipes driven into them (VMWC). The report, prepared by Dunn, recommended further development and that the springs be made "available to the public." (*Argus*, 4 January 1912).

Over the past century or so, various attempts have been made to develop the springs as a going concern. On 1 November 1912 Donnybrook Mineral Springs Pty Ltd was established, but the business failed and was deregistered on 9 May 1917. In 1920 an attempt was made to commercially bottle the spring water by O.T. Pty Ltd (VMDC).

In 1935, the land was bought from the Crown by W.H. Stone and an accommodation resort was developed. In 1953 the property was purchased by Mr August Sattler who sold the water under the name of "Donny Spa." He turned the 12.5-hectare site into a recreational area around the spring and built barbecues, undercover huts, a kiosk, toilets, and playground equipment. On the weekends, horse and cart rides were conducted. During this time the area became a popular weekend outing destination.

The growing popularity of the Donnybrook Springs was associated with the growth in tourism and 'day tripping' due to increasing private vehicle ownership from the 1920s. This was promoted by organisations such as the Royal Automobile Club of Victoria (RACV), which published a series of newspaper articles for motorists detailing road tours to tourist spots around Melbourne. In September 1953 'RACV Tour No.70' described the attractions of the Donnybrook Mineral Springs:

Donnybrook Mineral Springs are only 20 miles north of Melbourne, but are not too well known to the motorist. This is the ideal time to visit the area for the countryside is at its best. Flowering gorse hedges bordering bright green fields are a delightful setting … There is a good picnic ground with tables and hot water is available at the kiosk. (*Age*, 29 September 1953, p.8)

The piping of the spring was reconditioned in 1958, but the accommodation side of the business was discontinued in 1960 (VMDC).

In 1983 the business was sold to Luigi Campeotto, the noted tenor (de Sielvie 2006:193). Campeotto planned to expand the business and build a $1.5 million natural spa complex; however, he struggled to obtain finance and, in the face of the 1990s recession, was ultimately declared bankrupt.

The complex is now owned by the Macedonian Orthodox Church, which has established the St Prohor Pchinski Monastery on the site.

References

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 3 - Citations*, 2015

de Sielvie, Nalini, *Is this your Caruso? Biography of Tenor Luigi Campeotto*, 2006

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Payne, J.W., *The Plenty: a centenary history of the Whittlesea Shire*, 1975

Victorian Mineral Water Committee (VMWC), Donnybrook Mineral Springs. www.mineralwater.vic.gov.au/project/pdf/Donnybrook_MS73.PDF Accessed 16.11.09

Wuchatsch, R.N. and Hawke, G., *Historic views of the City of Whittlesea*, 1988

Description

Donnybrook Mineral Springs is an informal parkland reserve on the banks of the Merri Creek. It is characterised by informal lawn/grassed areas with native and exotic trees including Pines and Cypresses. Of note is a row of approximately five Eucalypts along one bank of the water channel.

The springs themselves consist of an artificial channel lined with stone and mortar retaining walls. Water continues to flow through the channel, but it is congested by a dense growth of grass and other plants. There is a narrow timber foot bridge over the channel with tubular metal balustrades.

Adjacent to the bridge is a small concrete structure with a gently sloping flat roof with a projecting eave on the channel side, that may have been used for plant or equipment storage, or as a pumping station. Extending from the side of the structure is an angled wing wall with tiled coping. Affixed to the wall is a sign reading: "Mineral Spring. This is the oldest known spring of natural sparkling mineral water in Victoria and the nearest to Melbourne", followed by a chemical analysis (this has replaced an earlier sign previously mounted on the front of the roof, see image below). At the base of the structure is what looks to be a drain, lined with "crazy" paving. In front of the structure is a metal hand pump, set on a concrete plinth that has been shaped and decorated to resemble a stone or brick well. The remains of a semi-circular rockery garden surround the structure and well.

Picnic shelters are dotted across the site. Most are similar in design, having gable roof and wide eaves. All are enclosed on three sides, with a bench seat forming a kind of barrier on the open side. However, the shelters vary in their materials and eras. Some are constructed of a dark timber with wooden shingles for the roof. Others are of stained timber, with flat roof gently sloping from front to back of the shelter. What appear to be the most recent shelters have treated pine logs for walls and corrugated iron for the roof.



c.2010 image of the rendered building showing the 'well' and the earlier sign mounted on the roof. The 'Crazy' paving is to the bottom left of the building (Source: City of Whittlesea Heritage Study)

Comparative analysis

Donnybrook Mineral Springs is an example of a tourist attraction/picnic reserve associated with a natural feature. The development of the reserve during the mid-twentieth century is associated with the growth of tourism due to increasing private motor vehicle ownership from

the 1920s onwards. The location of the Springs made it an ideal destination for a day trip from Melbourne. There is no direct comparison within the City of Whittlesea. There are some similarities with the park and picnic reserve developed in association with the Yan Yean Reservoir. Like the reserve at Donnybrook, the park at Yan Yean is comprised of informal lawns with mature specimen trees including many conifers, with simple picnic shelters.

Statement of significance

What is significant?

The Donnybrook Mineral Springs at 130 Springs Road, Donnybrook are significant. The contributory features associated with the development of the place from c.1930 to c.1960 are:

- The artificial channel with rock and cement walls and the timber footbridge.
- The small brick building beside the channel and bridge with a gently sloping flat roof and Donnybrook Mineral Springs sign, flanked by semi-circular rock walls.
- The metal hand pump and concrete 'well' structure between the small concrete building and the channel.
- The c.1950s timber picnic shelters.
- The mature exotic and native trees.

Other features of the property, including all buildings and/or alterations carried out since 1970 are not significant.

How is it significant?

The Donnybrook Mineral Springs are of historic significance to the City of Whittlesea.

Why is it significant?

The Donnybrook Mineral Springs are of historic significance as a place that is associated with the growth of tourism, especially daytripping, in Victoria during the mid-twentieth century. This was due to the growth in private vehicle ownership from the 1920s, which was promoted by organisations such as the Royal Automobile Club of Victoria. (Criterion A)

Statutory recommendations

Retain in HO94.

In the HO schedule replace the description in the 'Heritage place' column with:

Donnybrook Mineral Springs (Former)

130 Springs Road, Donnybrook

The heritage place comprises:

- *The channel with cement and stone walls and small timber bridge.*
- *The small brick building adjacent to the channel, the flanking rock walls and the adjoining pump and well structure.*
- *The c.1950s shelters and picnic tables.*
- *Mature exotic and native trees*.

Other images

None.

Morang Market (Former)

Other names: Morang Saleyards

1415 Plenty Road, Mernda **Heritage Overlay: HO66**





Main image:	Building 1 and cattle race (2022)	**Hermes:**	28905
Place type:	Saleyards	**Style:**	Interwar, Post-war
Creation dates:	c.1900-c.1970	**Designer:**	Unknown

History

Thematic context

Victoria's Framework of Historic Themes

8. Building community life: 8.4: Forming community organisations

City of Whittlesea Thematic Environmental History

3. Utilising natural resources: 3.1 Grazing and agriculture, 3.2 Dairying

The rivers and pastures that attracted the first pastoralists to the City of Whittlesea also provided scope for more intensive land uses such as dairying, cropping and mixed farming.

The development of the agricultural industry in Victoria in the 19th century was assisted by farmers or agricultural societies. The Port Phillip Farmers Society (originally known as the Moonee Ponds Farmers Society) established in 1848, was the first such organisation in the Port Phillip district and led to the formation of branches in other districts from the 1850s onwards. Funding was provided by the Colonial government and the Society provided advice to the Government on "all matters concerning agricultural and pastoral matters." The importance of the Whittlesea area as an agricultural district was illustrated in 1859 with the formation of the Whittlesea Agricultural Society to encourage the "advancement of agriculture and horticulture," "improve the breed of stock", "make examination and trial implements" and to collect and disseminate seeds, plants, and information. The WAS held its first show in 1859, which became an important annual event, and continues today.

The fertile soils of the Plenty Valley were perfectly suited to the dairy industry and dairying was practised in the area from the 1840s. By 1873, Stephen Morgan had a 2500 acre dairy farm

with 320 cows and employed 40 men. Morgan's farm was one of the largest dairy farms in the Colony. The arrival of the railway in the late 1880s provided local farmers with a far easier way to transport their produce to market and assisted the growth of the industry. Subsequent improvement of grazing pastures allowed the full potential of dairying in the district to be realised.

Morang market

The Morang Market was established c.1876 and its development from the late nineteenth to the twentieth centuries was intrinsically linked to the Bridge Inn Hotel.

The first Bridge Inn was established c.1841 on the west bank of the Plenty River by the Willis Brothers. It was sold in 1851 to Moses Thomas who in 1868 relocated the hotel to its present position at the south-west corner of Bridge Inn and Plenty roads, where it has remained in continuous operation ever since.

Moses Thomas was a prominent member of the early Morang/Mernda community. As described by Payne (1975:112) he filled the roles of "preacher, architect, engineer, baker, mill-owner, wine grower, storekeeper, builder and Clerk to the Roads Board". Moses Thomas was also the Whittlesea Shire Clerk for many years. Such was his importance to the community that his funeral procession was the largest seen in the district with some 90 vehicles and 84 horsemen in attendance (*Argus* 14 May 1878, p.5).

Reputedly, the saleyards had first been established on the northeast corner of the intersection of Bridge Inn and Plenty roads. According to Payne (1975:170) the markets commenced when W.J. Perkins was the proprietor of the Bridge Inn Hotel, and it was Perkins who decided to relocate the markets to the present location beside the hotel. As explained by Gould (1990):

Perkins decision to move the saleyards was doubtless made with the view to increasing business for his hotel. By relocating the saleyards south of the Bridge Inn, he could deter people from patronising the Lamb Inn, several hundred metres to the north.

However, newspaper articles indicate the market commenced in 1876 when the Bridge Inn was still owned by Moses Thomas. In October 1876 Daniel Lovelock placed a newspaper notice that 'at the request of a number of the residents of the surrounding district' he was commencing a monthly sale of stock at Morang North on the last Friday of every month. A subsequent notice in November 1876 referred to the market being at the Bridge Inn (*Argus*, 14 October 1876, p.9; *Leader*, 4 November 1876, p.15).

It is possible that the saleyards were on the site diagonally opposite the Bridge Inn and were moved later when Perkins had become proprietor following Moses Thomas' death in 1878. This could have been done around 1888 shortly before his wife Louisa donated the site for the erection of the Yan Yean (now Mernda) Mechanics' Institute, which opened in December 1888. Newspaper notices for the Morang Market from the early 1880s onwards consistently refer to them being at the Bridge Inn.

Following Lovelock's death in 1888 the markets continued under the management of several different companies, which included William Adamson & Co., later Adamson, Strettle & Co., which managed (either solely or jointly) the markets from 1888 to 1939.

The majority livestock sold in the first few decades was dairy cattle, reflecting the high numbers of dairy farms in the area at the time. In August 1904 Adamson, Strettle & Co., reported in *The Melbourne Stock and Station Journal*:

Morang Market ... 22nd inst. - 223 head of cattle yarded - milkers - This class was well represented, and included a few useful cows, also some nice heifers with calves at foot.

Competition was brisk and well maintained, and highly satisfactory prices obtained.

Springers - A fair number yarded, but the quality, with a few exceptions, was not up to the usual standard, still the demand was good, best making from 7.10.0 pounds to 8.17.6 Pounds, the latter for a cow the property of Mr. Joseph Mason...

In the period from 1905 to 1912 Robert Gunn & Co. were also holding fortnightly markets at the saleyards on alternate weeks to Adamson, Strettle & Co., suggesting that supply and demand in the Whittlesea region was at the time high enough to support a weekly market. Pig sales were held from as early as 1910 (*Argus*, 3 January 1910, p.2).

In 1914 Adamson, Strettle & Co. became the owners of the property and remained so until 1939 when it was sold to Quiney, Mawbey & Co. (Land Victoria).

From 1939 until it was closed Quiney, Mawbey & Co. held a fortnightly Monday market. Livestock continued to be sold until at least 2004, and a regular 'trash and treasure' market operated until about 2011.

The use of the site as a market ceased by 2012. The site is currently unused.

In 1975 local historian J.W. Payne (1975:118) described the importance of the market to the local community:

Morang as a village name has disappeared but the weekly fair, which operates each Monday selling livestock, poultry, and anything that can be transported to the site beside the Bridge Inn, is still the Morang Market.

The Description section provides further information about the historic development of specific buildings at the market.

References

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 3 - Citations*, 2015

Dr. Vincent Clark & Associates. *Heritage Assessment & Conservation Management Plan. Morang Sale Yard & Market, Mernda*, 10 May 2019

Land Victoria, Certificate of title Vol. 3805 Fol. 823

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Payne, J.W., *The Plenty: a centenary history of the Whittlesea Shire*, 1975

Description

The following description is based on information in the Conservation Management Plan (CMP) prepared in 2019 by Dr Vincent Clark & Associates and adopts the plan prepared for that report, which is reproduced below.

The former Morang Market is situated on the west side of Plenty Road immediately to the south of the Bridge Inn Hotel. The surviving buildings are clustered in the front (eastern) half of the site, and much of the balance is surfaced with concrete paving, as shown on the following plan.

The buildings and structures date from a variety of periods, from possibly the late 19th Century until the 1980s, and are constructed either of timber or steel, with one structure made of brick. The complex appears to have been built on an ad hoc basis, with different structures added or replaced over time as required. However, there was an organised set-out to the site.



Figure 12. Site plan of Morang Cattle Market, circa 2009, based on aerial photo in Figure 8. (M. Negus Cleary)

Site plan showing key features. Source: Conservation Management Plan 2019

Broadly speaking, the western half of the site was devoted to large animal pens for the display and safe keeping of animals pre- and post-sale. Along the property boundaries and within the centre of the allotment, were corrals or pens for larger animals, such as cows, bulls, or horses. A series of pathways connected these pens to the sale ring (Building 9) and to Plenty Road. The sale ring was in the centre and appears to have formed a focal point within the site. The tearooms (Building 7) and the administration office (Building 5) were located very close to the sale ring.

The south-eastern quadrant of the site was devoted to sales, refreshments, and the admin office, as well as the poultry cages close to Plenty Road. The public toilets (Building 4) were located at the centre of the complex.

The north-eastern quadrant of the site contained smaller animal pens for sheep and pigs. There were three sets of covered (roofed) pens (Buildings 1, 2, and 3) and an open steel-framed set of pens (Building 8).

Animals were unloaded from Plenty Road and animal races were located at several points to facilitate easier loading or unloading from trucks. One race survives on the north side of the administration office, and there are two more at the northern end of the covered pig pens (Building 1).

Based on aerial photographs of the site contained in the CMP:

- Buildings 1, 2, 7, 9 and the layout of the cattle pens were constructed prior to 1951.

- Building 6 was constructed between 1951 and 1963.
- The other surviving buildings and structures were all constructed by 1970.

Covered and uncovered animal sale pens (Buildings 1, 2 and 3 and structure 8)

The oldest building on the site is probably Building 1. The exact date of this building is unknown, but the use of mortice and tenon joints suggest a construction date of the early twentieth, or perhaps even the late nineteenth century.

Building 1 is a timber framed pig shed with open sides and a timber-framed gabled roof with timber beams and corrugated-iron sheet roofing. Eave gutters run along the long sides and there is galvanised fascia capping at each end. The roof is supported on 100 x 100mm square hardwood timber posts, which appear to be set directly into the ground.

The pens are constructed of timber posts and rails with mortice and tenon joints, although nail fasteners have been used in some locations. There are 11 pens remaining in two rows and each pen has a painted number starting with 2-9 in the north end on the east side and ending with 12-19 on the west side. A concrete floor has been poured in all stalls between the timber posts, but it is not a single slab and has been laid after the timber structure was erected. Some pens have small gates, while others lack gates, although the hinges remain.



Detail of Building 1

A concrete and timber animal loading ramp, or 'race', is located at the northern end of the building on the east side, connected directly into the pens. A second, taller race is attached to the north-eastern corner of the building, leading to other structures inside the yards. Both animal loading races 1 and 2 were constructed of steel railway rails, probably salvaged from the Whittlesea railway line, to form the main structural elements including balusters and hardwood timber baluster rails on the side. The angled bases of each race are made of off-form concrete.

Building 2 is a smaller timber framed sheep/pig pen shed with a gabled roof. It contains twelve pens, six per side and is orientated with its long side approximately east-west. The roof is a simple gable, clad in corrugated steel sheeting with steel eaves gutters. The roof structure is made of hardwood timber beams and rafters with wrought iron hangers suspended from the central ridge beam down to the timber rafters. The structure is held up on timber posts, with large timber beams cut into posts to support the rafters. Four large red gum timber posts, run down each of the long sides of the building. There are similarly dimensioned, shorter, timber posts at the ends and corners of each of the pens. The concrete floor has been poured around the timber posts and all timberwork is unpainted.

The sides of the shed are all open and the pen numbers are painted on the inside of each pen on the timber rail – pens 21 to 26 along the north side and pens 27 to 32 along the south side. The pens have sides with vertical timber slats around the sides, though these have been removed on the southern side. The ends of each pen, facing the centre aisle of the shed, had timber gates – all now removed – that were mounted on steel rod hinges, many of which remain intact.

Building 3 is a steel framed pig/sheep shed with 8 pens, four per side, situated immediately adjacent to Building 2. The steel structure of the building is made of hollow, circular steel tubes. The roof has been removed. The sides of the pens are fenced with steel wire grid. The pens probably had steel gates which have been removed – pins and steel chains remain attached to some of the pens. The building had a concrete floor that has been poured up to the structural posts.

Building 8 comprises a series of unroofed pens to the west of Building 2 and 3, with an overall size of 5 x 10m. The pens are made of steel square hollow sections and steel rod fencing to the sides.

Toilet block (Building 4)

This is constructed of cream brick (orange) press-moulded, factory-made bricks, in two shades of cream left unpainted on a concrete slab, raised one step above the ground. It has a timber-framed skillion roof with corrugated steel sheet roofing. The southwest corner of the building has been partially demolished.

Administration office (Building 5)

Building 5 is a green and yellow painted timber framed weatherboard post-war building. It has a skillion roof clad in corrugated steel sheet sloping down to the north. The entry doorway is on the south side and is flanked by two large timber-framed windows. A livestock race is also located next to the northeast corner. It is in very poor condition.

Poultry cages shelter (Building 6)

This is a narrow-roofed open-air shelter constructed of iron and timber running in an east-west direction adjacent to Plenty Road. It has a corrugated iron roof and galvanised Quad style eaves gutters along each of the long sides attached to timber fascia boards. The shelter is supported along the centreline by vertical iron poles which intersect with four timber beams. The building was used to shelter poultry cages that were stacked underneath it and have now been removed. The structure is in poor condition.



Left to right: Administration office, cattle race, toilet block

Tea room (Building 7)

Building 7 is a timber-framed with a gabled iron roof and corrugated steel sheet roofing, 4.3 x 5.6m in size (Photograph 27, Figure 15). It was the former tearooms of the market and was the focus of the social side of the Monday Markets.

The building is present in the 1951 aerial photo of the site, and its style suggests that it dates from the 1940s. The walls are clad in timber weatherboards to dado height with asbestos sheeting with timber strapwork above. There is a high, small, window on the north wall, and another window on the south side. There is only one doorway on the east side, which has a double-leaf timber door. Around part of the eastern and western, and all the northern internal walls, are the timber framework for a built-in bench seat, but the cladding has been removed. Around the southern and part of the western walls is a kitchen bench with sink and under-bench cupboards. The floor is timber with linoleum lining.

To the east side of building there are two long rectangular open pits full of water and covered with steel grating. These pits were installed in the late 20th century as a requirement by Melbourne Water, to manage the animal waste from the site.



Tea room at rear behind the Poultry cages shelter

Remnants of the sale ring (Building 9)

Building 9 has been demolished. It was the sale ring used for livestock sales and once had tiers of seating. All that remains are the concrete wall bases and large column bases around all four corners and along the east and north walls.

Comparative analysis

The design and layout of saleyards has changed little since the nineteenth century. Characteristic features include yards for animals enclosed with timber fencing and often paved with bluestone pitchers or concrete, associated loading ramps, open-sided pavilions, and covered walkways for holding, viewing, and/or selling of stock. Structures were usually simple timber-framed corrugated-iron clad buildings with few architectural pretensions. Larger and more sophisticated examples such as those at Newmarket (VHR H1430), Geelong and Ballarat were often laid out to a formal plan by an architect or surveyor, and included more substantial buildings including administration offices, and large stock 'selling rings' (for example, Casterton Stock Selling Ring, VHR H0314).

The former Morang Market is a typical example of a small rural saleyard. While some buildings and features have been removed, and others are in poor condition the remaining buildings and structures enable the former market use to be understood and interpreted. The simple utilitarian buildings are characteristic of small rural saleyards.

This is the only surviving saleyard in the municipality and an important reminder of the important agricultural history of the area.

(Note: The CMP indicates the market has social value, but a social value assessment is outside the scope of this study. Also, as the market use ceased about a decade ago social values have likely translated to historic values)

Statement of significance

What is significant?

The former Morang Market at 1415 Plenty Road, Mernda is significant. The contributory features are the covered and uncovered animal pens, animal loading ramps, administration office, poultry cages shelter, tearoom, and remains of the sale ring.

How is it significant?

The former Morang Market is of local historic, representative, and associative significance to the City of Whittlesea.

Why is it significant?

The former Morang Market is of historic significance as the main livestock saleyards for the northern Plenty district for over 130 years. It demonstrates the importance of the local agricultural industry of this once predominantly rural area. The location of the saleyards adjacent to a hotel and close to a major intersection contributes to an understanding of the importance of the place to the local community. As well as providing economic benefits, the saleyards were of enormous social value as a community meeting place, which provided an opportunity for farmers to meet, conduct business and socialise. The tearoom is fondly remembered as the focus of the social aspect of market days. (Criterion A)

The former Morang Market is significant as a representative example of a small rural saleyards. This is demonstrated in the layout and surviving fabric, which includes covered and uncovered animal pens, animal loading ramps, administration office, tearoom, and remains of the sale ring. The simple, utilitarian buildings and structures are characteristic of rural saleyards. (Criterion D)

The former Morang Market is significant for its associations with Moses Thomas, who was instrumental in the formation and early operation of the market, which was closely associated with the Bridge Inn Hotel of which he was the owner until 1878. Moses Thomas was an important figure in the founding and development of Morang/Mernda as one of the early landowners, a builder of several early public buildings and through his involvement in the local district road board and later shire council, as well as community organisations including the local church and school. The association with Thomas is demonstrated by the location of the market adjacent to the Bridge Inn Hotel. (Criterion H)

Statutory recommendations

Retain in HO66.

In the HO schedule replace the name in the 'Heritage place' column with 'Morang Market (Former)'

Other images

For additional images, please refer to the Hermes database place record.

Mernda Mechanics' Institute and former caretaker's residence

Other names: Yan Yean Mechanics' Institute & Free Library

1438 & 1440 Plenty Road, Mernda **Heritage Overlay: HO20**







Main images:	Mechanics' Institute and residence (2022)	**Hermes:**	28892
Place type:	Mechanics' Institute, residence	**Style:**	Victorian
Creation dates:	1888, 1890, c.1930	**Designer:**	William Baird

History

Thematic context

Victoria's Framework of Historic Themes

8. Building community life: 8.4: Forming community organisations

City of Whittlesea Thematic Environmental History

8. Community and cultural life: 8.4 Community Halls

Along with schools, the first public building to indicate the formation of a settled community in the City of Whittlesea was invariably a hall, typically built on a corner of land donated by a selector, with funds raised by community members. The local public hall was a focal point of community life, serving as a social centre for dances, concerts and other entertainment and celebrations, a venue for charity functions, educational lectures and political meetings, and as temporary municipal offices, churches, schools and court houses. As the place where neighbours gathered to work for common goals, receive instruction, worship, sort out their differences and enjoy recreation together, the public hall was the place where the local community was formed and sustained.

The most common kind of public hall in the 19th century was the Mechanics' Institute Hall. Mechanics' Institutes originated as a form of self-improvement for working people who had little access to higher education or book learning. They were set up initially to provide libraries or reading rooms and to run lectures and debates, but their educational function was minimal. Mechanics' Institutes were popular throughout Victoria because they attracted government subsidies, and by the 1880s there were more than 300 in the colony. Other community halls were known simply as public halls, particularly after the Mechanics' Institute movement waned, around the turn of the century. There were also a few privately owned halls made available for public use.

Mernda

The town of Mernda (originally known as Morang), situated at the northern extreme of the Plenty Gorge, developed near the site of a crossing over the Plenty River, which from 1841 was occupied by the first Bridge Inn (described at the time as a wattle and daub hut). The construction of the Yan Yean Reservoir contributed to the area's growth. Between 1853 and 1857 up to 1,000 men were employed in building the reservoir and in 1853 the first school was opened, followed by a Wesleyan Methodist Church in 1856, a Presbyterian Church in 1860, and a post office in 1861. The Bridge Inn was rebuilt in 1856 and again in 1891 on a new site at the corner of Plenty Road.

After its completion the Yan Yean Reservoir was a major attraction and provided a steady flow of tourists to the town. Three hotels, adjacent to the reservoir, were constructed. In 1893, following the opening of the Whittlesea railway line, the town changed its name to South Yan Yean (there was already an existing Yan Yean station), but by 1913, due to confusion the experiment had been abandoned and the name of the district was changed to Mernda. By 1928, when it was officially declared a township, there were over 200 houses, two Savings Banks, three general stores, a bakery, five churches, a school and the Mechanics' Institute, which contained the Whittlesea Shire Council Chambers.

Mernda (Yan Yean) Mechanics' Institute and Free Library

In the mid-1880s Mr. W.J. Perkins, who had taken over the old Bridge Inn Hotel at the southwest corner of Bridge Inn and Plenty roads, purchased the saleyards on the northeast corner of the intersection. Relocating the saleyards to the rear of his hotel, his wife Mrs Louisa Perkins donated the land to a committee formed to erect a Mechanics' Institute in the district.

The decision to proceed with construction of what was then called the Yan Yean Mechanics' Institute and Free Library was made at the meeting of the Committee held on 25 February 1888 at the Morang State School. By that time more than £250 had been subscribed or donated to the building fund including the £50 subsidy provided by the Government. It was resolved to obtain plans from Mr. William Baird, architect, for a building, which would comprise a main hall of 45ft x 27 ft and two rooms each of 14ft x 12ft (one to be the library and the other a cloakroom) and constructed of stone ('if possible') and to be 'of a character suitable to the

wants of the district'. The tender of £860 submitted by Peter Baird was accepted (*Evelyn Observer, and South and East Bourke Record*, 2 March 1888, p.2 'Yan Yean Mechanics' Institute and Free Library').

Mr. Robert Harper MLA laid the foundation stone on 12 September 1888. The stone had been carted from Melbourne by a local resident, Mr. W.G. Cockerell. Although a crane had been available at the mason's yard to load the stone, considerable difficulty was encountered unloading it. Eventually, it was decided to tip the dray up and let the stone fall to the ground. This was done and it was manhandled to its final resting place.

The building was formally opened by Hon. C.H. James M.P. on Wednesday 19 December 1888 in the presence of over 200 people, who later attended a dinner and concert in the hall. A bazaar, organised by local women, held over several days to raise money toward the cost of the building, realised £198. Together with the monies already raised this reduced the outstanding debt by about half *Evelyn Observer, and South and East Bourke Record*, 28 December 1888, p.2 'Morang').

Moses Thomas' eldest son, Walter, accepted the position of librarian and trustee of the Yan Institute, and was to fill the position for the next forty-one years. By 1920 the library had a substantial collection of over 3,500 books and a 'goodly number of regular subscribers' (*Eltham and Whittlesea Shires Advertiser and Diamond Creek Valley Advocate*, 13 February 1920, p.3).

Following the official change in name of the district to Mernda in 1913 (*Evelyn Observer and Bourke East Record*, 21 March 1913, p.2), the building was increasingly referred to as the 'Mechanics' Institute, Mernda' or 'Mernda Mechanics' Institute' in newspaper articles, but the old name persisted for several years. However, by the 1920s it was almost universally referred to as the Mernda Mechanics' Institute.

The Mechanics' Institute was used for Whittlesea Shire Council meetings from about 1912 (*Evelyn Observer and Bourke East Record*, 14 June 1912, p.2 'Whittlesea Shire Council') until they were transferred to Epping in 1939. It was also regularly used by community groups such as the Mernda Progress Association, various church groups, and for concerts and dances and other social gatherings. In 1928 the official ceremony to declare Mernda a township was held at the hall (*The Argus*, 27 April 1928, p.13 'Mernda township').

In June 1918, a public meeting was held to form a committee to plan for welcoming home World War I soldiers returning to Mernda. In the same month, the World War I Honour Board for the district was unveiled at the hall by Sergt. J.H. Lister M.H.R. The board, donated by Major E.T. Apps of Fitzroy, contained the names of 30 soldiers painted in gold letters and was placed on the wall opposite the main entrance to the hall (*Eltham and Whittlesea Shires Advertiser and Diamond Valley Advocate*, 14 June 1918, p.2' Unveiling of Honour Board at Mernda').

Alterations and additions were carried out during the interwar period. In 1925 a supper room with kitchen was added in a separate corrugated iron-clad building at the rear, which was connected by a covered way, and in 1933 an enclosed brick porch replaced an earlier open timber structure (PROV; *Advertiser*, 26 July 1925, p.2; 28 July 1933 p.6 'Mernda'). Money for these additions were raised by the Mernda Ladies' Patriotic League. The efforts of the League also enabled the long-standing debt to be finally discharged (*Eltham and Whittlesea Shires Advertiser and Diamond Creek Valley Advocate*, 13 February 1920, p.3).

In 1938 the 50th anniversary was marked with an 'American Tea and a musical and social evening' at which time the newly connected electric lights were switched on for the first time (*Advertiser*, 8 July 1938, p.5 'Mernda').

The library closed in the late twentieth century.

Caretaker's residence

The building of a caretaker's residence was first proposed in August 1889. A sub-committee of Messrs. Horner, Hardesty, W. Thomas, and Cockerell was established to prepare plans and advertise for tenders. Mr. William Baird was again selected as architect. Tenders were called in October 1889, but the price was considered excessive. To save costs, it was proposed to do away "with all friezing, cement to chimney, pantry and dresser" and call for fresh tenders.

On 5 May 1890 the committee accepted Mr. Martin's tender "to build caretaker's residence as per plan and specifications" for £232. Mr. Horner was appointed to supervise and approve the construction of the cottage and make payment.

On 20 September 1890 the residence must have been virtually complete, as the committee resolved to invite applications for the position of caretaker, "the successful applicant to keep the premises clean, the lamps well-trimmed and in going order and take charge of the premises, also to have the right of residing in the cottage at a weekly rental of 5 shillings, said rental to be in addition to his duties as caretaker".

The final cost of the residence was £245, the additional £13 to cover work on the verandah, flooring, foundations, tuck pointing, chimney and overlap of roof.

Edward Perkins was appointed as the first caretaker, followed by a Mr. Wall in 1892. A rebate of £1 per annum in the rent of the cottage was allowed, conditional on the cleaning of the buildings being strictly adhered to.

Many other caretakers have followed Messrs. Perkins and Wall over the years including Allan McKenzie who performed the roles of secretary, treasurer, and caretaker of the Mechanics' Institute from 1981 to the 1990s. During his term the cottage was renovated.

References

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

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Mernda Mechanics' Institute Minute Book 1889-1892

Payne, J.W., *The Plenty: a centenary history of the Whittlesea Shire*, 1975

Wuchatsch, R.N. and Waghorn, J.F., *Historic buildings of the Whittlesea Shire*, Melbourne, 1985, No.46

Description

The Mernda Mechanics' Institute is a single storey building with a gabled iron roof and walls of squared, coursed bluestone. It comprises a rectangular hall with two projecting rooms on the west side (according to early plans the room to the north was the cloak room while the one to the south was the library). The end walls of the hall and the front wings have parapeted gables with cement coping and simple corbels. There are circular louvred vents in the gable ends of the hall and narrow vertical vents to the projecting wings. These are outlined with cream bricks, which are also used as decorative quoining to the sides of the timber sash windows, which have bluestone sills. Below the window to the south projecting room is the granite foundation stone inscribed: 'Memorial Stone. Laid by Robert Harper Esq. M.P. Sept. 12, Centennial Year, 1888'.

The building is in good condition. Additions made during the interwar period are:

- The porch, which has a skillion roof with a brick front wall, with cream brick details.

- The supper room and kitchen, which is a timber framed gabled structure clad in vertical corrugated iron. It has timber framed sash window and a timber door.

To the north of the hall is the former caretaker's residence. It is a simple, single-storey Victorian brick villa with a hipped iron roof and a separate concave profile verandah enclosed by brick wing walls. The walls are of red brick with decorative cream brick quoining to the wall corners and openings and as bands to the ends of the wing walls, which also feature cement vermiculated blocks and scroll brackets. The simple, symmetrical façade comprises a narrow front door flanked by timber sash windows with stone sills. Timber sash windows in the south and north side elevations have compressed arch heads with cream brick detailing and stone sills. There is one bi-chrome brick chimney with simple corbelling. At the rear is a weatherboard skillion section.

The residence is in fair condition. Parts of the north wing wall and the top of the chimney are missing, the roofing iron is heavily rusted, and the guttering has partly fallen away. Alterations include the replacement of the front door, verandah structure and floor.

Comparative analysis

A Mechanics' Institute is the precursor to a Municipal Library. The scale and facilities of each Institute depended on the resources of the town. Both the building and the library stock relied heavily on the donation of land, money and/or goods and labour of the community. The Mernda Mechanics' Institute compares with the Whittlesea Mechanics' Institute, erected in 1882. Although different in appearance, they have a similar layout comprising a central hall with ancillary rooms. The Whittlesea Mechanics' Institute does not have a caretaker's residence.

Statement of significance

What is significant?

The Mernda Mechanics' Institute (former Yan Yean Mechanics' Institute & Free Library), designed by William Baird and built in 1888, and the former caretaker's residence, designed by William Baird and built in 1890, at 1438-1440 Plenty Road, Mernda are significant. The supper room and kitchen added in 1925, and the porch added in 1933 contribute to the significance of the place.

The weatherboard section at the rear of the former caretaker's residence is not significant.

How is it significant?

The Mernda Mechanics' Institute and former caretaker's residence are of local historic, representative, aesthetic, and social significance to the City of Whittlesea.

Why is it significant?

The Mernda Mechanics' Institute is historically significant for its association with the Mechanics' Institute movement and the important role it played in the intellectual, cultural, and social development of Victorians throughout the latter part of the nineteenth century and the early twentieth century. One of two mechanics' institutes established in the former Shire of Whittlesea during the nineteenth century it was the main community meeting place in the southern part of the Shire for over 100 years and served as the Council chambers from 1912 to 1939. It has associations with Walter Thomas, who was a foundation member of the institute and served as the secretary of the committee for over 40 years. Thomas was also a Whittlesea Shire Councillor for 55 years and played an important role in the development of the local area. (Criterion A)

The Mernda Mechanics' Institute and former caretaker's residence is of representative significance as a characteristic example of a Mechanics' Institute and residence. This is demonstrated by the original layout comprised of a hall, with separate rooms for cloaks and the library. The residence demonstrates the need for a caretaker to manage the building and its library collection. (Criterion D)

The Mernda Mechanics' Institute is of aesthetic significance as a substantial bluestone public building on a prominent corner site, which is an historic landmark and forms a counterpoint to the Bridge Inn Hotel on the opposite corner. The setting of the hall is complemented by the former caretaker's residence, built of bi-chromatic brick. (Criterion E)

The Mernda Mechanics' Institute is of social significance as a public building that has served the Mernda community for over 130 years. (Criterion G)

Statutory recommendations

Retain in HO20 with the following HO schedule changes:

- In the 'Heritage place' column, change the name of the place to 'Mernda Mechanics' Institute and former caretaker's residence'

Other images



(Left) View of the south and east elevations showing the supper room addition and (Right) north elevation of residence (2022)

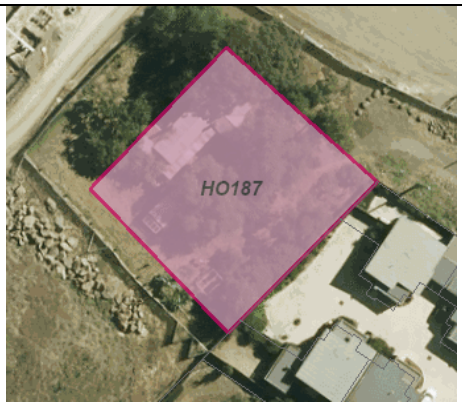
For additional images, please refer to the Hermes database place record.

South Morang Stationmaster's Residence (Former)

Other names: South Morang Railway Station

11 Old Plenty Road, South Morang **Heritage Overlay: HO187**





Main image:	Front (north) elevation (2023)	**Hermes:**	28888
Place type:	Railway Staff Residence	**Style:**	Victorian
Creation dates:	c.1889	**Designer:**	Victorian Railways

History

Thematic context

Victoria's Framework of Historic Themes

3. Connecting Victorians by transport and communications: 3.3 Linking Victorians by rail

City of Whittlesea Thematic Environmental History

4. Transport and communications: 4.2 Railways and tramways.

In 1853 as part of the Yan Yean water supply project a 19 mile tramway was constructed adjacent to the route of the pipeline between Yan Yean and Melbourne. At the conclusion of the project the tramway was abandoned. However, a decade later the expansion of the township of Whittlesea led the Victorian Government to consider re-opening the tramway. Despite an 1866 Select Committee report supporting the scheme, it did not progress.

While the plans to re-open the Yan Yean Tramway did not materialise, residents of the Whittlesea district used the opportunity to appear before the Select Committee to lobby for the construction of a railway line from North Fitzroy to the township of Whittlesea. In February 1867, following public meetings in the township of Whittlesea and at Morang, Fitzroy, Preston and Epping, residents of Upper Plenty sent a deputation to meet with Parliamentary representatives to discuss the possibility of laying rail lines in between the tracks of the old tramway, and using some of the existing infrastructure, for example, bridges. The response was positive, and a series of public meetings followed. In January 1869 a second deputation was sent to meet with the Minister of Railways. An engineer's report, commissioned by the Minister,

revealed that the proposed route along the Yan Yean Tramway was inappropriate and that many of the bridges that would be used by the new railway were rotten and would need to be reconstructed. The report put an end, in the short term, to proposals to construct a railway and it was another 20 years before the railway line was finally constructed. The railway line to the township of Whittlesea finally opened on 21 December 1889, when 130 guards travelled to Whittlesea and attended a banquet in the Town Hall. The official opening occurred two days later, on 23 December 1889. The new railway line included stations at Thomastown, Epping, South Morang, South Yan Yean (Mernda) and Yan Yean.

The opening of the railway line had a significant impact upon the economic and social character of the City of Whittlesea. The frequent services (there were 16 trains a day on week days and six on Sundays) made it substantially easier to carry produce from the township of Whittlesea and opened new markets to farmers in the area. The relative ease with which the area could be reached encouraged further tourism and growth. For example, a timber tramway operated between 1911 and 1926, which transported material from the Flowerdale area to the railhead at Whittlesea and thence to Melbourne.

At the start of World War I, the Victorian Railways embarked on a massive program to electrify the suburban railway network, but the program was delayed by the onset of war and did not get underway in earnest until after 1918. In 1921 the Whittlesea line was electrified as far as Reservoir and in 1929 was extended to Thomastown via a single track in 1929. A new station was also added at Keon Park on what is now the southern border of the municipality. In October 1949 the emerging suburb of Lalor was serviced by 'Rail Stopping Place 77', which was officially renamed after the suburb in 1952. Thomastown, however, remained the limit of the suburban system until 1959 when the line was electrified as far as Lalor and on to Epping by 1964.

The electrified railways sped up the journey to the city considerably and ran at more frequent intervals thus encouraging suburban development along the route. However, the growth of road transport also led to a gradual reduction in the use of the rural rail network by freight and passengers and the line to Whittlesea beyond Epping closed in 1959. In 2012, the line was reopened to South Morang, and in 2018 was extended to Mernda.

South Morang Stationmaster's House

Prior to 1886, it appears that the Victorian Railways (VR) provided dwellings for the Station Masters (SM) in the station buildings themselves. This was largely because the SM was expected to be on duty for all trains passing through the station, irrespective of the time (Jenkin 2013i).

In 1886 the VR introduced a new series of standard plans for stations that did not include provision for living quarters for the SM. At the same time a parallel series of plans were produced for SM residences; their size being based on the classification of the station. All were based on a standard double fronted Victorian villa; with the individual classification based on the number of rooms (Jenkin 2013i).

With one exception, it appears, that accommodation was not provided for other employees, who presumably, were expected to rent accommodation where they were appointed, as they largely worked shifts. The exceptions were Gate Keepers. Until 1891, all level crossings with roads were gated and the Gate Keeper was expected to be on duty to open and close the gates at all hours and so they had to live adjacent to their gate. From the late 1870s a standard three-room cottage was devised consisting of two bedrooms and a living room. In 1891, as a depression economy, most gated crossings, outside of major towns were abolished. This left the VR with many surplus Gate Houses. Many were relocated to become station buildings, or

were modified or combined and added to, to become housing for SMs and, later, other employees (Jenkin 2013i).

This policy applied to the Traffic Branch, which included Station Staff, signalmen, Gate Keepers etc; but it appears that from the 1880s the Rolling Stock Branch, which included drivers and firemen, also began to provide standard houses. This probably accounts for some stations including, for example, Warracknabeal, Murtoa, Ouyen and Kerang where the station precinct effectively comprises two sections: one close to the station and another close to the locomotive depot. Following a departmental enquiry arising from a complaint from Donald, about the cost of rented housing for firemen, a significant number of houses were constructed in rural towns with larger locomotive depots (Jenkin 2013i).

This house was built c.1889 as the residence for the station master of the South Morang Railway Station. The railway line was, initially, a success and during the 1890/91 financial year, the South Morang station yielded revenue of over £403. There were 7418 outward passengers and 6884 inwards. Outwards goods tonnage was only 151 but inwards 681, indicating that South Morang was more popular as a destination for passengers and goods than as a departure point.

Following its opening, the station became something of a meeting place, with groups of passengers, and local children coming down to watch the steam trains come and go. The site was also a regular gathering spot for members of the Findon Hunt club (See, for example, *The Argus*, 9 July 1920). To cater for the new visitors, a "Railway Store" was soon erected opposite the station, in what is now Old Plenty Road.

Following the closure of the line north of Epping in 1959 all the South Morang station buildings, except for this residence, were removed.

In 2018, a new station known as Middle Gorge was re-opened on the site of the old South Morang station.

References

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 3 - Citations*, 2015

Jenkin, Ian, 2013i, *Report to David Helms Heritage Planning, History of Victorian Railways Departmental Residences*, Australian Railway Historical Society Victorian Division Inc. Archives

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Payne, J.W., *The Plenty: a centenary history of the Whittlesea Shire*, 1975

Description

The former Stationmaster's Residence appears to be a Class 4 1886 or former 3T Gate House. It is a Victorian timber cottage designed on a symmetrical T-shaped plan, with gabled roofs. The original house probably comprises the front section comprising the transverse gable roof and a projecting front gable, with the long rear wing being a later addition. The windows to the front elevations are six-over-six pane timber sash, and single sash elsewhere. There are two square, plain brick chimneys. A section of wall at the rear of the building appears to have been replaced with metal cladding.

The house is situated on the east of the Mernda Railway Line to the south of the Middle Gorge Railway Station, built on the site of the original South Morang Railway Station.

Comparative analysis

This is thought to be one of only two surviving buildings associated with the Whittlesea Railway. The other is the much-altered Yan Yean Stationmaster's residence at 65 Old Plenty Road, Yan Yean. Situated on the west side of the road, it is adjacent to the visible remains of the station platform, which includes the concrete retaining wall for the platform. The Yan Yean residence has extensive additions to all sides does not satisfy the threshold of local significance due its low integrity. (Reputedly, the supper room added to the Mernda Mechanics' Institute in 1925 was originally one of the goods sheds at the South Yan Yean Railway Station. However, there is no evidence to support this claim.)

In a broader context, station residences were once common across Victoria but following the closing of many railway lines from the 1950s onwards and changes to operating practices, which saw many stations 'de-staffed', the residences were made redundant. Many have been sold and removed to other sites or demolished. Very few nineteenth century examples such as this type remain in the metropolitan area, and most are found within country Victoria.

The trees on the property all appear to date from the mid to late twentieth century or later. They are not associated with the early history of the site and do not warrant tree controls.

Statement of significance

What is significant?

The former South Morang Stationmaster's Residence, designed by the Victorian Railways and constructed c.1889, at 11 Old Plenty Road, South Morang is significant.

Alterations and additions are not significant.

How is it significant?

The former South Morang Stationmaster's Residence is of local historical, rarity and representative significance to the City of Whittlesea.

Why is it significant?

The former South Morang Stationmaster's Residence is historically significant as a place associated with the Whittlesea Railway, which opened in 1889 and played an important role in the development of the towns and districts extending along the Plenty Valley. It demonstrates the practice of the Victorian Railways in providing residences for station staff from the nineteenth century onwards. (Criterion A)

The significance of the former South Morang Stationmaster's Residence is enhanced by its rarity value as one of only two surviving nineteenth century buildings associated with the Whittlesea Railway. (Criterion B)

The former South Morang Stationmaster's Residence is significant as a representative example of the standard class of detached stationmaster's residences provided by the Victorian Railways in the late nineteenth century. This is demonstrated by the T-plan with a gabled roof and original details such as the six-over-six pane windows that are characteristic of this type and the location close to the railway line. (Criterion D)

Statutory recommendations

Retain in HO187 with the following changes to the HO schedule:

- In the 'Tree controls apply' column, change 'Yes' to 'No'.
- In the 'Solar energy system controls apply.' column, change 'Yes' to 'No'.

Other images

None.

Whittlesea Court House (Former)

Other names: Portable Lock-up

74 Church Street, Whittlesea **Heritage Overlay: HO34**





Main image:	North and east elevations of the court house (2022)	**Hermes:**	29380
Place type:	Court House and Jail	**Style:**	Victorian, Italianate
Creation dates:	c.1859, 1864	**Designer:**	Public Works Department (H.A. Williams, attrib.)

History

The earliest court sessions in the Upper Plenty region were held at Yan Yean from late 1855. The Yan Yean township had grown up around the construction site of the reservoir. At the peak of construction in 1856 up to 1,000 labourers, including some with their families, were residing in the area. However, by the early 1860s, with construction of the reservoir over, and a decrease in the population, the Victorian Government decided to cease holding court sessions at Yan Yean and move them to Whittlesea.

The relocation of the court highlighted the fact that Whittlesea was beginning to establish itself as the pre-eminent town of the Upper Plenty region. Nonetheless, the move was not taken well by some local residents. One correspondent to *The Argus* wrote that it would be detrimental to the life of the township and that certain 'Whittlesea gentlemen' were 'desirous of obtaining for their township' something that belonged to Yan Yean – in particular, £600 that had previously been apportioned by the government for the erection of a 'more substantial' court building in Yan Yean.

In February 1862, Whittlesea was officially appointed as 'a place whereat a Court of Petty Sessions shall be holden'. It's unclear where court sessions were first held in Whittlesea prior to the construction of the court house. In towns without a purpose-built court house sessions were usually conducted in rented premises such as Mechanics' Institutes, Shire Offices, local halls and even hotels. However, once a town gained a court, residents usually called for the construction of a permanent building. Having a permanent court house was seen as both a measure of the town's importance and an opportunity to obtain a public building at no local expense.

In September 1864, the Public Works Department invited tenders invited for the erection of a court house to serve the Whittlesea district. William Lockwood's tender of £600/14/-,

apparently the lowest of seven received was accepted and work soon commenced. The courthouse was constructed of brick on bluestone footings with a slate roof. The design has been attributed to PWD architect H.A. Williams who also designed the court house at Chiltern.

The Whittlesea Court House played an important role in the daily life and development of this district. Apart from court proceedings, meetings of the Whittlesea District Road Board, established in 1862, were also held there. Following the proclamation of the Shire in Whittlesea in 1874 the first meeting (and only) of the Whittlesea Shire Council was held at the court house in 1875. Thereafter, meetings were held at the Picnic Hotel, Yan Yean.

For most of its history, the Whittlesea Court House was known as a Court of Petty Sessions. Courts of Petty Sessions dealt with a broad range of 'minor' court matters across three jurisdictions – criminal, civil, and licensing. They provided the lowest level of redress in civil and criminal matters. The higher courts, the County Court, and the Supreme Court, heard and determined more serious criminal cases and larger civil disputes. However, Courts of Petty Sessions handled a far greater number of disputes than the higher courts. For example, in Victoria in 1873 the Supreme Court heard about 500 cases, the County Court 16,000 and Courts of Petty Sessions 60,000.

The licensing jurisdiction included both liquor and non-liquor licensing matters. In 1886 separate liquor Licensing Courts were established. In 1969 Courts of Petty Sessions were renamed Magistrates' Courts.

Hearings at the Whittlesea Court House were officially gazetted to be held once a week. However, if there weren't many cases to be heard the court often sat less. During the late nineteenth century, the court generally only sat once a month.

Offenses dealt with at the courthouse were generally minor, although occasional instances of serious theft or assault have occurred. The most common cases handled in the earlier days related to such matters as petty larceny, non-payment of debts, vagrancy, drunkenness, and failure by residents to either have their children vaccinated or register their dogs.

Following the introduction of compulsory education in 1873, proceedings were commonly directed against parents who neglected to send their children to school for the required 40 days per quarter.

An interesting case which reveals something of the attitude of the times concerned an obscene language charge against a player during a football match at Whittlesea on 1 July 1905. The player was locked up and when brought before the court pleaded guilty. Mr. R.J. Hughes JP fined him £2 or in default 14 days gaol. He added that he had been disposed to treat the defendant leniently as he had pleaded guilty but that in all future cases of this nature the maximum £10 fine or 3 months goal would be imposed.

The last cases at the Whittlesea Court House were heard in December 1989 and it was officially closed on 1 January 1990. The closure was part of a rationalisation of court services throughout Victoria in the late 1980s which saw a total of 41 court houses close by 1990.

The City of Whittlesea purchased the building in 1995 and converted it to the Whittlesea Visitor Information Centre.

Portable lock up

From the 1850s, police lock-ups were established in many small towns to hold a prisoner prior to a court hearing or as a form of overnight punishment. Lock-ups also offered useful surge capacity when a local jail was full.

Early lock-ups were typically makeshift structures of logs and bark and were often insecure. As settlement expanded across Victoria and population grew in the wake of the gold rush, an increase in arrests led to policy and communities to lobby the government for better infrastructure. While permanent lock-ups were being built, the Public Works Department provided portable structures as an interim measure. These were based on an English design and built by the maintenance and construction section of the Victorian Police Department.

The design stipulated thick wooden timbers mounted on a cast iron, then bound together with steel holding rods. An early form of 'flat pack' construction, the design enabled the building to be deconstructed, easily transported, and then re-assembled on site.

The first police station in the Upper Plenty region was established in 1854 at the site of the Yan Yean Reservoir construction site. This was due to the large population working and living in the area. In 1855 a Court of Petty Sessions was established at the police station and in 1859 a portable lock-up was erected at the station.

Following the construction of the new court house at Whittlesea in 1864 the police station and associated buildings including the lock-up were moved to Whittlesea as well. The lock-up was noted in inspection reports dated 1876 and 1930, the latter describing it as being in 'fair condition'.

In 2003 after the lock-up was decommissioned and marked for removal the Whittlesea Courthouse Association successfully applied to Victoria Police to have the building move to the present site behind the old court house. With the assistance of local service and community organisations, businesses, and local volunteers the building was relocated in July 2003.

References

Challinger, Michael, *Historic court houses of Victoria*, 2001

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Whittlesea Shire Council Minute Book 1875

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Description

The former Whittlesea Court House is a single storey mid-Victorian building with simple Italianate form and restrained detailing constructed of brick on bluestone foundations. Asymmetrical in plan it comprises a projecting porch, the courtroom and a projecting clerk's room on one side. It has low-pitched gable roofs with slate tiles and deep eaves, pedimented gables (with circular vents to the courtroom gables), and the walls have projecting string courses (three rows deep to the main building and two rows to the porch and clerk's room) that continues into the label moulds over the window and door openings, which have compressed

segmental arch heads. The windows are timber sash, and the doors are panelled timber. There is one brick chimney with an expressed string course and corbelled top.

The building is very intact. The only external addition is the access ramp to the front entry on the north side. Internally, the courtroom retains original furniture and fittings including the judge's bench, witness dock and clerk's desk.

This building is enhanced by its setting on a corner allotment and the open grounds. It is complemented by a sympathetic colour scheme and a timber picket fence to the street boundaries. The hard and soft landscaping is all relatively recent (post-1995).

Behind the court house is portable timber lock-up. This is a prefabricated structure in a standard design with a metal frame to which the timber weatherboard walls and frames are affixed, which has been designed to be easily disassembled to transport and reassembled on a new site. It has a gabled roof with a thick metal door (with original door furniture and heavy hinges) placed centrally in the longer side wall, a small barred high set window above, and louvred vents in the gable ends. It has good integrity.

On the south side of the site adjacent to Beech Street is a 1970s flat roofed toilet block.

Comparative analysis

The design of most court houses in Victoria followed a standard plan, which changed little from the mid-nineteenth to the early twentieth century. As Challinger (2001:19) notes:

A courtroom is really a public hall and this fact dictated the form of court house buildings. In most cases a gable roof covered the court chamber and, with very few exceptions, the single courtroom formed the dominant mass of the building. Offices were needed by the clerk and magistrates, and to create an attractive architectural composition these were usually placed symmetrically at the rear or the sides, producing a T-shaped plans. Sometimes the site or special factors produced variations…

In the nineteenth century there was usually a timber framed verandah or small enclosed porch at the front, which by the early twentieth century had been superseded by an enclosed 'vestibule' or waiting room. This standard plan was used for both timber and brick buildings, which varied primarily in the application of the architectural style. In the nineteenth century, most court houses were designed in an Italianate or Classical style with a gable front to the court room, while early twentieth century courthouses show the influence of the Federation Queen Anne and Arts & Crafts styles, and the roof form changes to a hip or gable-hipped.

Gould (1990) believes the 'Italianate form was particularly suitably for these small country court houses because their asymmetrical form matched the need for the three principal elements a porch, court room and clerk/magistrate's offices. Utilization of bricks also enabled cheaper buildings'.

Whittlesea Court House was one of many constructed under the direction of the Public Works Department after the gold rush throughout Victoria. It dates from the middle period of the court house construction phase from the 1860s to the 1880s when at least 24 were built, including nine to a virtually identical plan. Challinger (2001:20) observes that while the 'decoration varied … the basic design hardly changed at all'.

Whittlesea Court House follows on from earlier prototypes such as Lilydale, which has a pedimented gable front with a verandah, and an asymmetrical plan with a single room on one side, and the more elaborate example built at Chiltern 1865, which has a small projecting porch

and a symmetrical T-plan layout. It adopts a similar Italianate brick mode to these examples characterised by a low-pitched slate roof with pedimented gables, asymmetrical form, and restrained brick embellishment, including a projecting string course that continues into the label moulds over the openings (which have expressed arch heads) and expressed circular vents, details also used at Chiltern. The relatively simple design of the Whittlesea Court House was probably chosen for reasons of economy.

In summary, Whittlesea Court House is a good representative example of a mid-nineteenth century court house. It is the only example in the City of Whittlesea. The significance is enhanced by the very high degree of intactness, which includes original internal courtroom furniture and fittings.

The portable lock-up is a standard design used during the nineteenth century. These small buildings were once commonly found at police stations throughout Victoria, but all have been decommissioned and removed. Select examples survive, usually moved to a nearby site owned or managed by a local historical society or community group. This is the only known example in the City of Whittlesea.

Statement of significance

What is significant?

The former Whittlesea Court House, designed by the Public Works Department in 1864, and the portable lock up, at 74 Church Street, Whittlesea are significant. The original internal furniture and fittings including the judge's bench, witness dock and clerk's desk also contribute to the significance of the court house.

The disabled ramp to the court house and the toilet block are not significant.

How is it significant?

The former Whittlesea Court House and the portable lock up are of local historic, representative, and aesthetic significance to the City of Whittlesea.

Why is it significant?

The former Whittlesea Court House is historically significant as the oldest court house in the municipality. The court house and the portable lock-up are associated with the early history of law and order in the areas to the north of Melbourne as they were settled and developed in the 1850s and 1860s, especially following the influx of workers at the nearby Yan Yean Reservoir project. The portable lock-up is the only surviving building associated with the first police station established at Yan Yean in 1854, and while it is no longer on its original site, the location adjacent to the court house enables the original use to be understood and interpreted. The court house also demonstrates the growing importance of Whittlesea as an administrative centre for the Upper Plenty region during the late nineteenth century. It is also associated with the Whittlesea District Road Board, which held regular meetings here until the formation of Whittlesea Shire in 1875. (Criterion A)

The portable lock-up is significant as a rare surviving example of this once-common building type. (Criterion B)

The former Whittlesea Court House is significant as a representative and intact example of a mid-nineteenth century brick court house. This is demonstrated by the Italianate form and detailing characterised by a low-pitched slate roof with a pedimented gables, asymmetrical form, and restrained brick embellishment, including a projecting string course and expressed

circular vents. The significance of the place is enhanced by its high degree of intactness, which includes original internal courtroom furniture and fittings. (Criterion D)

The former Whittlesea Court House is of aesthetic significance as an Italianate style brick court house with very restrained detailing and an austere appearance. Situated on a prominent corner site, it is an historic landmark within Whittlesea. (Criterion E)

Statutory recommendations

Retain in HO34 with the following changes to the HO schedule:

- In the 'Heritage place' column change the name of the place to 'Whittlesea Court House (Former)'
- In the 'Internal alteration controls apply.' column, replace 'No' with 'Yes – judges bench and witness dock in court room'.

Other images



The portable lock-up and the south elevation of the court house (2022)

9. PRECINCT AND GROUP LISTINGS

9.1 Introduction

This section provides the assessment of the precinct and two group listings:

- Mayfield South Heritage Precinct (HO201), which comprises:
  - HO16, former Mernda State School No. 488 (former Plenty National School), 1325 Plenty Road, Mernda.
  - HO18, Mayfield Presbyterian Church, 1345 Plenty Road, Mernda.
  - HO65, The Poplars (Britannia Inn), 1321 Plenty Road, Mernda.
- Thomastown Village group listing, which comprises:
  - HO31, Methodist Cemetery, 1W Stewart Street, Thomastown.
  - HO50, Wesleyan Methodist Church, 1/4 and 4 Spring Street, Thomastown.
  - HO130, Thomastown State School No.631, 10 & 16 Spring Street, Thomastown.
- Wollert Dairy Farms group listing, which comprises:
  - HO78, Lochaber, 45A Harvest Home Road, Epping.
  - HO40, Pine Park (Hehr Farm), 286A Epping Road, Wollert.
  - HO79, Fox Farm, 38W Harvest Home Road & 230 Saltlake Boulevard, Wollert.
  - HO80, Young or Brock Farm, 80 Harvest Home Road, Wollert.
  - HO41, Pine Grove (Schultz Farm), 65 Lehmanns Road, Wollert.
  - HO81, Koch or Unmack Farm, 10 Muggabah Road, Wollert.

9.2 Thematic context

See attached citations.

9.3 Comparative analysis

See attached citations.

Mayfield South Heritage Precinct

Other names: Mayfield Presbyterian Church, The Poplars (Britannia Inn), Mernda State School No.488 (Plenty National School) and residence

1321, 1325 & 1345 Plenty Road, Mernda **Heritage Overlay: HO201**



See Statutory recommendations for proposed changes to the HO mapping.

Main image:	Mayfield Presbyterian Church (2023)	**Hermes:**	210629
Place type:	Heritage Precinct	**Style:**	Victorian
Creation dates:	c.1860-c.1920	**Designer:**	Education Department, (Moses Thomas, builder)

History

Thematic context

Victoria's Framework of Historic Themes

2. Peopling Victoria's places and landscapes: 2.5 Migrating and making a home, 2.6 Maintaining distinctive cultures, 2.7 Promoting settlement

3. Connecting Victorians by transport and communications: 3.1 Establishing pathways

6. Building towns, cities, and the garden state: 6.6 Marking significant phase in the development of Victoria's settlements, towns, and cities.

8. Building community life: 8.1 Maintaining spiritual life, 8.2: Educating people

City of Whittlesea Thematic Environmental History

2. Settling the land: layers of settlement: 2.2 Selection and freehold land sales, 2.5 Migrating for opportunity.

4. Transport and communications: 4.1 Establishing a road network in the 19th century

5. Building settlements and towns: 5.1 Early pastoral and village settlements, 5.3 Towns that grew with the Yan Yean Reservoir

7. Governing and administration: 7.2 Education

8. Community and cultural life: 8.1 Religion

Morang/Mernda

The post-contact settlement of the Morang/Mernda district began with the arrival of pastoralists in the 1830s and 1840s. The Plenty River provided a reliable source of water before the construction of the Yan Yean Reservoir in the late 1850s and combined with the flat, fertile land and proximity to Melbourne, the area became a prime agricultural district, providing a large portion of Melbourne's produce needs as it grew rapidly in the wake of the gold rushes. The Plenty Road also served as a main route to Sydney and several hotels were established to service the needs of travellers. One of the first buildings was the Bridge Inn, which was established c.1841 by the site of a crossing over the Plenty River to the south of the present Bridge Inn Road.

The demand for farming land encouraged the subdivision of the original pastoral properties into smaller farms leading to an influx of settlers by the early 1850s. Many Gaelic-speaking Scots arrived in the Plenty district in the 1850s as indentured labour and then remained once they completed their term of employment, often as tenant farmers or small landholders. The building of the Yan Yean reservoir from 1853 to 1857, which employed up to 1000 workers, also stimulated the growth of the district.

Community formation was marked in 1853 by the opening of the first school, a Wesleyan Methodist Church in 1856, and a Presbyterian Church in 1860. A post office was opened at the school in 1861 and by 1862 Morang had its own Roads Board, a forerunner of local government.

The school and the Presbyterian church were established on adjoining sites on the west side of Plenty Road. The land was donated by Moses Thomas, whose family played an important role in the development of the district for many years. The school and church were immediately to the north of the Britannia Inn, one of the early wayside inns established along the Plenty Road. They formed a group of buildings that would later include the Rechabite Hall, erected to the south of Britannia Inn in 1872.

This group was at the centre of the Morang/Mernda district until the late 1880s when the focus began to shift north to the area surrounding the intersection of Bridge Inn and Plenty roads, where the Bridge Inn Hotel had relocated in 1860s. This move was encouraged by the building of the railway to Whittlesea, which included a station on Bridge Inn Road just east of Plenty Road. The location of the railway station no doubt influenced the site of the Yan Yean (later Mernda) Mechanics' Institute Hall, which opened in 1888 diagonally opposite the Bridge Inn Hotel, and relocation of the Wesleyan Methodist Church to a site adjoining the railway reservation in Schotters Road in the same year.

The opening of the railway station in 1889 led to a minor development boom in Morang and a local newspaper reported in 1892 that in the preceding five years £15,000 had been spent on new buildings within a one-mile radius of the South Yan Yean (Mernda) railway station. One of these was the new Bridge Inn Hotel, which was rebuilt in 1891 at a cost of £2,000 to a design by the noted architect, William Pitt. The hotel, along with several other substantial houses built around the same time, were described in the 31 July 1891 edition of the *Evelyn Observer* as 'proof of the rapid progress of the district'.

In 1893, following the opening of the Whittlesea railway line, the district changed its name to South Yan Yean, but by 1913, due to confusion the name was changed to Mernda.

By 1928, when it was officially declared a township, there were over 200 houses, two Savings Banks, three general stores, a bakery, five churches, a school and the Mechanics' Institute, which contained the Whittlesea Shire Council Chambers.

Mernda State School No.488 and residence (former)

Mernda Primary School No.488 commenced on 1 April 1853, under the name Plenty National School with 36 students on the roll. Establishment of the Plenty National School followed agitation by a committee of Morang residents, led by Moses Thomas. The sum of £100 had been subscribed towards the erection and operation of the school and suitable land offered by Mr Thomas.

On 23 March 1853 the committee applied for £300 towards the erection of the first school, which was completed on 12 October of that year at a cost of £510. The 25' x 12.5' paling building was erected on two acres of land donated by Moses Thomas. The teacher's residence, a two room skillion, followed soon after. Prior to that, lessons had been held in a large barn at the Carome Mill and farm.

Thomas Noble was the first head teacher (HT), a position he held until 31 December 1855. In his application for the job Noble stated "I consider myself competent to impart to youth a sound English education in all its branches as well as the classical departments. Mrs. Noble is well qualified to instruct the females in knitting and sewing and to teach the junior classes".

In 1858, a new one roomed wooden 40' x 18' schoolhouse was erected in bluestone foundations at a cost of £200 (see Figure 1). The old building, with skillion, was converted into a four roomed teacher's residence.



Figure 1: Early photo of the 1858 school (west elevation) reproduced in The Plenty (facing p.81). Undated, but prior to the 1876 addition.

In the early 1860s the name was changed to the Morang Common School – this change was due to the opening of a post office, designated as Morang Post Office, at the school with the HT serving as postmaster. Following the passing of the *Education Act* in 1872 it became Morang State School (SS) No.488. That same year the roof and floor of the school were replaced, the porch repaired, and a new gallery added. New forms and desks were also provided.

In 1874 Moses Thomas, then Secretary of the Board of Advice, wrote to the Education Department requesting construction of an additional classroom, the average attendance now being 120. In 1875 tenders were called and in 1876 a new classroom was built at a cost of £190, with £109.9.6 spent on repairs to the existing school. The school was closed from 23-29 October 1876 so a new floor could be laid, and the connection finished between the old and new classrooms. The new room was placed at right angles to the old one at the north end.

Meanwhile, in 1868 two further rooms were added to the teacher's residence, but by 1875 it was described as "in a bad state of decay, and scarcely habitable". Tenders for the new residence were invited in January 1877 and the contract was awarded to Moses Thomas at a cost of £314.19.0. Work commenced in March 1877, but it was not completed and ready for occupation until 1 February 1878. The residence, one of the last of many buildings erected by Moses Thomas around Morang, was completed just prior to his death in May 1878.

The old residence was sold and removed several years later and in November 1884 the school was closed for a week to allow for repairs, lining and ceiling to the old 40' x 18' portion of the building, which previously had been only partly lined up to 4 feet from floor level. Further repairs were carried out in October 1898 when HT Danaher had reported:

The south end of the old room... is in a very decayed state. The wood appears as if it has been eaten away by white ants in parts, and portions of it are rotten (cited in Gould 1990).

Despite the official change of name in the 1860s, the old name (Plenty) was often used and so in 1895 the Education Department confirmed SS 488 Morang to be correct. In June 1909 the name was changed back to SS 488 Plenty, but this only lasted until June 1913, when it was changed for the final time to SS 488 Mernda.

By 1900 the four roomed residence was considered inadequate for HT John Danaher and the Board of Advice requested that a kitchen be added. This was provided in 1901 at a cost of £55. A covered way between the kitchen and residence was constructed a few months later. The kitchen was "not less than 6' from the house". Danaher reported "I have the honour to state that my family occupying the quarters consists of myself, wife, daughters seven, six and three years respectively, sister-in-law, an orphan about nineteen years, and my mother who is a widow lives part of the time with me and part with my brother".

In 1916 Walter Thomas (who had succeeded his father as Chairman of Mernda School Committee) wrote to the Education Department requesting the "building of a new school in lieu of the present obsolete and worn out building". In 1917 the Department proposed removing the old building and extending the newer one however the school committee objected, preferring the old part of the school to be properly repaired and adequately ventilated.

In July 1919 the Department let a contract for dismantling of the old room and work commenced. However, only ten days later Thomas wrote to the Director of Education:

Although the contract is let and a man on the ground, is it too late to stay their hands? More especially as the dismantling shows a wonderful state of preservation in the building, the studs being red gum 5" x 3" are as sound as the day they were put in. It would be much better now to come to terms with the contractor to simply repair the building... so you will leave two rooms in lieu of one and provide accommodation that in the near future will be required for years to come.... The oldest building has the soundest foundation and would with decent repairs last longer than the smaller one that is being added to.

Following considerable negotiations, the Department accepted the Mernda School Committee's proposal and altered the old building to measure 31'6" x 18' and the newer one 24' x 18'. A cloak room was also added. During repairs, classes were held in the nearby Rechabite Hall.

Tree planting in the grounds of the school commenced in the late nineteenth century. In 1874 Moses Thomas requested that the land be 'partly trenched and fenced and repaired for planting trees at the proper season'. Tree planting continued in the twentieth century and from 1904 'Arbor Day' was promoted by the Education Department and became an annual event for all Victorian schools. The purpose of Arbor Day was to encourage and support the planting of shade trees and ornamental shrubs in school grounds.

In 1976 the Mernda Primary School was relocated to new premises in Johnson Street, Mernda. The property was sold and is now privately owned.

Mayfield Presbyterian Church

The Mayfield Presbyterian Church at Mernda was built in 1860, and the inaugural service was held on 3 March 1861 (*Advertiser*, 3 November 1922). The establishment of the Mayfield Church, and others at Janefield and Whittlesea soon after, reflected the relatively large number of Scots in the Plenty Valley in the 1850s. For a short time, the newly completed church was called the Guthrie Church, after the prominent Scottish Free Church Leader (Gould 1990).

Prior to the building of the church, the Rev. P. Gunn of Campbellfield had commenced services in 1851 and 1852 at Mr. Radcliffe's (now the Poplars), a barn at the Carome property, at Moses Thomas' house on Marsh Farm, and in a wattle and daub hut on the site of The Poplars/Britannia Inn (Gould 1990).

Mayfield Church was built on an acre of land, donated by Moses Thomas. Thomas also built the church, and the design is attributed to him (Gould 1990). The naming of the church after Thomas' nearby farm, Mayfield (which he named in honour of his mother) was a tribute to the to the role he played in establishing it (Ely, pp.86-88).

Moses Thomas remained on the church committee until his death in 1878. His son Walter, who joined him on the church committee in 1861, continued his legacy, serving almost until his own death in 1932, having been ordained as an Elder in about 1880. During the 1880s he became Superintendent of the Mayfield Sunday School (Gould 1990).

On 15 October 1922 a special service was held at the Mayfield Church to celebrate its recently completed renovation, including the installation of four Gloria lights.

More than 170 years later, the Mayfield Presbyterian Church remains in use as a place of worship.

Britannia Inn, The Poplars

This property once formed part of a 52 acre property which was subdivided in 1862 from the farm of Abraham Willis and William Hardesty. The purchaser was Thomas Cottle. A wattle and daub building stood on this site from the 1850s, which in 1854 was the venue for the first formal Presbyterian church service in the Plenty Valley. Reputedly, this building was used as a house, store and inn known as the 'Half Way House' (Ely, pp.91-2).

The present building, originally known as the Britannia Inn was built c.1862 soon after the purchase by Cottle. The licence was held by various people including John Howse, who is listed in the Darebin Shire rate books from at least 1870 as 'publican'. Another reference to the Britannia Inn is in an 1876 application by Abraham Willis to have his land, immediately to the south, converted to Torrens title. Willis was required to name his immediate neighbours, which included 'John Howse, Licenced Victualler' to the north. The inn and land were in Howse's name by this time, as in the previous year Cottle sold them to him for £630 (Ely, pp.93-4).

Howse continued to own the Britannia Inn until his death in 1878. During his period of occupation, he briefly established a piggery and slaughterhouse in 1874, before closing it down after complaints about offensive smells from the teacher, children, and parents of the neighbouring Mernda school (Ely, pp.98).

Walter Thomas, son of Moses Thomas, purchased the Britannia Inn in 1878 and closed it soon after (he was an avowed teetotaller and member of the Rechabite Lodge). The building was converted to a residence, which he named 'The Poplars', from the early 1880s (an early twentieth century photo shows two mature poplar trees on the frontage to Plenty Road). He extended the building with timber additions, mainly to accommodate his growing family, but also to provide an office for himself (Ely, pp.100-02).

Thomas remained living at The Poplars until his death in 1932. Like his father, he had given a lifetime of service to the local community. He represented Morang Riding of the Shire of Whittlesea for a period of almost 54 years and occupied the presidential chair on several occasions. He also represented the council at the Annual Session of the Municipal Association of Victoria since its inception. He attended the local SS488 Mernda, and as an adult, served as a member of the Board of Advice and afterwards as chairman and correspondent of the school committee. For 43 years he acted as Secretary and Librarian to the Mernda Mechanics' Institute and was one of the founders of the Whittlesea Agricultural Society for which he was elected a life member in recognition of his services (*Advertiser*, 23 September 1932, p.2 'Death of Cr. Walter Thomas J.P.').

Thomas' wife Jane continued living at The Poplars until her death in 1948. At some point in the twentieth century the walls were cement rendered, and the timber additions were removed. By 1985 the building was in a derelict state and new owners (Jean and Richard Ely) began restoring the building, which included removal of the cement render, and general repairs and maintenance. Richard and Jean also researched and documented the history of the Inn and the Mayfield precinct including the Mernda school and the Mayfield church.

References

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Context Pty Ltd, *Mayfield Heritage Precinct Citation*, 2012

Ely, Richard, 'Living histories: Mernda heritage precinct. Five buildings: Former State School 488, Schoolteacher's House, Mayfield Church, the Poplars, The Rechabite Hall' (unpublished manuscript, no date, but c.2000-10)

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Description

The three adjoining properties comprising the Mayfield South Heritage Precinct are located on the west side of Plenty Road, about one kilometre south of the intersection with Bridge Inn Road. They are:

- The Poplars (former Britannia Inn), 1321 Plenty Road.
- Former Mernda State School No.488, 1325 Plenty Road.
- Mayfield Presbyterian Church, 1345 Plenty Road.

The Poplars (former Britannia Inn), 1321 Plenty Road



Figure 2: Front elevation of The Poplars (Source: Realestate.com.au)

This is a small single storey building, rectangular in plan, constructed of rubble bluestone with red brick quoining and timber lintels to the windows and doors. It has a relatively steeply pitched M-hip roof with flat projecting eaves, now clad in modern colourbond. There are two plain red brick chimneys, one in each of the end walls. The central front door is flanked by two timber sash windows to the left and a larger window to the right. None of the window frames are original, but the timber lintels are. There is another door at the northern end. Both are doors are timber and have four-pane windows.

At the rear is a skillion addition, constructed of bluestone.

The site is believed to contain the archaeological remains (bluestone footings) of the nineteenth century piggery and slaughterhouse. These are situated some distance west of the house beside the north boundary fence.

There are two modern outbuildings to the rear of the house.

Mernda State School No.488 and residence (former), 1325 Plenty Road



Figure 3: View of east elevation of the former school from Plenty Road. Note: branches of Pepper tree at left and pine tree at right (Source: David Helms 2023)

The former Mernda State School No.488 and residence are set well back from Plenty Road.

The school is a weatherboard building on bluestone foundations with gabled corrugated iron roofs in a 'T' plan that reflects the two main stages of building:

- The 1858 school is the section oriented north-south (parallel to Plenty Road). Details that are original or associated with the 1919 renovation include the square, six pane windows under the eaves along the east wall, the row of six-pane windows in the south end wall, the gabled porch at the south end, which contains a narrow six-pane window and timber side entry door, the corbelled brick chimney on the west wall and the metal 'rocket' vents along the roof. Internally, the walls and coved ceiling are sheeted with 6" x .5" beaded tongue and groove pine lining board, and there are steel rod collar ties. The verandah along the west side (which connects to the former residence), the two tall windows below two of the six-pane windows in the east wall, and the six single pane windows in the south end wall (see Figure 4) are not original.
- The 1876 addition is at the north end. Details that are original or associated with the 1919 renovation include the scalloped barge board (c.1876), large bank of multi-pane windows in the south end wall (c.1919), the square, six pane high-set windows in the north wall (c.1876), and the six-over-six pane window in the west wall (c.1876), the metal 'rocket' vents along the roof, the brick chimney against the south wall, and the 1919 porch under the skillion roof at the southeast corner, which has a narrow six-pane window.



Figure 4: The school c.1990. At left: west elevation. At right: south end of 1858 building. Note the non-original single pane windows under the original six-pane windows (Source: Gould 1990)

The former teacher's residence is sited close to the south boundary. The design of this bluestone building appears to be the same as the residence at Epping. It comprises two rooms under a transverse gable roof that extends to form a front verandah, which is supported by timber posts. At the rear the roof changes pitch to form a skillion over the two rear rooms. The walls are constructed of squared and coursed bluestone and the simple, symmetrical front elevation has a central door flanked by timber, single-pane sash windows with stone cills. There is a similar window in the south wall and two smaller, two-over-two pane windows in the rear wall. Other original details are circular vents with timber louvres in the apex of each gable end, a stone inscribed with 'A.D. 1877' in the north side wall, and one corbelled brick chimney.

The 1901 kitchen addition is a weatherboard building with gabled roofs. Originally detached from the bluestone house, it is now connected by a timber skillion section. A non-original verandah at the west end connects the building to the school.

The north and south boundaries between the school building and Plenty Road are planted with a mix of mature exotic and native trees, primarily Pines (*Pinus sp*.) and Sugar gums (*E. cladocalyx*), which frame views toward the buildings and provide a related setting (see Figure 5). There are also two very large Pepper trees (*Schinus molle*) adjacent to the former school residence. These are likely surviving trees planted by students during Arbor Day. Many of the trees, particularly the pines, are mature or over-mature and some are in decline.

Mayfield Presbyterian Church, 1345 Plenty Road

(Please refer to the image on the first page of this citation). Mayfield Presbyterian Church is a simple gabled building comprised of nave and a projecting gabled porch, each with parapeted gable end walls with rendered coping. There is no sanctuary or vestry. The walls are constructed of squared and 'snecked' rubble stone, brought to courses and the only decoration occurs at windows where render quoins are formed and to gable ends, which contain a 'bullseye' louvred vent and a rendered string course terminates them. The proportions, symmetry and rectangular six-over-six pane timber sash windows give the church a Georgian character.

At the rear of the church is a corrugated iron clad building with a skillion roof (see Figure 5). This is believed to be the stable built for parishioner's horses.



Figure 5: Top: View showing the mature trees on the former Mernda school site. The red arrow indicates one of the mature Pepper trees. Below: Views of the trees including Pines and Sugar gums along the north boundary of the school site looking across the rear of the Presbyterian Church site. The corrugated iron building is believed to be the former stables (Source: David Helms 2023).

Comparative analysis

Mayfield South Heritage Precinctcompares with the Thomastown Village, which comprises a church, school, and cemetery with strong historic and social connections, which represent community formation in the Thomastown district from the mid-nineteenth century onwards.

The Poplars (former Britannia Inn)

The former Britannia Inn is one of seven surviving nineteenth century hotels in the City of Whittlesea. Of these, the Epping Hotel at 743 High Street, Epping and the Springs Hotel at 825 Donnybrook Road, Donnybrook are of very low integrity and are not included in the heritage overlay.

There was limited regulation of early hotels, and most were simple, single storey buildings, which were usually complemented by stables due to their important role as coach stops. Many of these early hotels were replaced by more substantial buildings, or de-licensed in the early twentieth century.

The former Britannia Inn is the second oldest surviving inn/hotel in the City of Whittlesea. It compares with the former Woodstock Hotel, built c.1855 at 910 Epping Road, Woodstock. Both are simple buildings, rectangular in plan with hipped roofs and built close to the road. The former Woodstock Hotel is simple timber building with a hipped roof extending to form a verandah along the front and is complemented by an early timber stables. Both have regularly spaced timber sash windows in the front elevation. Like the Britannia Inn the Woodstock Hotel was converted to a residence.

Mayfield Presbyterian Church

Mayfield Church is the earliest of the five Presbyterian Churches in the City of Whittlesea, predating Janefield (1861-65) Whittlesea (1863), and Epping (1867). Like Mill Park this church was built by Moses Thomas and similarly suffers from differential settlement on the uneven foundations.

Mayfield Presbyterian Church is notable for the rectangular multi-pane windows, which give the church a Georgian character clearly based on Scottish precedent. Rectangular windows are also used at Scots Presbyterian Church, Campbellfield (VHR H127), designed by Charles Laing in 1855 and this may have been an influence for Mayfield. The windows are finely detailed with rendered quoins, smooth bluestone cills and axe-finished bluestone lintels. The 'bullseye' louvered vents in the gable ends are also distinctive features.

Mernda State School No.488 and residence (former)

The former Mernda State School is the oldest school in the municipality and the only surviving example of a National and Common school. It demonstrates the transition of National and Common schools to State Schools following the passing of the *Education Act* in 1872.

It is a representative example of an evolved nineteenth century school complex comprising a timber school, and a detached bluestone residence set within mature trees. It is notable for retaining part of the 1858 Plenty National School built prior to the establishment of the Common Schools Board in 1862, while the additions made in 1876 and 1919 demonstrate how these early buildings were adapted and improved to meet new design standards. The residence is significant as a rare and early example of a detached type, which compares to the example at Epping Primary School, and the 1901 additions are a rare example of a non-standard addition to provide extra accommodation.

Statement of significance

What is significant?

Mayfield South Heritage Precinct is significant. The following buildings and features contribute to the significance of the place:

- The former Britannia Inn, later The Poplars, built c.1862, at 1321 Plenty Road, Mernda. The rear skillion addition is not significant.
- The former Mernda State School No.488, built in two stages in 1858 and 1876 with alterations in 1919 at 1325 Plenty Road Mernda. Later alterations and additions including ton-original windows in the east elevation and the verandah along the west elevation connecting to the former residence are not significant.
- The former Mernda State School residence, built in two stages in 1877-78 and 1901 at 1325 Plenty Road, Mernda. Later alterations and additions including the linking structure are not significant.
- The mature trees at 1325 Plenty Road including Peppers (*Schinus molle*), Pines (*Pinus sp*.) and Sugar gums (*E. cladocalyx*).
- The Mayfield Presbyterian Church, built in 1860, and the former stables at 1345 Plenty Road, Mernda.

How is it significant?

Mayfield South Heritage Precinct is of local historic, representative, and aesthetic significance to the City of Whittlesea.

Why is it significant?

Mayfield South Heritage Precinct is of historic significance as evidence of the post-contact settlement of the Morang (now Mernda) district after the land sales of the 1840s. The former Britannia Inn, the former school and residence and the church are now among the oldest buildings in Mernda and demonstrate how the early development was concentrated along the Plenty Road, which was the main thoroughfare through the area. This group of buildings was at the centre of community life in the Morang/Mernda district until the opening of the railway station in 1889 shifted the district centre further north to the intersection of Bridge Inn and Plenty roads. (Criterion A)

The former Britannia Inn is of historic significance as an example of a wayside inn established in the 1850s. It demonstrates the importance of the Epping Road as a route to the Castlemaine and Bendigo goldfields, as well as a stock route of northern pastoralists to the Melbourne markets. It is also significant for its associations with Walter Thomas who converted the building to a residence c.1878 known as The Poplars where he lived with his family until his death in 1932. (Criterion A)

The former Mernda State School is historically significant as the oldest school in the municipality and the only surviving example of a National and Common school. It demonstrates the transition of National and Common schools to State Schools following the passing of the *Education Act* in 1872. (Criterion A)

The Mayfield Presbyterian Church is historically significant as one of the oldest churches in the City of Whittlesea and as one of three Presbyterian churches established within the Plenty Valley in the 1860s. Together with the churches at Janefield (1861-65) and Whittlesea (1863) it demonstrates the high numbers of Scottish settlers in the area. (Criterion A)

The former Mernda State School is significant as a representative example of an evolved nineteenth century school complex comprising a timber school, and a detached bluestone residence set within mature trees. It is notable for retaining part of the 1858 Plenty National School built prior to the establishment of the Common Schools Board in 1862, while the additions made in 1876 and 1919 demonstrate how these early buildings were adapted and improved to meet new design standards. The residence is significant as a rare and early example of a detached type, and the 1901 additions are a rare example of a non-standard addition to provide extra accommodation. (Criterion D)

Mayfield South Heritage Precinct is of aesthetic significance as a distinctive group of nineteenth century buildings built of bluestone and timber, on generous allotments and surrounded by mature trees. The views of the buildings and their visual relationship including the space between contributes to the aesthetic values of the place, which stands in strong contrast to the surrounding suburban development. (Criterion E)

Mayfield Presbyterian Church is of aesthetic significance as a bluestone church with distinctive details including rendered quoins, smooth bluestone cills, axe-finished bluestone lintels, and 'bullseye' louvered vents. The rectangular multi-pane windows, which impart a Georgian character are an unusual feature based on Scottish precedents. It is an historic landmark within Mernda. (Criterion E)

Statutory recommendations

Retain in HO201 with the following changes to the HO schedule:

- In the 'Heritage place' column, replace the description with:

  Mayfield South Heritage Precinct

  The heritage place comprises the former Britannia Inn also known as The Poplars, former Mernda State School No.488 and residence and mature trees including Pines (Pinus sp.), Sugar gums (E. cladocalyx), and Peppers (Schinus molle), and the Mayfield Presbyterian Church and outbuilding.

  1321, 1325 and 1345 Plenty Road, Mernda

- In the 'Tree controls apply' column, change 'Yes' to 'Yes – 1325 Plenty Road only'.
- In the 'Solar energy system controls apply.' column of the HO schedule, change 'Yes' to 'Yes, 1321 and 1345 Plenty Road only'.
- In the 'Outbuildings or fences etc.' column, change 'Yes' to 'Yes – stables 1345 Plenty Road only'.

Remove the individual heritage overlays HO16 (1325 Plenty Road), HO18 (1345 Plenty Road) and HO65 (1321 Plenty Road) from the HO schedule and maps, as they duplicate HO201.

Other images

None.

Thomastown Village

Other name: Wesleyan Methodist Church & Cemetery, Thomastown State School No.631

1/4, 4 (part), 10 & 16 (part) Spring Street and 1W Stewart Street, Thomastown

Heritage Overlay: HO31, HO50, HO130



See Statutory recommendations for proposed changes to the HO map extents and numbering.

Main image:	Former Wesleyan Methodist Church (2022)	**Hermes:**	210637
Place type:	Group listing	**Style:**	Victorian
Creation dates:	c.1855-c.1955	**Designer:**	Unknown

History

Thematic context

Victoria's Framework of Historic Themes

2. Peopling Victoria's places and landscapes: 2.5 Migrating and making a home, 2.6 Maintaining distinctive cultures, 2.7 Promoting settlement

6. Building towns, cities, and the garden state: 6.6 Marking significant phase in the development of Victoria's settlements, towns, and cities.

8. Building community life: 8.1 Maintaining spiritual life, 8.2: Educating people

City of Whittlesea Thematic Environmental History

2. Settling the land: layers of settlement: 2.2 Selection and freehold land sales, 2.5 Migrating for opportunity.

5. Building settlements and towns: 5.1 Early pastoral and village settlements

7. Governing and administration: 7.2 Education

8. Community and cultural life: 8.1 Religion

Thomastown

The post-contact settlement of the Thomastown district began with the arrival of pastoralists in the 1830s and 1840s including the Campbell family who initially owned much of the land later surveyed under the direction of Robert Hoddle as the Parish of Keelbundora. The Parish of

Keelbundora extended from the Merri Creek in the west to the Plenty and Yarra rivers in the east and south, encompassing the present day suburbs of Thomastown, Lalor, Mill Park, Reservoir and Bundoora, Heidelberg, and Ivanhoe. It was divided into 28 allotments ranging in size from 640 acres to just over 1000 acres. A village reserve was set aside in the southeast, which became the suburb of Heidelberg.

The demand for farming land encouraged the subdivision of the original crown allotments into smaller farms leading to an influx of settlers by the late 1840s and early 1850s. Population growth following the gold rushes of the early 1850s resulted in a demand for fresh produce and the Thomastown area developed into a mixed farming district supplying milk, butter, cheese, fruit, vegetables, and eggs to Melbourne.

In 1848, John and Mary Thomas and their family took up land south of the present Main Street and started market gardening on the fertile land adjoining Dry (now Edgars) Creek. Their success encouraged others to join them, including John Bower, George Dyer, James Ollney and Benjamin Johnson. Together they formed a predominantly Wesleyan community, which formed into a congregation that initially met at the Thomas home (Payne 1975:72-74).

John and Mary Thomas and their family played an important role in the early development of the district and the district was named after them since it was claimed 'half the population bore the surname of Thomas' (Payne 1975:74). John and his sons were among the signatories to a petition that led to the establishment of the Epping Road Board in 1854. In the same year Francis Thomas made available land on the west side of Epping Road where a Wesleyan Denominational school was opened in January 1855. The western part of the school site became a Wesleyan cemetery and, perhaps fittingly, the first internment was of John Thomas in 1855 (Payne 1975:74). The growth of the district saw the building of a new Wesleyan Church in 1875, and the replacement of the old school with a new brick State school in 1877.

These buildings formed the centre of one of two communities, which developed in Thomastown during the nineteenth century. The other was the Westgarthtown German settlement, which was established to the northwest along Dry (Edgars Creek) in the early 1850s.

While the opening of the railway line in 1889 (and its electrification in 1929) improved access to the city Thomastown remained predominantly a rural farming district until well into the twentieth century.

Thomastown State School No.631

In 1854 the Thomas family provided an acre of land on the west side of Epping Road to the Wesleyan congregation for a school and church site. On 1 March 1854 the Rev. William Butters on behalf of the Wesleyan Church wrote to the Denominational School Board seeking £400 to construct a timber building for use as a school and church, or in their words "a school of learning during the week and worship on the Sabbath". The application was granted (*The Banner*, 9 June 1854, p.6 'Denominational Schools') and the congregation accepted the tender of Mr. R. Davies to construct the building. The Keelbundora Wesleyan School as it was originally known subsequently opened on 1 January 1855 under head teacher Edward Perry. By 1868 there were 39 children on the roll (Payne 1975:74).

In 1862 the school was allocated its number (631) and in 1872 following the passing of the *Education Act* it was taken over by the Education Department which leased the timber school building from the Wesleyan Church before purchasing the land and building for £160 in 1875 (UCA). By 1876 the old school was in poor condition and this together with the growth in enrolments to more than 50 resulted in the decision to build a new brick school, which was

opened in 1877. The building was extended in 1925, when a new cloakroom and storeroom were added (Context 2015).

The establishment of the Peter Lalor housing estate (1947 onwards) brought new students to the school and created a need for further school accommodation. To ease the pressure on the brick building, some classes were taught in the Mechanics' Hall in Spring Street. In 1953, the Eden Park School (which had closed in 1943) was transported to Thomastown and pressed in to service. Over the next 20 or so years, the school continued to expand, and additional small light timber classroom were moved on to the site. By 1977, the school consisted of 16 classrooms, a canteen, office, staff, production, and store rooms, together with the Eden Park building and the original brick school. The Eden Park building was destroyed by fire in 1977, and a further fire, on 13 July 1978 destroyed a good deal of the remaining school, leaving only two small timber structures and the original 1877 brick school. The school was rebuilt, and the new facilities were opened in March 1985. In 2001, the school was further extended. (Context 2015).

The 1877 brick school remains part of the Thomastown Primary School campus today.

Methodist Cemetery

The Methodist Cemetery was established by 1855 on the western half of the land behind the Wesleyan school and church. After the school site was sold to the Education Department in 1875 the cemetery remained in church ownership. The cemetery remained in use until the early 1950s, and the final burial took place in 1955. In the late twentieth century the eastern section of the cemetery was sold to the school and the headstones moved to the western end. A car park was established on the land (Gould 1990). In 1987 at the behest of local historian Robert Wuchatsch the Wesleyan Church donated the cemetery to the care of the City of Whittlesea (*Whittlesea Post*, 28 October 1987 'History to be restored'). A memorial plaque was installed at the cemetery in 1988 as part of Australia's Bicentennial celebrations.

When funeral services and burials were conducted a funeral procession left the church and walked along Coopers Lane to the west of the church (now in the school grounds) and through the school (Robert Wuchatsch recalls that school children had to leave class and stand to attention when this occurred) (Gould 1990).

Little else is known about the history of the cemetery as the original records have been lost. Research by Beryl Patullo has identified at least 67 burials. The first was John Thomas on 30 October 1855. His wife, Mary, was also interred here (6 April 1859) along with several members of the extended Thomas family, the last being Alexander Thomas (9 January 1944).

Wesleyan Methodist Church

The Wesleyan Methodist community at Thomastown first met at home of John and Mary Thomas from 1848 to 1854, and then at the Keelbundora Wesleyan School after it opened in 1855.

In 1855 Thomastown was part of the Pentridge circuit, which covered a wide area across the north and west of Melbourne including Coburg, Tullamarine, Greensborough and as far north as Kilmore (Patullo 1984).

In 1863 Thomastown became part of the Preston-Heidelberg circuit, which also included the districts of Wollert, Yan Yean, Woodstock, Linton, Eltham, Greensborough, and Alphington. The first meeting of the circuit was held at the Keelbundora Denominational School in June 1863 (Patullo 1984).

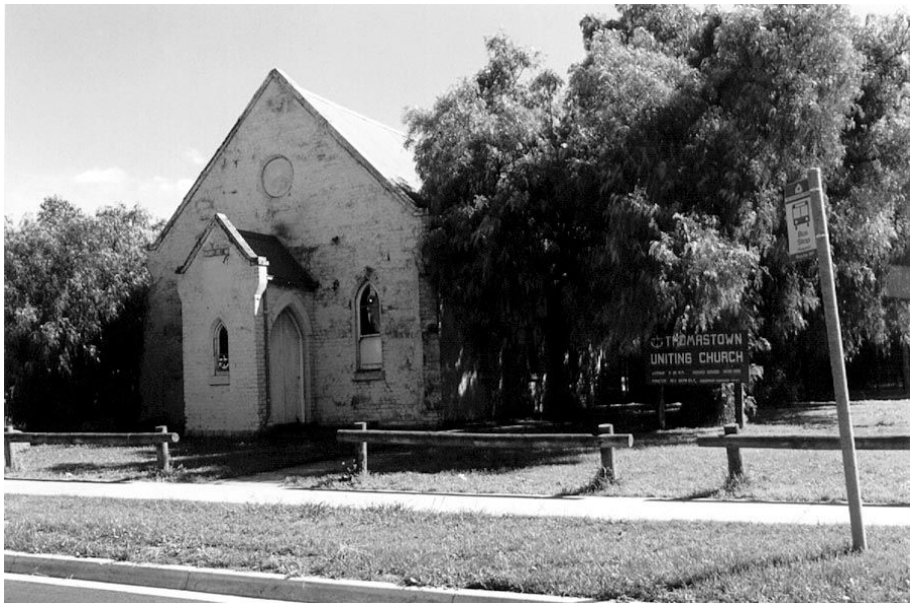
In 1873 permission was given to the Wesleyans in Yan Yean and Thomastown to build a more substantial church. Using the proceeds of the sale of the original school/church to the Education Department the congregation purchased land to the south of the school/church facing Spring Street for £20 from Joseph Cooper and building materials. Bricks were purchased from Gottlieb Arndt (Corner Raglan and Hotham St, South Preston) for £2/2- per thousand (plus 12 shillings per thousand cartage) and Thomas Mitchell of Epping erected the building for £275 bringing the total cost to approximately £446 (Patullo 1984, Gould 1990).

The church was completed by the time of the meeting of the church committee meeting held on 18 August 1875, when it was officially handed over to the trustees, Francis Thomas, and Edward Perry. The church minutes also record that the bell (presumably from the 1855 church school) was removed and re-erected in the new church (Patullo 1984, Gould 1990).

In 1879 the building was underpinned (Patullo 1984). It is thought the buttresses were added at this time (Gould 1990).

A vestry was added in 1904 (*Preston Leader*, 6 August 1904).

The Wesleyan Church was an important meeting place for the community and was a thriving church for much of its life. Harvest Thanksgiving and Easter Tea meetings were a feature of its early life, and it was the focus for "Back to Thomastown" celebrations (Gould 1990).



The church in 1990 (Source: City of Whittlesea Heritage Study)

The church was still in use in 1990 but has since been converted to a residence. Additional residential units were built on the surrounding land.

References

Aerial photos, 1974, 1976, supplied by the City of Whittlesea

Context Pty Ltd, *City of Whittlesea Heritage Study. Volume 1 – Thematic environmental history*, 2013

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Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Pascall, Rev. D.M., *A brief history of Thomastown Uniting Church*

Patullo, Beryl, 'Notes from various sources on Wesleyan Church Keelbundora, 1984 (unpublished manuscript).

Payne, J.W., *The Plenty. A centenary history of the Whittlesea Shire*, 1975

Uniting Church archives (UCA), Preston Box No.3

Wuchatsch, R.N. and Waghorn, J.F., *Historic buildings of the Whittlesea Shire*, Melbourne, 1985, Nos. 1 and 2

Description

As shown below, the Thomastown Village group listing comprises:

- The 1877 Thomastown State School No.631, which faces High Street. This forms part of the Thomastown Primary School site, which is known as 10 and 16 Spring Street.
- The former Wesleyan Cemetery immediately to west at 1W Stewart Street.
- The former Wesleyan Methodist Church, at Unit 1, 4 Spring Street.



Thomastown State School No.631 (former)



The former Thomastown State School No.631 now forms part of the Thomastown Primary School complex, which occupies a large site with frontages to High Street and Spring Street. The old school is situated in the northeast corner of the site and faces High Street.

The school, built in 1877, is an example of a standard nineteenth century 60-type design, constructed in brick, with interwar alterations and additions. It has a gabled roof with metal 'rocket' vents and tall timber finials to the gable ends. There are two original six-over-six pane timber sash windows in the south wall (one has been bricked in), and a pair of tall multi-pane windows (interwar alteration) in the front elevation beside the porch. The north wall is blank and contains the brick chimney, which has simple corbelling. The porch (added in 1925) has a hipped roof, a timber entry door and three square, four-pane timber windows.

Apart from the loss of the original window, the building has good integrity.

None of the other buildings, or any of the trees on the Thomastown Primary School site are significant.

Methodist Cemetery

The Methodist Cemetery is situated to the west of the school and is accessed at the south end of Stewart Street. It contains headstones and concrete and cast-iron grave surrounds. Some headstones are broken and lay in pieces upon the graves. Most of the graves face toward the east, as is traditional. Many graves are unmarked. The site also contains several mature trees. The oldest trees include rows of Peppers (*Schinus molle*) along the north and south boundaries, which may date from the operation of the cemetery during the twentieth century. The site is enclosed by a modern high, cyclone wire fence.

In the northeast corner of the site is the 1988 memorial plaque, which is mounted on a stone, placed on the ground.

To the east of the cemetery is a car park, which was established on part of the original cemetery site. Research undertaken in the 1980s by local historian Beryl Patullo suggests that some graves may be located under the car park.





Views of the cemetery looking south (at left) and looking west (at right).

Wesleyan Methodist Church (former)

The former Wesleyan Methodist Church is a Victorian era church in the Gothic Revival style built of bi-chrome brick. It is comprised of a three-bay nave with a projecting porch and has characteristic form and detailing including lancet (pointed arch) windows and doors, stepped buttresses, circular vents (now converted to windows) in the gable ends, and parapeted gable end walls. The walls are of mottled brown bricks with cream bricks used as decorative quoining to the windows and openings, coping to the parapet gables and trim to the buttresses.

External alterations include replacement of the windows and doors, insertion of glazing into the circular vents and the conversion of at least one window on the west side to a door. The vestry added to the rear of the building in 1904 has been removed. Internally, the building has been converted to a residence and only some of the timber ceiling panelling survives.

The building is setback from Spring Street behind a modern metal picket fence. Along the east side are Pepper trees (*Schinus molle*), which are visible as semi-mature specimens in a 1974 aerial photo and may date from the interwar period. The Pepper within the front setback is a more recent planting.

Comparative analysis

Thomastown Village compares with the Mayfield South Heritage Precinct, which comprises a church, school, and former Inn with strong historic and social connections and similarly represent community formation in that district from the mid-nineteenth century onwards.

Thomastown Village also compares with the surviving buildings associated with the Westgarthtown settlement including the church, and several houses dating from the 1850s to the 1870s. Together, these two groups of buildings demonstrate the two communities that formed the basis of early settlement in the Thomastown district and the important influence of religious affiliations in the development of communities in the nineteenth century.

The former Wesleyan Methodist Church is a simple example of a Victorian era Gothic revival church, built in bi-chrome brick. The relatively plain appearance is characteristic of Methodist churches, which were influenced by the precept of John Wesley who directed that ‘preaching houses’ should be ‘plain and decent’ and no more expensive than necessary (Lewis 1991:10).

Here, the only decoration is the use of cream bricks as decorative quoining to the windows and openings, coping to the parapet gables and trim to the buttresses.

Thomastown State School No.631 is an example of a 60-type, constructed in brick. It is directly comparable the former Bundoora School and even has the same interwar hipped roof porch alteration. However, the integrity is lower: one of the windows in the side elevation has been bricked in and the windows in the end elevations have been replaced with a pair of tall-multi-pane windows.

The Methodist Cemetery is one of several established in the 1850s in the City of Whittlesea. Others included in the HO are Westgarthtown Cemetery (HO30 VHR H899), which was established c.1850s, Epping Cemetery (HO105) established in 1858, and Yan Yean Cemetery (HO181) established c.1854. Epping and Yan Yean are public cemeteries, which remain in use and are larger, and more intact. Yan Yean also retains an early Sexton's hut.

This cemetery compares to Westgarthtown as a rare example of a churchyard cemetery. By the time of European settlement in Victoria, such cemeteries had become less popular, and few were developed in the State (Heritage Victoria). Dating to 1855, this may be the only private Wesleyan burial ground in Victoria (Gould 1990), and it contains the graves of many of the original Wesleyan settlers in the district including John and Mary Thomas and other members of the Thomas family, after whom the area is named. Other extant suburban churchyard cemeteries include St Andrew's Church of England, Brighton (VHR H124), St Katherine's Church of England, Greensborough, and Scots Church, Campbellfield (VHR H127).

References

Heritage Victoria, citations for Westgarthtown Cemetery (H899) and Scots Church, Campbellfield (H127)

Meredith Gould Architects Pty Ltd, *City of Whittlesea Heritage Study*, 1990

Statement of significance

What is significant?

Thomastown Village is significant. The following buildings and features contribute to the significance of the place:

- The Methodist Cemetery established c.1855, at 1W Stewart Street. The surviving headstones, grave surrounds, and mature Pepper trees (*Schinus molle*) are contributory elements.
- The former Wesleyan Methodist Church built in 1875 and 1879, Unit 1, 4 Spring Street and the adjoining mature Pepper trees at 4 Spring Street.
- The former Thomastown State School No.631, designed by the Education Department in 1877 and the 1924 porch addition, facing High Street and part of Thomastown Primary School, 10 & 16 Spring Street.

How is it significant?

Thomastown Village is of local historical, rarity and aesthetic to the City of Whittlesea.

Why is it significant?

Thomastown Village is of historic significance as evidence of the post-contact settlement of the Thomastown district after the land sales of the 1840s and is associated with the establishment of a close-knit Wesleyan community. Along with the Westgarthtown German settlement it was one of two communities that formed the basis of early settlement in the Thomastown district and demonstrates the important influence of religious affiliations in the development of communities in the nineteenth century. The precinct has associations with the pioneering Thomas family who gave the district its name, donated land for the school and cemetery and assisted in the establishment of the church. (Criterion A)

The former Thomastown State School No.631 is historically significant as an early State school in the municipality, which replaced the original Denominational church established by the Wesleyan Church in 1855. It demonstrates how state education gradually replaced church and denominational schools after the passing of the *Free, Compulsory and Secular Education Act* in 1872. (Criterion A)

The Methodist Cemetery is of historic significance as a rare example of a churchyard cemetery. By the time of European settlement in Victoria, such cemeteries had become less popular, and few were developed in the colony. It may be the only private Wesleyan burial ground in Victoria, and it contains the graves of many of the original Wesleyan settlers in the district including John and Mary Thomas and other members of the Thomas family, after whom the area is named. (Criteria A & B)

The former Wesleyan Methodist Church is of aesthetic significance as a Victorian era Gothic Revival church built in bi-chrome brick. The use of cream bricks as decorative quoining to the windows and openings, coping to the parapet gables and trim to the buttresses is distinctive and the setting of the building is enhanced by the Pepper trees. (Criterion E)

The Methodist Cemetery is of aesthetic significance as an evocative landscape comprised of remnant graves, some ruined, set within mature trees. (Criterion E)

Statutory recommendations

- Replace the three individual HO numbers with a single HO number to recognise the historic associations of these three places as a group/thematic listing. The recommended 'Heritage Place' column description is:

  Thomastown Village

  The heritage place comprises the former Wesleyan Methodist Church, former Thomastown State School No.631, former Wesleyan Cemetery and mature Pepper trees (Schinus molle).

  1/4 & 4 (part), 10 & 16 (part) Spring Street and 1W Stewart Street, Thomastown.

The following HO schedule entry is recommended:

External paint	Internal alteration	Tree controls	Solar energy system	Outbuildings or fences	Prohibited uses	Aboriginal heritage place
No	No	Yes – mature Pepper trees	No	No	No	No

- Amend the existing HO extents as shown in the following plan. The new HO extent would be contained in two parts:

- One part contains the whole of the current HO31 (Methodist Cemetery) and part of the current HO130 containing the former Thomastown State School No.631 and land between the school building and HO31.
- The second part contains the land currently included in HO50 (Former Wesleyan Methodist Church) and has the same extent.



Other images

None.

Wollert Dairy Farms

Other names: Fox Farm, Koch or Unmack Farm, Lochaber (Mason or Smith Farm), Pine Grove (Schultz Farm), Pine Park (Hehr Farm), Young or Brock Farm

286A Epping Road, 80 Harvest Home Road, 65 Lehmanns Road, 10 Muggabah Road, and 230 Saltlake Boulevard, Wollert and 45A Harvest Home Road, Epping

Heritage Overlay: HO40, HO41, HO78, HO79, HO80, HO81





Main images:	Pine Park homestead (2023), Pine Grove driveway and dry stone walls (2022)	**Hermes:**	210628
Place type:	Homestead complex, dry stone walls	**Style:**	Victorian, Federation
Creation dates:	c.1850s-c.1900s	**Designer:**	Unknown

History

Thematic context

Victoria's Framework of Historic Themes

2. Peopling Victoria's places and landscapes: 2.5 Migrating and making a home, 2.6 Maintaining distinctive cultures, 2.7 Promoting settlement

4. Transforming and managing the land: 4.3 Grazing and raising livestock, 4.4 Farming

City of Whittlesea Thematic Environmental History

2. Settling the land: layers of settlement: 2.2 Selection and freehold land sales, 2.5 Migrating for opportunity.

3. Utilising natural resources: 3.1 Grazing and agriculture, 3.2 Dairying

Place history

German migration in the nineteenth century

During the nineteenth and into the twentieth centuries, German-speaking immigrants constituted the largest non-Anglo Celtic group in Australia. Germans first arrived in Melbourne in the late 1830s and by 1851 around 800 had arrived. These migrants were mostly Lutherans from Prussia and Saxony. They settled in central Melbourne and nearby suburbs, particularly Collingwood, Richmond, and Hawthorn, as well as further afield in Westgarthtown, known also as *NeuMecklenburg* (now Thomastown), Waldau (now Doncaster), and Germantown (now Grovedale) near Geelong.

The German settlement at Westgarthtown was initiated by William Westgarth who undertook a migration program to assist German families to settle in Victoria. Westgarth and John Carr purchased 640 acres 16km north of Melbourne in present day Thomastown and Lalor on behalf of the German settlers. Ten acres was reserved for a church, cemetery, school, and shops and the remaining land was subdivided into 16 farm blocks. In 1855 a bluestone school was opening, followed by a church in 1856. By 1857 most of the farms were occupied and productive. Most families established dairy farms and supplied milk to Melbourne (Wuchatsch 1985).

The rapid influx of settlers in the wake of the gold rush saw the German population in Victoria increase to over 10,000 by 1861 (Wuchatsch 1985:46). The presence of Westgarthtown encouraged many German migrants to settle in the outer north of Melbourne. Between 1860 and 1890 several German families moved from Westgarthtown to Wollert and others followed.

Wollert

The six properties included in this Group Listing are situated on land originally forming part of Crown Allotments X, XI and XIX in the Parish of Wollert.

The land once formed part of the Wollert Pastoral Station, which was used for sheep grazing from the mid-1830s to the early 1850s.

At the 1853 Crown sales of small farms, Crown Allotment XI Parish of Wollert, comprising approximately 640 acres was sold in four equally sized allotments of about 150-158 acres. Further subdivision quickly followed and by 1871 CA XI had been divided into nine allotments. Seven of these were farms, as well as Henry Ludeman's Harvest Home Inn and wheelwright shop. Similar subdivisions occurred on the adjoining Crown allotments to the north, east, west, and south and over 200 people had settled in the area by the 1870s.

Several farms were established by German families who came from, or had connections with, the German settlement at Westgarthtown. The attributes of the district, which included several watercourses, and its relative proximity to the profitable Melbourne fresh milk market meant it was suited for dairying and, by 1860, this had emerged as the main farming activity and remained the mainstay of the district's economy for over a century. Some settlers, like the Hehr family, combined this with commercial hay production, and a draught horse stud (Moloney 2020:160).

Community formation was marked by the opening of the first school in 1853. This was replaced in 1877 by a permanent building, and a Wesleyan Methodist Church opened in the same year. A daily coach service was established by the 1860s.

The subdivision and development of the land for small scale family-run dairy farms created a relatively densely settled, close-knit community with strong family relationships and inter-connections that endured well into the twentieth century.

Pine Park (Hehr Farm), 286A Epping Road

The complex of farm buildings at Pine Park was established from c.1866 to c.1890 by Christian and Dorothea Hehr and their family. Pine Park remained in the ownership of the Hehr family until 1974.

The ownership of Pine Park, and the adjoining properties to the south, and southeast illustrates the close family ties that were established in this district.

This property is part of Crown Portion 3, Section 11, Parish of Wollert, which comprised 158 acres and was first purchased by E. Müller for £472.16.4 at the Government Land Sales held on 27 January 1853. Less than five months after his purchase, Müller sold the southern half (75 acres) of this allotment to William (Wilhem) Koch for £750. Müller and Koch, from the same town in Germany, were shipmates on the *Dockenhuden*, one of the pioneering German immigrant ships to Port Phillip. (Moloney 2020:159).

The northern half of the allotment was sold by 1866 to Christian and Dorothea Hehr. Christian and Dorothea and their children arrived in Australia from Wurttemberg, Germany in 1856, aboard the ship *Electric*. On naturalisation in 1860 prior to moving to Wollert, Christian was working as a gardener at Brunswick.

The Hehr family established a dairy farm and constructed a bluestone homestead, stables, and milking shed and a network of dry stone walls. At the time of Christian's death in 1892, aged 85, the property was described as containing a six-room house built of stone and wood with a corrugated iron roof, a barn and stabling for 3 horses, also of stone with corrugated iron roof. The property was fenced partly with stone walls and partly with post and wire/rail (PROV1).

The property passed to a son Jacob and his wife Magdalena (nee Wuchatsch) and together they raised a family of seven boys. Walter, the youngest of these died of influenza when only six, however the others all grew up to either farm at Pine Park, as the property became known, or purchase dairy farms nearby. For example, in 1925 Magdalena purchased the Unmack farm immediately to the south and upon her death in 1928 it was passed to her son John who settled there (see below).

Two sons, Henry, and Ernie were particularly interested in the breeding of Clydesdale horses and for many years were very successful in their classes at the Whittlesea Show. Ernie also exhibited at the Royal Melbourne Show for over fifty years and won first prizes in the Colt three-years old class with his Scottish import, *Craigie Leader* and in the Clydesdale Produce Sweepstakes with *Pine Park Charles*.

After Ernie Hehr's death in 1974, Pine Park was purchased by an old friend and neighbour, Mr. Allan Cotchin. It was then leased, usually to tenants with an interest in horses. Gradually, the surrounding farmland was subdivided and developed for housing.

In about 2010 the complex, now on a much-reduced allotment, was converted to a restaurant and function centre. The early farm buildings were retained, and conservation works were carried out.

Pine Grove (Schultz Farm), 65 Lehmanns Road

Pine Grove comprises a complex of farm buildings established from c.1860s to c.1880s and a 1905 homestead. Pine Grove was developed by several owners including Heinrich Ludeman (c.1864 to c.1875), Albert and Thomas Glover (c.1875 to c.1888), and Albert Schultz (c.1905-c.1960).

Pine Grove is located upon land forming the southern half of Crown Portion 3, Section 19, Parish of Wollert first purchased by John Manley at the Government Land Sales held on 27 January 1853.

By 1864 Manley's 316-acre property was owned by George Houston, who leased it to Heinrich Ludeman, a German who had previously farmed at Mill Park. Ludeman, who had established the Harvest Home Hotel nearby in 1869, occupied the property until 1875 when Shire of Darebin rate records list Abraham Glover as owner and occupier. Ludeman moved to Waggarardall in northern Victoria in 1882 where he died in 1893.

Abraham Glover also leased several adjacent properties in addition to his 316 acres. He occupied the property until 1887 when his son Thomas is listed as being in possession (Gould 1990). In 1888 'Glover's Farm' was offered for sale and it was described as a 'highly improved property, one of the best in the district'. The farm had two road frontages (presumably Boundary Road and Lehmann's Road) and was subdivided into paddocks. Improvements included 'stone walls, residence, cemented tank, dairy, stables, garden, stocked fruit trees' (*Age*, 17 March 1888, p.17). By March 1889 it appears the farm had been sold, as Samuel Glover (another of Abraham's sons) of Wollert held a clearing sale of dairy cattle, horses, and farming implements (*Age*, 2 March 1889, p.3).

In the early 1900s the property was acquired by Gottlob Ernest Schultz, who owned Ivy Bank, the farm immediately to the north of Boundary Road. In 1904 Albert Schultz, one of Gottlob's sons, married Elizabeth Ewert and soon after they began leasing part of the property and constructed a new weatherboard homestead. Gottlob Schultz applied in June 1909 for the transfer of title for the whole of Portion 3, Section 19 and when the title was issued in September of that year, it included a note referring to the existing tenancy of Albert Schultz. In 1911 the southern half of Portion 3, comprising the present 65 Lehmanns Road was transferred to Albert (LV, *The Argus* 26 June 1909, p.23).

Pine Grove was later owned by Albert's son Ron and his wife Sylvia.

Fox Farm, 230 Saltlake Boulevard

The exact date of the three bluestone buildings at 230 Saltlake Boulevard is not known, but it appears they were constructed c.1877 to c.1890 for John Fox.

This property at the west corner of Harvest Home Road and Saltlake Boulevard is part of Lot 1, Section 11, Parish of Wollert, which comprised 158 acres. It was first purchased by William F. Cleeland at the Government Land Sales on 27 January 1853. Cleeland, who lived at Mill Park, was a large property owner, and leased out his land in Section 11 to tenants.

Within six months of his purchase Cleeland sold the southern half of the section to Sydney Smith, a Wollert farmer. However, by 1861 Smith was forced to mortgage his half to Cleeland and by 1865 Cleeland had bought Smith out and thereafter Smith leased the whole of the 158 acres back. This arrangement continued until the 1870s (Gould 1990, Turnbull 2008:23-24).

While Smith had a long connection with this property it is unclear whether he lived on the property or merely farmed it, as rate book information for his period of occupation from c.1863 to c.1873 is inconclusive (Turnbull 2008:24).

In 1877 the property was purchased by John Fox for £1896. The Fox family had been amongst the earliest settlers at Wollert with family members farming various properties over the years. Rate records do not clearly distinguish ownership or occupation of the land during the 1880s and 1890s but by 1900 John Fox is listed as owner and occupier. The property was used as a dairy farm (Turnbull 2008:24).

John Fox died in 1901 and was succeeded by his son William, who occupied it for many years. The farm remained in the Fox family until 1956, when it was purchased by the Peterson family. They constructed a large new milking shed on the site of the old shed (Turnbull 2008:24).

In the early 2000s, the farm was subdivided and developed as residential housing estate. The 1950s milking shed was destroyed by fire, and the remains of the bluestone house, dairy and stables are now contained on a small allotment at the west corner of Harvest Home Road and Saltlake Boulevard.

Lochaber (Mason or Smith Farm), 45 Harvest Home Road

The exact dates of the bluestone homestead, barn/milking shed, underground tank and remnant dry stone walls at 45 Harvest Home Road is not known, but it appears the house was constructed c.1866 for John Mason, while the barn/milking shed was constructed c.1860s to c.1880s or one of the later owners including Robert Smith, the owner from 1884.

This property at the south side of Harvest Home Road and Saltlake Boulevard is part of Portion 4, Section 10, Parish of Wollert, which comprised just over 200 acres. It was first purchased by Patrick Courtney at the Government Land Sales on 27 January 1853.

By 1864 it appears Courtney's land had been divided on an east-west axis into two, 100-acre allotments and this property formed part of a 100 acre farm owned and operated by John Mason. The land extended from Epping Road in the west to the approximate alignment of today's Bindts Road in the east. It is believed the bluestone cottage was built during Mason's ownership (Lovell Chen 2009:7).

From 1868 to 1884 the property passed through several owners including Thomas Dignan (1868-c.1875), James Lewis (c.1875 to c.1878), and James and Catherine Mooney (c.1878 to c.1882). Rate records indicate that during the Mooney ownership the property was occupied by tenant farmers (Lovell Chen 2009:7-8).

Following Catherine Mooney's death in 1882 the property was transferred to William Bennetts and Patrick Toole who, on 10 March 1884 sold the land to Robert Smith (Lovell Chen 2009:8).

It was Robert Smith who gave the property its name Lochaber, named for the Lochaber hills, near Inverness in Scotland. Smith was born at Annat near to the Lochaber Hills. It is thought that by the time of Smith's purchase the bluestone farm shed, and certainly the cottage had already been constructed (Lovell Chen 2009:8).

The Smith family first arrived in Australia in 1854 aboard the *Oliver Lang*. Thomas Smith, Robert Smith's father, bought Rosehill at Mernda in 1869. After moving from Rosehill to Lochaber, Robert cut and sold red gum firewood to pay for the farm. Later he commenced dairying and cropping hay, which was carted and sold at the Haymarket on the corner of Flemington Road and Royal Parade in Carlton. Maize and mangles were also grown. Cows were hand-milked in the bluestone shed which held twenty cows at a time – ten along each side.

One of Robert's two sons Roy, served with the AIF during World War I and was awarded the Military Cross at Passchendaele. In 1919 he married Grace Bower and bought fifty acres opposite Lochaber which he named Karagala after the ship which brought him home after the war. On his father's death in 1933, Roy, Grace and their family moved back into Lochaber.

Lochaber was sold by the Smith family in 1942 when Roy volunteered for civilian war service, later serving in New Guinea. From 1930 to 1943 Roy had also served as a Councillor for the Shire of Whittlesea and was President from 1935-39.



Lochaber in about 1918 showing some of the Smith family in front of the stone cottage (Source: City of Whittlesea Heritage Study 1990)

Lochaber farm remained on its original landholding until 1966 when it was subdivided into 13 allotments with the original farm buildings contained within Lot 9. One year later, Lot 9 was subdivided in two with the farm complex contained on lot 2, which became 45 Harvest Home Road. Also, during this time, several outbuildings were demolished, the original dairy/barn was extended, and a new building constructed on the west side of it. Additions were made to the rear of the homestead in 1979 (Lovell Chen 2009:10-16).

Lochaber now forms part of the campus of Al Siraat College, which is a co-educational, Foundation to Year 12 school for students from the Islamic faith. It was established in 2009 to serve the needs of the growing Islamic community in the northern suburbs of Melbourne (Al Siraat College website).

Young or Brock Farm, 80 Harvest Home Road

The farm complex including the bluestone homestead, milking shed, and intricate network of dry stone walls at 80 Harvest Home Road was established c.1860s to c.1880s by the Young family.

The ownership of this farm, the adjoining property to the west, and Pine Park (Hehr's Farm) to the northwest illustrates the close family ties that were established in this district.

This property is part of Lot 2, Section 11, Parish of Wollert, which comprised 158 acres. It was first purchased by W. Swan at the Government Land Sales on 27 January 1853. By the 1860s Richard Young was the owner and it remained in Young family ownership until the early twentieth century.

In 1880 Richard's son Robert married Ada Unmack, the daughter of their neighbours to the east Louise and Caroline Unmack. Robert and Ada's children including Fred, Olive and Melba were raised on the property and attended Wollert Primary School (Moloney 2020:160).

Richard Young died in 1894, and the statement of assets included in his Grant of Probate provides a detailed description of the farm and its improvements. The property was described as 100 acres of which 22 acres were under cultivation and containing a four-roomed stone house, cowshed and stable. Livestock consisted of 12 cows and four draught horses, and farm implements included hay frames and rakes, ploughs, and harrows, two iron tanks, a mowing machine, a grindstone and dairying equipment including one churn, six dishes and six buckets. There were also two drays and associated harnesses and saddling (PROV2).

In 1917 a 51 acre allotment, which contained the original homestead and milking shed was excised for Fred Young. This allotment includes the land now contained in the present 80 Harvest Home Road. At the time the Closer Settlement Board described the property as 'undulating' with 'outcrops of basaltic stone', and 25-30 acres of 'flats' upon which were cultivated hay, beans, and maize. The small property was divided, largely by stone walls, into ten paddocks (Moloney 2020:161-62).

This property, known as Allotment 2A, was obtained by James Nigel Brock in 1924 under the *Closer Settlement Act* and in 1935 the Young family connection was restored when Brock married Melba Young. In 1945 James and Melba obtained the Crown Grant to the property (Land Victoria, Moloney 2020:160).

By 1977 James and Melba had moved into the homestead on the adjoining property to the east. This homestead had been originally built for the Koch family and was later occupied by the Unmack family. Then, from 1934 to the mid-1950s it had been owned and occupied by Melba's sister Olive and her husband Jack Hehr (see below).

Koch or Unmack Farm, 10 Muggabah Road

The stone barn or milking shed now at 10 Muggabah Road near the corner of Harvest Home Road was constructed c.1875 for either the Koch or Unmack families.

The ownership of this farm, the adjoining property to the east, and Pine Park (Hehr's Farm) to the north illustrates the close family ties that were established in this district.

This property is part of Lot 3, Section 11, Parish of Wollert, which comprised 158 acres and was first purchased by E. Müller for £472.16.4 at the Government Land Sales on 27 January 1853. Less than five months after his purchase, Müller sold the southern half (75 acres) of this allotment to William (Wilhem) Koch for £750. Müller and Koch, from the same town in Germany, were shipmates on the *Dockenhuden*, one of the pioneering German immigrant ships to Port Phillip. At the time that Koch purchased this property he was described as a 'farmer', living in 'Wollert' so he may have been leasing the Müller property prior to his purchase (Moloney 2020:159).

Wilhelm and his wife Pauline, who arrived in Australia about 1850, established a dairy farm on the property. Five children were born on the farm and three are officially recorded as having been buried here – Wilhelm Jr. died 1856 aged 3 months (croup); Elizabeth died 1861 aged four years and Mary died 1861 aged 18 months. Both the girls died of septic tonsillitis within four days. Unfortunately, the location of the graves is not known.

In 1874 Wilhelm selected land at Waggarandall in northern Victoria, near a son and daughter and in about 1875 Carl Louis Unmack purchased the farm. Louis, as he was known, had married Caroline Ziebell of Westgarthtown in 1863. Prior to moving to Wollert, he had been a goldminer at Bendigo. Louis and Caroline raised their family here and continued living on the property until their deaths in 1917 (Louis, aged 87) and 1919 (Caroline, aged 79).

Louis was still active up to the time of his death and according to his obituary "his idea was that to live a long life a man must go on working to the end".

In 1925 Louise and Caroline's son Otto sold the property to Magdalena Hehr. Hehr was the widow of Jacob Hehr, a son of Christian and Dorothea Hehr, the Unmack's original neighbours to the north.

Following Magdalena's death in 1928 the farm was inherited by her son John Albert Hehr from her estate. The property known as 'Unmack's farm' was described as the whole of the 75 acres originally purchased by Louis and Caroline in 1875.

In 1934 the Unmack family connection was restored when Jack Hehr married Olive Young. Olive was the daughter of Robert Young and Ada Young (*nee* Unmack) who formerly owned the adjoining property to the east and one of Louis and Caroline Unmack's granddaughters. Jack and Olive took over the running of the farm, by then known as "Leeds Grove" and carried on dairying there until 1956, when it was sold, and they retired and moved to Reservoir. Included in the sale were 22 cows, one bull, a four-bail milking shed, farm machinery and a milk contract for the supply of 47 gallons (Moloney 2020:161).

It appears the use of the land for dairying ceased about 1969 when the original 75 acre allotment was subdivided into about four roughly equal blocks with the original homestead complex retained on a narrower allotment to Harvest Home Road (Moloney 2020:161).

In 1977 the Unmack family connection was restored again when John and Melba Brock moved into the homestead. Melba Brock (*nee* Young) was Olive's sister and another of Louis and Caroline Unmack's granddaughters. She and John had owned and occupied the adjoining farm to the east since the 1930s.

The original homestead was extant in 1990 but has since been demolished and replaced with a new residence. Subsequent residential subdivision has reduced the land containing the homestead site and surviving early stone outbuilding to a small suburban block fronting to Muggabah Road.

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Description

The six farm complexes that form this serial listing were all established and developed from the mid to late nineteenth century. Though not all remain complete most are comprised of a homestead with associated outbuildings including a milking shed, dairy (usually with an associated underground tank), stable/barn, and dry stone walls. Most buildings are constructed of local stone, with a smaller number in timber.

Due to suburban development, four of the complexes are now contained on much reduced allotments and some like Lochaber and Pine Park have been adapted for other uses. Only Pine Grove (Schultz Farm) and the Young/Brock Farm currently retain most or all the original landholdings.

Pine Park (Hehr Farm), 286A Epping Road



The stables (left) and milking shed (right) (January 2023)

The former Pine Park (Hehr's farm) complex comprises the homestead, milking shed, stables and dairy and associated remnant dry stone walls and stone or brick paving between the buildings. The complex has been adaptively re-used as a restaurant and function centre and is now situated on a small allotment on the north corner of Epping Road and Pine Park Drive and bounded by west by Steadman Way.

The homestead comprises the original c.1860s section, which is constructed of squared, coursed bluestone with a low-pitched corrugated iron roof and a contiguous skillion verandah across the front. The verandah, which is supported by chamfered timber posts and has a cast iron frieze, appears to have been reconstructed. The asymmetrical façade contains a four panel timber door with a narrow toplight placed off-centre and flanked by six-over-six timber sash windows with bluestone cills: one to the left and two to the right. At the rear (east) is a post-war brick addition with a hipped iron roof and a more recent corrugated iron clad addition. There are extensive additions to the south associated with the restaurant and function centre.

Behind the homestead to the east is the milking shed. Facing east, it is set down partly into the side of a gently sloping stony rise with the result that the west wall appears half buried in the ground. The walls are of random rubble stone and the internal framing is constructed of hand-hewn timber. Remnants of the original timber cow bails remain, but the stone pitched floor may have been removed. The steeply pitched roof clad in corrugated iron contains a hay loft.

Beside the milking shed and sited parallel to Pine Park Drive is the stables, which appears to have been built in stages, identified by the separate gable corrugated iron clad roofs. The western section has squared and coursed bluestone walls with timber slats along the top of

part of the southern wall for ventilation. The walls of the eastern section are partially constructed of bluestone partially in corrugated iron and timber. In 1990, these were described as 'remarkably intact' with timber stalls, feeding boxes and bluestone flooring with elaborate drainage channels (Gould 1990). Between the milking shed and the stables is early brick paving.

On the south side of the property beside Pine Park Drive is what was the originally the dairy but may have been later used as a stable. This is small, square building with squared, coursed bluestone walls and a gabled roof clad in corrugated iron and weatherboard gables. Typically, it has only one narrow slot window in the north wall. There is timber stable door in the south wall with slatted ventilation louvres above and remnant bluestone paving, and a ruined section of dry stone wall along the Pine Park Drive boundary.

Most of the 'extensive dry stone walling' that was extant in 1990 has been removed (this includes the 'high horse yard' that was a distinctive feature of the complex) and only disconnected remnants remain on the site. Another partially collapsed wall extends east from the north end of the milking shed (Wall 664).

Sections of dry stone wall survive to the north of the complex outside the area currently included in the HO:

- One extends from the west side of Steadman Way to Suffolk Place and borders a 'stony rise', which has been retained as a public reserve.
- To the north of the above wall, Wall 662 (north-south) and Wall 661 (east-west) form a right angle.

The complex is now surrounded by recent landscaping and hardscaping including a paved car parking area on the western side. There are several Elms, which appear to have grown from 'suckers' and are less than 50 years old. To the north of the homestead is an old River red gum. No Pine trees remain.

Pine Grove (Schultz Farm), 65 Lehmanns Road



Homestead (left) and dairy (right)

Pine Grove, situated on the north side of Lehmanns Road comprises bluestone stables/barns, a bluestone dairy with underground tank, a milking shed, weatherboard homestead, and a network of dry stone walls. In 2023, Pine Grove comprises the land acquired by Albert Schultz in c.1909.

The property is entered by a long driveway, which is bordered by a well-constructed dry stone wall along part of its length. Also bordering the driveway are rows of mature Pines and Eucalypts. Some of these are in poor condition and some have died.

At the end of the driveway is the homestead complex. The homestead constructed c.1905, which faces to the west is a simple weatherboard cottage with a M-hip roof clad in corrugated iron and two corbelled brick chimneys (one in a small projecting hip on the north side). The symmetrical façade comprises a central four-panel timber door with sidelights and highlights, which is flanked by timber sash windows. The return verandah, which has a low-pitch skillion roof with deep eaves, was added or altered during the interwar period and the paired timber windows in the side elevations may also be an interwar alteration. There are a series of later (probably post-World War II) skillion additions at rear and the north east corner, which have effectively connected the house to the barn/stables behind.

The stables/barn immediately behind (east of) the homestead is L-shaped in plan and has a low pitch hip and gable corrugated iron roof (according to Gould, 1990, this replaced the original steeply pitched roof). The walls are partly constructed of squared and coursed bluestone and partly clad in timber framed corrugated iron. The north-south wing has a pair of slatted timber doors under a gablet in the east elevation and there are sections of slatted timber in the walls for ventilation. The floors are paved with square or rectangular brick tiles. There is no evidence of horse stalls.





North elevation of the stables/barn (left) and a section of the dry stone walls enclosing the yards (right)

To the south of the homestead is the former dairy. Typically, this is constructed of squared and coursed bluestone with a hipped iron roof and has narrow openings in the side walls to maintain a cool environment. Beside the dairy on the south side is an underground circular tank with stone walls and a gabled, corrugated iron cover, which provided cold water to be reticulated to the dairy to cool the butter.

On the east side of the dairy is a gabled building, probably the milking shed, which is constructed of random rubble bluestone with a weatherboard section at the north end. It is open along the east side and the roof is clad in corrugated iron.

The area surrounding the homestead complex is partially subdivided into a series of yards or pens by dry stone walls, however some sections are missing. The surviving sections are well constructed with the wall to the south of the milking shed being several feet high and incorporating a cattle race. To the north of the homestead is a section of wall which appears to incorporate a partially collapsed outbuilding. Another intact wall section is along the west side of the driveway where it approaches the dairy and homestead.

The land surrounding the homestead group contains an intricate network of dry stone walls including boundary walls along Lehmanns Road and Bindts Road (Walls 103, 105 & 106) and the original western boundary of Portion 3 (Wall 84), and enclosing cultivation walls within the paddocks with irregular forms evidently shaped by the location of stony outcrops (Walls 83, 88 & 90). Of note is the section of double dry stone wall along the Bindts Road frontage, and a

rare example of a stream diversion wall across Findons Creek East Branch in the north of the property (Wall 81). The property contains numerous mature River red gums.

Fox Farm, 230 Saltlake Boulevard



The remains of the homestead (left) and (right) stables in foreground and dairy at rear (January 2023)

This comprises the remains of a bluestone house and two bluestone outbuildings. The house was originally a modest single storey Victorian cottage of coursed bluestone construction with a hipped roof clad in corrugated galvanised iron, and a plain red brick chimney. The front (south) elevation is symmetrically composed with a central doorway flanked by double-hung timber sash windows with stone cills. The side elevations each contained a single sash window of the same type. The roof, brick chimney and all the windows, doors and internal walls have been removed.

To the north east of the house is the former stables. Only the bluestone walls survive. The roof, timber louvres that once flanked the opening on the east side, and internal timber horse stalls and possibly the bluestone floor have all been removed.

The second outbuilding, possibly a dairy is to the north west of the house. Only the walls of this building survive. It has two small square window openings in the west and north walls.

Lochaber, 45A Harvest Home Road



The homestead (left) and the barn (right)

The Lochaber farm complex comprises the bluestone house, a large stone barn, an underground tank, remnants of dry stone walls and mature trees. These buildings and features

now form part of the modern school complex constructed on this site since 2009 and are now hidden from view from Harvest Home Road.

The house is situated in the southeast corner of the property. It is a double-fronted mid-Victorian stone cottage with a transverse gable attic storey. It is rectangular (almost square) in plan and constructed of quarry face squared and 'snecked' bluestone bought to courses, with 'pecked' stone forming quoining and lintels to the windows and doors. The walls are jointed with mud-lime mortar, some of which has been crudely repointed. There is a small gabled dormer in the front of the roof with three-pane timber casement windows.

The roof extends to form the front verandah, which has rough-cut timber posts, a cast iron frieze, and a concrete floor. None of these verandah elements are original: the cast iron frieze is understood to be like the earlier or original frieze (when inspected in 2009 rusted portions of the original cast iron were located within the yard nearby - see Figure 26 on p.27 of the Lovell Chen report). The non-original cement tile has replaced the original slate to the roof and corrugated iron (originally painted in alternating stripes of dark and light - see historic image in the history) to the verandah.

The symmetrical façade contains a central door with a non-original door, but original fanlight with margin glazing, which is flanked by six-over-six pane timber sash windows with bluestone cills and cast iron ventilators below (the timber shutters are not original). There is a similar window in the east elevation and smaller six-over-six timber sash windows in each of the gable ends directly below the short, corbelled brick chimney stacks. At the rear of the bluestone section is the 1979 timber addition, which retains an interwar red brick chimney on the east side. Two windows have been inserted in the west wall.

On the west side of the house is the underground tank, which has a gabled, corrugated iron clad roof.

To the north west of the house is the barn/milking shed. This original section of this substantial building is constructed of squared and coursed bluestone with a timber framed gabled roof. It is approximately 45m in length and 9.5m wide. This building has been sympathetically restored as part of the adaptive reuse as a school building. The works included replacement of the entire roof structure including the weatherboard gable end, and replacement of doors and windows generally within the original openings. A 1960s addition at the south end has been replaced by a sympathetic gabled extension clad in colourbond steel.



Mature Pepper trees to the southeast of the homestead

Related landscape elements include the mature Pepper trees (*Schinus molle*) to the southeast and northwest of the house, and several mature red gums (*Eucalyptus camaldulensis*) now

interspersed among the modern school buildings, including the remnants of a north-south row of semi-mature red gums, planted c. 1940, that indicate the alignment of the original driveway. There is also a semi-mature red gum sited behind the barn – it is shown as a mature tree in a 1945 aerial photograph.

There are remnants of dry stone walls around the buildings, but these are in poor condition. Some sections of walls have been relocated and reconstructed as modern landscape features within the school grounds.

Young or Brock Farm, 80 Harvest Home Road



The homestead and early farm gate (right) and the east elevation of the milking shed (left)

The farm complex at 80 Harvest Home Road comprises a bluestone house, bluestone milking shed and dry stone walls.

Unusually, the house is situated very close to the road. It is constructed of coursed and random bluestone and has a hipped roof clad in corrugated iron and brick chimney. The front (south) elevation facing Harvest Home Road contains multi-pane timber sash windows with stone cills and a central entrance door. There are two windows with stone cills in the west elevation. The front verandah, which has a bullnose profile and is supported on turned timber posts appears to date from the early twentieth century. The verandah floor has been replaced in cement and has a post-World War II metal balustrade. Other alterations include the installation of aluminium windows in the openings on the west side wall and a large flat roofed addition at the rear.

At the front of the house are two masonry pillars supporting an early twentieth century metal farm gate.

On the east side of the house is the former milking shed. This is a long, narrow building with rubble bluestone walls along the narrow south and north ends and the long west elevation, and a gabled roof clad in corrugated iron. It may have been built in stages. It appears the east side may have been open but is now partially enclosed by sheets of iron and timber palings.

The open farmland surrounding the house and milking shed contains an intricate network of dry stone walled enclosures surrounding the stony rises and boundary walls (see Figure 1). A cross section of typical nineteenth century dry stone walls patterns is demonstrated here on the typically small scale of the Wollert small farm precinct. Paddock to stony rise boundary walls display typical organic paths zigzagging around the foot of stony rise slopes, as well as a typical pattern of collapse into the softer ground. Walls traversing up solid ground on stony rise slopes are intact giving an indication of the typical scale and style of construction, including the use of large base stones. Sections of boundary wall, both collapsed and partially collapsed, remain on

south, west, and northern boundaries. (This includes a rare example of a composite stone and post and rail wall along the western boundary). Despite only half the original farm area remaining, the pattern of use of dry-stone walls can still be clearly appreciated.

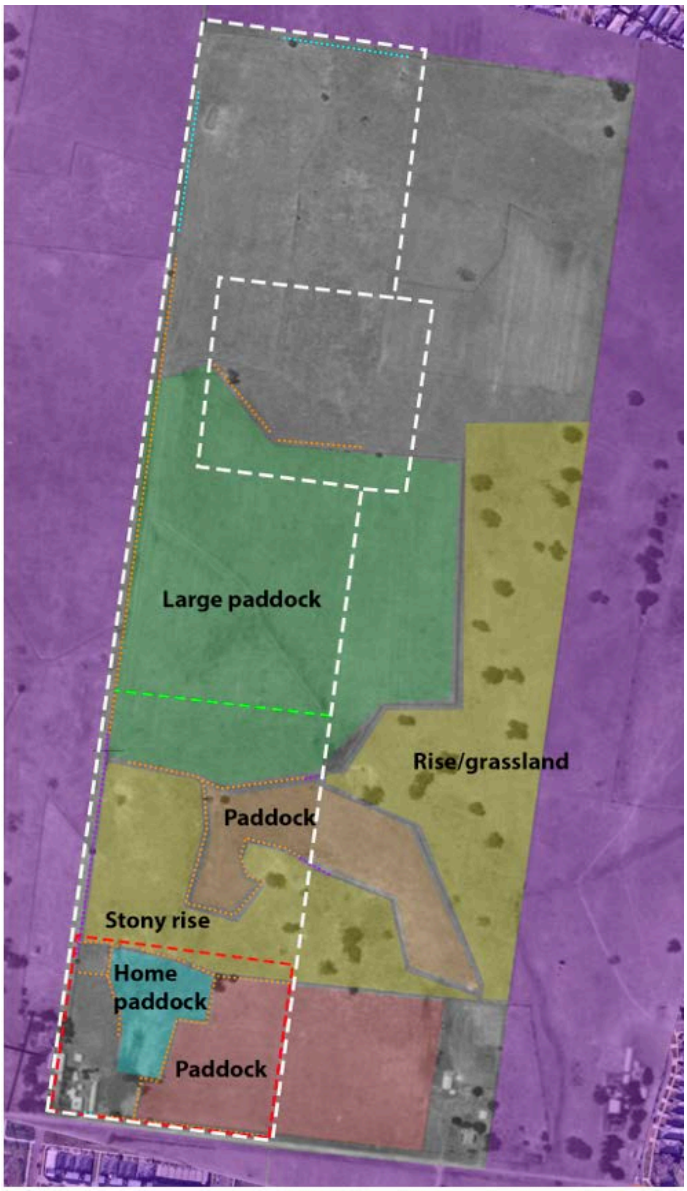


Figure 1: Conjectural reconstruction of paddock layout overlaid on 1950s aerial photograph. Original extent of the farm is the areas inside the purple shading with current property/cadastral boundaries in white dotted line. The surviving dry stone walls are shown in orange and light blue dotted lines (purple indicates sections of walls shown on Lidar, but do not exist). The existing HO80 extent is indicated by the red dotted line. The potential HO80 extension is indicated by the green dotted line (Source: Dry Stone Wall Significance Assessment)

Koch or Unmack Farm, 10 Muggabah Road



When it was assessed in 1990 as part of the *City of Whittlesea Heritage Study* this property contained a weatherboard homestead with 'broken back' hipped roof with a contiguous return verandah and a stone barn or milking shed. The house has since been demolished and replaced.

The barn or milking shed has low walls constructed of coursed bluestone and a steeply pitched roof clad in old, short-sheet corrugated iron. It appears to date from the nineteenth century. At the north end is a gabled addition, clad in corrugated iron, which is connected to the original building by a skillion section. This has small square window openings and a square louvred vent in the gable end, which suggests that it may have been a dairy.

Comparative analysis

The former farms included in the Wollert Dairy Farms serial listing are part of a group of small farms within Wollert identified in the *City of Whittlesea Heritage Study* 1990 as forming the *Harvest Home Lane Heritage Conservation Area*. The citation for the Area includes the following historical context:

Enhanced by the smaller Government subdivision of Allotment XI and the proximity to the township of Epping, this area soon supported a large number of farms with houses grouped along the encircling road following the survey allotment boundaries. This gave to the area a somewhat European rural Village character reinforced by the use of local stone for extensive dry stone walling to divide the paddocks. Patches of this type of development occur throughout the western portion of the City of Whittlesea on the basalt flow, but this group of buildings and the landscape modification with fencing is the most intensive and the most intact example.

The 1990 citation concludes:

The Harvest Home Lane heritage conservation area is also a cultural landscape which illustrates the pattern of small scale dairy farming in the second half nineteenth century. Through the landform it is possible to understand the way settlement progressed, the way the

land was used to accommodate cattle and the prosperity (later lack of prosperity) which this brought to the new European occupants. It is of regional significance as the best surviving example of extensive dry stone walling and close settled small scale dairy farms near Melbourne.

This serial listing includes the farms identified in the 1990 study except for those along the east side of Bindts Road - 90 Bindts Road (HO204, Ewert's Farm), 100 Bindts Road (HO161, Bindt's Farm) and 130 Bindts Road (HO162, Timm's Farm) – as these have been recently reviewed as part of a separate study.

This serial listing and the Bindts Road farms are also historically related to the Westgarthtown settlement, as a collection of farms associated with German settlers. These farms share all or some of common characteristics of dairy farms, which may be summarised as:

- Early (c.1860s-c.1880s) basalt/stone or brick houses, some with associated mature exotic trees as evidence of gardens.
- A mix of basalt/stone (c.1860s-c.1880s) or corrugated iron clad (c.1900s-c.1920s) dairies, underground tanks or wells, milking sheds and barn/stables, often with related dry stone walls enclosing associated yards or paddock enclosures and associated stone paved yards and lanes.
- Boundary dry stone walls or fences.
- Remnants of the original landscape including River Red Gums, and features such as the 'stony rises' that are characteristic in this area.

Discussion

According to Moloney (2020:161-162) following Westgarthtown, this area was the most closely settled, intensively farmed, and densely walled area in the Merri Creek – Darebin Creek dry stone wall region. Like Westgarthtown, many of the original settlers were German immigrants.

The topography and relatively smaller farm sizes were the prime contributors to the complexity of the walls in this area. The 'stony rises' or outcrops of the Merri – Darebin Plains meant it was possible to cultivate crops only within the land below the rises where soil had accumulated. If swampy, these alluvial areas were drained, then cleared of basalt floaters that were used, together with stone grubbed from outcrops, in stone walls dividing these different land types. Stock was grazed on the mineral rich native grasses of the stony rises, and kept out of paddocks, at least some of which were growing feed-crops for the farms' dairy cattle and working horses. Moloney (2020:155): concludes:

With small farms, intensive specialised farming, and stony rises, presumably every part of the properties had to be used efficiently. The intensity of dry stone walls in this area is tangible evidence of the need to use land to best effect; there was limited clear land available for cropping, either for oaten hay or other stock-feeds. While post & rail fences were no doubt also used on the non-stony rises ground, dry stone walls were built in complex patterns, dividing arable and grazing lands.

The farms contained in this serial listing contain the remnants of the intricate patchwork of small irregular fields, divided by stone walls which border the stony rise outcrops. The complex and irregular patterns of walls are 'incomparably more historically and visually interesting than the usual straight boundary and paddock walls, which are also intensely and closely built because of the small size of many farms in this area' and it is this intensity and complexity of dry stone walling that 'sets this precinct apart, in Whittlesea, and likely in Victoria' (Moloney 2020:150, 161).

The farms included in this serial listing are also representative examples of the small dairy farms established in Whittlesea in the nineteenth century. The integrity of the farms varies, and some have been affected by suburban development. The most intact, two of which retain most of their original landholding, are:

- Pine Park (Hehr Farm), 286a Epping Road. Pine Park is notable as an almost complete bluestone farm complex comprising a house, milking shed, stables and dairy. According to Gould (1990) the 'village-like' quality of the arrangement of buildings and brick pathways is characteristic of German settler farms. The outbuildings are notable for their level of intactness. The milking shed, which retains some of the original timber cow bails and the roof loft, is one of the most intact in the municipality. The parkland to the north of the homestead complex also retains a section of dry stone wall that borders the stony rise is a good representation of the network of walls that once graced the original farm.
- Young or Brock Farm, 80 Harvest Home Road. This contains the c.1870s bluestone homestead and milking shed, and an intricate network of dry stone walls within the surrounding land that trace and skirt the stony outcrops, which Moloney (2020:159) identifies as being the 'best remaining example of an intense complex of dry stone walls in Whittlesea, the pattern determined by the stony-rises topography'. These include a rare example of a composite stone and post and rail wall along the western boundary with the Koch/Unmack Farm.
- Pine Grove (Schultz Farm), 65 Lehmanns Road. This comprises the c.1905 timber homestead and the nineteenth century bluestone stables, milking shed and dairy, and an intricate network of dry stone walls around the homestead complex and in the surrounding paddocks. These include the fine dry stone walls lining the entrance, a composite wall along Bindts Road and a rare example of a stream diversion wall.

The above farms compare with Ivy Bank (Schultz Farm) at Wollert, and the Wuchatsch and Ziebell farms at Thomastown (part of the original Westgarthtown German settlement), which are similar in terms of their intactness.

Of the others:

- While Fox Farm at 230 Saltlake Boulevard is less intact than other examples, the arrangement of the bluestone house, dairy and stables is representative of a small farm complex.
- Similarly, despite now forming part of a school complex, the bluestone house, barn, underground tank, and trees at Lochaber, 45A Harvest Home Road East can still be understood as an early farm complex. The house is also of note as a less common example of an attic storey residence, which compares with the attic storey houses at Wuchatsch and Mount View (Graff Farm) at Thomastown.
- The barn or milking shed at the site of the Koch or Unmack Farm (10 Muggabah Road) is characteristic of these early outbuildings and is of note for retaining the steeply pitched gable roof, which may contain a loft space. The interwar additions demonstrate the continuing development of the farms in the twentieth century. And while the original homestead has been lost, the building is adjacent to a dry stone wall along the east boundary and in proximity to the house and milking shed on the adjoining Young or Brock Farm, which provide a related context.

Statement of significance

What is significant?

The Wollert Dairy Farms serial listing comprising 45 Harvest Home Road, Epping, and 286A Epping Road, 38W & 80 Harvest Home Road, 65 Lehmanns Road, and 10 Muggabah Road, Wollert is significant. The following buildings and features contribute to the significance of the Listing:

- Farm buildings and structures including homesteads, milking sheds, dairies, tanks or wells, barns, and stables built from c.1850s to c.1930s. The interior of the former milking shed at 286A Epping Road to the extent of the timber bails and roof loft is also significant.
- Dry stone walls constructed from c.1850s to c.1930s including:
  - 80 Harvest Home Road: Walls 118, 119, 120, 405, 122, 123, 124, 121, 125, 128, 129, 130, 126 & 127.
  - 65 Lehmanns Road: Walls 75, 76, 78, 79, 80, 81, 82, 83, 84, 86, 88, 89, 90, 91, 103, 104, 105, 106, 107, 108 & 610.
- Mature exotic trees associated with homestead complexes and along driveways including Peppers (*Schinus molle*) and Pines (*Pinus sp.*)
- Remnant River Red Gums (*E. camaldulensis*).

Alterations and additions to the contributory buildings and structures dating from after c.1945 and other post-1945 buildings, structures, fences, and trees are not significant.

How is it significant?

The Wollert Dairy Farms serial listing is of local historic, representative, and aesthetic significance to the City of Whittlesea.

Why is it significant?

The Wollert Dairy Farms serial listing is of historical significance as evidence of the post-contact settlement and development of the Wollert district in the decades after the first land sales in the 1850s. It demonstrates the development of the area into a dairying district that played an important role in the supply of fresh milk and butter to Melbourne from the nineteenth to the mid-twentieth centuries. It is also historically significant for its associations with German immigration that represents a key phase in the settlement of the Epping and Wollert areas. (Criterion A)

The Wollert Dairy Farms serial listing is significant as an area that contains the densest and most intricate network of dry stone walls in the municipality. This is due to the stony rises topography and the relatively small size of the dairy farms. Specialised whole-milk production on small farms required every part of the small properties to be used efficiently, resulting in a high number of small paddocks mostly enclosed by dry stone walls. The internal walls followed the contours of the stony rises or outcrops, or were regularised into short linear steps, maximising the land available for cropping on the flatter lands, and grazing on the stony rises. (Criteria A & D)

The Wollert Dairy Farms serial listing is significant as a representative group of small, family-run dairy farms. These are characterised by a small house and outbuildings including a milking shed, dairy (usually with an adjacent tank), stables/barn forming a small complex often with

associated yards enclosed by dry stone walls. The Wollert Dairy Farms are distinguished by the predominant use of local stone as the primary building material for the buildings, and the dry stone walls built to define boundaries, enclose paddocks, and manage animals. The buildings and dry stone walls are representative of the traditional farming practices brought by German settlers. Of note are:

- Former Pine Park (Hehr Farm), 286a Epping Road, which is an almost complete bluestone farm complex comprising a house, milking shed, stables and dairy. The 'village-like' quality of the arrangement of buildings and brick pathways is characteristic of German settler farms and the outbuildings are notable for their level of intactness. The milking shed, which retains some of the original cow bails, is one of the most intact in the municipality. The parkland to the north of the homestead complex also retains a section of dry stone wall that borders the stony rise, which is a good representation of the network of walls that once graced the original farm.
- Former Young or Brock Farm, 80 Harvest Home Road, which contains the c.1870s bluestone homestead and milking shed prominently sited on the frontage of the property and an intricate network of dry stone walls within the surrounding land, which is perhaps the best remaining example in the municipality of an intense dry-stone complex with pattern determined by the stony-rises topography. These include a rare example of a composite stone and post and rail wall along the western boundary with the Koch and Unmack Farm.
- Pine Grove (Schultz Farm) at 65 Lehmanns Road, which is a complete nineteenth century bluestone stables, milking shed, dairy and underground tank complex, complemented by a c.1905 timber homestead set within a rural landscape. The intricate network of dry stone walls includes milking and holding yards around the homestead complex, and cultivation and boundary walls in surrounding paddocks. Of note are the fine dry stone walls lining the entrance, the composite wall along Bindts Road and a rare example of a stream diversion wall.

The Wollert Dairy Farms serial listing is of aesthetic significance for the use of local stone as a building material for buildings and walls. The organic and irregular patterns of the dry stone walls, which trace and outline the stony rises, together with the remnant stone building and mature trees including remnant River red gums creates a highly distinctive cultural landscape. This is most evident at 80 Harvest Home Road and 65 Lehmanns Road, while Fox Farm forms an historic ruin that contributes to a highly distinctive cultural landscape (Criterion E)

Statutory recommendations

Retain the existing individual HOs with the following HO schedule and map changes:

HO40

- In the 'Heritage place' column replace the description with:

  Pine Park (Hehr Farm)
  286A Epping Road, Wollert

  The heritage place includes the nineteenth century house and outbuildings including the milking shed, barn/machinery shed and stables, dairy and brick and bluestone paving.

- In the 'Tree controls' column replace 'Yes Mature pines and peppercorn trees' with 'No'.
- The additional sections of dry stone wall outside of HO40 within the reserve to the north should be managed in accordance with the *Dry Stone Walls Significance Assessment* study.

HO41

- In the 'Heritage place' column replace the description with:

  Pine Grove (Schultz Farm)
  65 Lehmanns Road, Wollert

  The heritage place includes the c.1909 weatherboard house and nineteenth century outbuildings (milking shed, barn and stables, dairy, underground tank) and dry stone walls.

- In the 'Outbuilding and fences …' column replace 'No' with 'Yes – specified outbuildings, tank and dry stone walls'.
- In the 'Prohibited uses' column replace 'No' with 'Yes'.

HO78

- In the 'PS map ref' column replace 'H078' with 'HO78'
- In the 'Heritage place' column replace the description with:

  Lochaber
  45A Harvest Home Road, Epping

  The heritage place includes the nineteenth century house, barn or milking shed, underground tank, and mature Pepper trees (Schinus molle)

- In the 'Tree controls' column replace 'Yes Mature exotic trees' with 'Yes – mature Pepper trees'.
- In the 'Outbuilding and fences …' column replace 'Yes Outbuilding and dry stone walls' with 'Yes – barn or milking shed and underground tank'.

HO79

- In the 'Heritage place' column replace the description with:

  Fox Farm
  230 Saltlake Boulevard, Wollert

  The heritage place includes the nineteenth century house, dairy and stables.

- In the 'Tree controls' column replace 'Yes Mature' with 'No'
- In the 'Prohibited uses' column replace 'No' with 'Yes'.
- Reduce HO79 to include only 230 Saltlake Boulevard.

HO80

- In the 'Heritage place' column replace the description with:

  Young or Brock Farm
  80 Harvest Home Road, Wollert

  The heritage place includes the nineteenth century house, milking shed and dry stone walls.

- In the 'Tree controls' column replace 'Yes Mature exotic trees' with 'No'.
- In the 'Outbuilding and fences etc.' column replace 'Yes Outbuildings and dry stone walls' with 'Yes – milking shed and dry stone walls'.
- In the 'Prohibited uses' column replace 'No' with 'Yes'.
- Consider including in the HO the remnant dry stone walls shown in Figure 1 in accordance with the recommendations of the *Dry Stone Wall Significance Assessment* study.

HO81

- In the 'Heritage place' column replace the description with:

  Koch or Unmack Farm
  10 Muggabah Road, Wollert

  The heritage place includes the bluestone and corrugated iron outbuilding and dry stone boundary wall.

- In the 'Tree controls' column replace 'Yes Mature exotic trees' with 'No'
- In the 'Outbuilding and fences etc.' column replace 'Yes Outbuildings and dry stone walls' with 'Yes – bluestone and corrugated iron outbuilding and dry stone boundary wall'.

Other images

For additional images, please refer to the Hermes database place record.

	HO No.	HO Name	Address	Mapping Reference	Heritage Citation	Statement of Significance	Proposed Schedule to Clause 43.01 (Heritage Overlay) Changes	Proposed Heritage Overlay Application Changes	Proposed Heritage Overlay Deletion Changes
1	HO2	Camoola (Spring Vale)	2025 Merriang Road, Beveridge		New citation	New Statement of Significance	• Heritage place description change. • In the 'Solar Energy System' column, change 'Yes' to 'No'.	N/A	N/A
2	HO53	Janefield Training Centre (Former)	30, 34, 40 & 44 Linacre Road and 2 Manchester Crescent, Bundoora	Whittlesea C280wsea hoMap22 Authorisation	New citation.	New Statement of Significance.	• Replace the separate HO numbers with a single 'Group Listing' HO number, description in the 'Heritage place' column. • Apply external paint controls • In the 'Solar Energy System' column, change 'Yes' to 'No'.	Apply HO53 over HO56, HO57, HO58 and HO59	
3	HO56	Janefield Brick Administration building		Whittlesea C280wsea d-hoMap22 Authorisation				Apply HO53 over HO56, HO57, HO58 and HO59	Delete HO56

4	HO57	Janefield Brick Ward Building (Building F2-c1939)		Whittlesea C280wsea d-hoMap22 Authorisation				Apply HO53 over HO56, HO57, HO58 and HO59	Delete HO57
5	HO58	Janefield Brick Ward Building (Building F3-c1951)		Whittlesea C280wsea d-hoMap22 Authorisation				Apply HO53 over HO56, HO57, HO58 and HO59	Delete HO58
6	HO59	Janefield Brick Ward Building (Building F4-c1952)		Whittlesea C280wsea d-hoMap22 Authorisation				Apply HO53 over HO56, HO57, HO58 and HO59	Delete HO59
7	HO89	Maroondah Aqueduct Bridge over Plenty River	Adjacent to 228 Plenty Road, Bundoora – Metal truss bridge.				In the 'Included on the Victorian Heritage Register under the Heritage Act 2017?' column, replace 'No' with 'Yes Ref No H2381'.	N/A	N/A
8	HO94	Donnybrook Mineral Springs (Fromer)	130 Springs Road, Donnybrook		New citation.	New Statement of Significance	Heritage place description change.	N/A	N/A

9	HO73	Neumann Farmhouse	15 Neumann Road, Doreen	Whittlesea C280wsea d-hoMap14 Authorisation	New citation.	New Statement of Significance	• Heritage Place description change. • In the 'Tree controls apply' column, replace 'Mature trees' with 'Mature Cypress' • In the 'Outbuildings or fences etc.' column, replace 'Outbuildings' with 'Concrete tank and roof'. • In the 'Solar Energy System' column, change Yes to No.	Remove HO73 from 20 Smithson Road	N/A
10	HO74	Mount View (Graff Farm)	32W Eminence Boulevard, Doreen		New citation.	New Statement of Significance	• Heritage Place description change. • In the 'Solar Energy System' column, change Yes to No.	N/A	N/A
11	HO5	Breadalbane	170-172 Fifth Avenue, Eden Park		New citation.	New Statement of Significance.	• Heritage Place description change. • In the 'Tree controls apply' column, change 'Yes' to 'Yes, mature Pines (Pinus sp.) only'.	N/A	N/A

12	HO6	Cordell's Cottage	215 Fourth Avenue, Eden Park		New citation.	New Statement of Significance.		N/A	N/A
13	HO8	St John's Church of England	789-795 High Street, Epping	Whittlesea C280wsea d-hoMap16 Authorisation	New citation.	New Statement of Significance.	• Heritage Place description change. • In the 'Tree controls apply? column replace 'Yes Cypress avenue' with 'No', as the trees have been removed. • In the 'Solar energy system controls apply?' column replace 'Yes' with 'Yes – bluestone church only'.	Reduce the extent of HO8 to only contain land of heritage significance following an existing boundary fence. The excised land contains a building of no heritage significance	N/A
14	HO9	Epping State School No.1477 and residence (Former)	805 High Street, Epping		New citation.	New Statement of Significance.	• Heritage Place description change. • In the 'Tree Controls Apply? column replace 'Yes. Mature pine plantings' with 'No', as there are no mature pine trees or significant trees on the site. • In the 'Solar energy system controls apply?' replace 'Yes' with 'Yes -	N/A	N/A

							bluestone school and residence only'.		
15	HO99	Catholic Denominational School No.238 (Former)	15 Coulstock Street, Epping		New citation.	New Statement of Significance.	• Heritage Place description change. • In the 'Solar energy system controls apply?' column change 'Yes' to 'Yes – bluestone former school only'	N/A	N/A
16	HO202	Myee	250 O'Herns Road, Epping				• Change location in Schedule Table to be under Epping		
17	HO49	Maltzahn's Farmhouse	127 Gardenia Road, Lalor		New citation.	New Statement of Significance.		N/A	N/A
18	HO61	Westgarthtown Heritage Area	Thomastown/ Lalor	Whittlesea C280wsea d-hoMap20 Authorisation			• Yes, delete as no extant heritage fabric or features		Delete HO61
19	HO87	House and front fence (former McAuliffe House)	44 Tramoo Street, Lalor		New citation.	New Statement of Significance.	• Heritage Place description change. • In the 'Outbuildings and fence etc.' column change 'No' to 'Yes – front fence only'.	N/A	N/A

20	HO115	Lalor Fire Station	24-26 Vasey, Lalor				• In the 'Prohibited Uses' column change 'No' to 'Yes'.		
21	HO184	House (Vibon)	16 Gratwick Street, Lalor		New citation.	New Statement of Significance.	• Heritage Place description change.	N/A	N/A
22	HO12	Bridge Inn (1841), Thomas Mill & the Miller's Cottage	640 Bridge Inn Road & Plenty Gorge State Park, Mernda		New citation.	New Statement of Significance.	• Heritage Place description change.	N/A	N/A
23	HO14	Black Braes	33 Farmstead Way, Mernda	Whittlesea C280wsea d-hoMap13 Authorisation	New citation.	New Statement of Significance.	• Heritage Place description change.	Amend the HO14 curtilage along all four boundaries to align with the boundary of 33 Farmstead Way, Mernda	N/A
24	HO15	Hazelmere	32-36 Hayes Road, Mernda		New citation.	New Statement of Significance.	• Heritage Place description change. • In the 'Solar Energy System' column, change 'Yes' to 'Yes – house only'. • In the 'Outbuildings or fences etc.' column, change 'No' to 'Yes – two	N/A	N/A

							nineteenth century brick outbuildings'.		
25	HO16	Mayfield School and Residence	1325 Plenty Road, Mernda	Whittlesea C280wsea d-hoMap13 Authorisation			• Yes, delete HO16 (HO201 will continue to apply to the Mayfield South Heritage Precinct, which includes this property)		Delete HO16
26	HO18	Mayfield Presbyterian Church	1345 Plenty Road, Mernda .	Whittlesea C280wsea d-hoMap13 Authorisation			• Yes, delete HO18 (HO201 will continue to apply to the Mayfield South Heritage Precinct, which includes this property)		Delete HO18
27	HO19	Mayfield	1410 Plenty Road, Mernda	Whittlesea C280wsea d-hoMap13 Authorisation	New citation.	New Statement of Significance.	• Heritage Place description change. • In the 'Tree controls apply' column, replace the existing text with 'Yes Mature trees surrounding farm complex'	Reduce the extent of HO19 to align with corresponding boundaries of Parcel A, PS826374	N/A
28	HO20	Mernda Mechanics' Institute and former	1438 Plenty Road, Mernda		New citation.	New Statement of Significance.	• Heritage Place description change.	N/A	N/A

		caretaker's residence							
29	HO21	Weatherboard House adjoining St Joseph's Catholic Church – Graff's house	1480 Plenty Road, Mernda	Whittlesea C280wsea d-hoMap13 Authorisation			• Delete HO as building destroyed by fire		Delete HO21
30	HO23	Turner's Bakery (Former)	107 Schotters Road, Mernda		New citation.	New Statement of Significance.	• Heritage Place description change. • In the 'Internal alterations controls apply? column replace 'No' with 'Yes – cast iron oven within bakehouse only'. • In the 'Solar energy system controls apply? column replace 'Yes' with 'No'.	N/A	N/A
31	HO64	Cockerell's Cottage	16 Farmstead Way, Mernda	Whittlesea C280wsea d-hoMap13 Authorisation	New citation.	New Statement of Significance.	• Heritage Place description change. • In the 'Tree controls apply' column, replace 'Yes – mature trees'	Reduce the extent of HO64 to include only the land contained within	N/A

							with: Yes – mature English Elm and Pomegranate	Lot 8 of PS 836610	
32	HO65	"The Poplars"	1321 Plenty Road, Mernda	Whittlesea C280wsea d-hoMap13 Authorisation			• Delete HO65 (HO201 will continue to apply to the Mayfield South Heritage Precinct, which includes this property)		Delete HO65
33	HO66	Morang Market (Former)	1415 Plenty Road, Mernda		New citation.	New Statement of Significance.	• Heritage Place description change.	N/A	N/A
34	HO67	Bridge Inn	1425 Plenty Road, Mernda		New citation.	New Statement of Significance.	• Heritage Place description change. • In the 'Solar energy systems controls apply? column replace 'Yes' with 'No'. • In the 'Outbuildings or fences etc.? column replace 'Yes outbuildings' with 'No'.	N/A	N/A
35	HO69	St Joseph's Catholic Church	1490 Plenty Road, Mernda		New citation.	New Statement of Significance.	• Heritage Place description change. • In the 'Tree Controls Apply? column replace 'Yes Mature trees' with	N/A	N/A

							'No', as there are no significant trees on the site. • In the 'Outbuildings or fences etc.?' column replace 'Yes Dry stone walls' with 'No', as there are no dry stone walls on the site.		
36	HO70	Morang Bridge	Bridge Inn Road, Mernda		New citation.	New Statement of Significance.	• Heritage Place name change.	N/A	N/A
37	HO71	Clydebank	31-35 Johnsons Road, Mernda		New citation.	New Statement of Significance.	• Heritage Place description change.	N/A	N/A
38	HO72	Linton Park	265 Hazel Glen Drive, Mernda		New citation.	New Statement of Significance.		N/A	N/A
39	HO116	Residence	635 Bridge Inn, Mernda				• In the 'Prohibited Uses' column of the HO schedule, change 'No' to 'Yes'.		
40	HO119	Simpson Farmhouse	100 Cravens Road, Mernda		New citation.	New Statement of Significance.	• Heritage Place name change.	N/A	N/A
41	HO120	Rock Bank (Jeffrey property)	355 Masons Road, Mernda				• Heritage Place name change.	N/A	N/A

42	HO122	Monier Arch Bridge (Barbers Creek)	Old Plenty Road, Mernda		New citation.	New Statement of Significance.	• Heritage Place description change.	N/A	N/A
43	HO201	Mayfield South Heritage Precinct	1321, 1325 & 1345 Plenty Road, Mernda		New citation.	New Statement of Significance.	• Heritage Place name change. • Heritage Place description change. • In the 'Tree controls apply' column of the HO schedule, change 'Yes' to 'Yes – 1325 Plenty Road only'. • In the 'Solar energy system controls apply' column of the HO schedule, change 'Yes' to 'Yes, 1321 and 1345 Plenty Road only'. • In the 'Outbuildings or fences etc.' column of the HO schedule, change 'Yes' to 'Yes – 1345 Plenty Road only'.	N/A	N/A
44	HO52	Janefield Presbyterian Church (Former)	281-285 Plenty Road, Mill Park	Whittlesea C280wsea d-hoMap22 Authorisation	New citation.	New Statement of Significance.	• Heritage Place name change.	Reduce the extent of HO52 in line with the rear of the car	N/A

								park. The excised land contains a building of no heritage significance	
45	HO26	Le Page Farm (Former)	64 Gordons Road, South Morang	Whittlesea C280wsea d-hoMap18 Authorisation	New citation.	New Statement of Significance.	• Heritage Place description change. • In the 'Outbuildings or fences which are not exempt' column, change 'Yes dry stone walls' to 'Yes – stone and brick outbuildings and dry stone wall'.	Reduce the extent of HO26 to fully exclude the non-significant shed.	N/A
46	HO27	Bluestone Cottage	27 Old Plenty Road, South Morang	Whittlesea C280wsea d-hoMap18 Authorisation			• Delete HO27 as building destroyed by fire		Delete HO27
47	HO63	South Morang Primary School Surrounds	875 Plenty Road, South Morang	Whittlesea C280wsea d-hoMap18 Authorisation			• Delete HO63, the site does not contain any significant heritage buildings, trees, or features. It does not contribute to the setting of the former South Morang Primary School,		Delete HO63

							which is included within a separate HO.		
48	HO76	Moorilla	1175 Plenty Road, South Morang		New citation.	New Statement of Significance.		N/A	N/A
49	HO77	Farm Vigano	10 Bushman's Way, South Morang		New citation.	New Statement of Significance.	• Heritage Place description change. • In the 'Tree controls apply' column, replace the existing text with 'Yes Mature Pines (*Pinus sp.*), Monterey Cypresses (*Cupressus macrocarpa*), Canary Island palms (*Phoenix canariensis*), Bhutan cypress (*Cupressus torulosa*) row and Hoop Pine (*Araucaria cunninghamii*)'	N/A	N/A
50	HO124	Goadby Lodge	105W Hunters Road, South Morang	Whittlesea C280wsea d-hoMap18 Authorisation			• Delete HO124. Replace HO124 and HO188 with a single HO number (HO191).		Delete HO124

51	HO188	Sea View Park	105W Hunters Road, South Morang	Whittlesea C280wsea d-hoMap18 Authorisation			• Delete HO188. Replace HO124 and HO188 with a single HO number (HO191).		Delete HO188
52	HO191	Goadby Lodge and Sea View Park	105W Hunters Road, South Morang	Whittlesea C280wsea hoMap18 Authorisation	New citation.	New Statement of Significance.	• Heritage Place description change. • Solar Energy systems - Yes • Tree controls – 'Yes, Bhutan cypresses only'	New HO created to replace HO124 and HO188 with a single HO.	
53	HO127	Hawkstowe	994-1044 Plenty Road, South Morang		New citation.	New Statement of Significance.	• Heritage Place description change. • In the 'Tree controls' column, change Yes to 'Yes Elms (*Ulmus sp*.), Cypress (*Cupressus sp*.) and River red gums (*E. camaldulensis*) only'.	N/A	N/A
54	HO187	South Morang Stationmaster's Residence (former)	11 Old Plenty Road, South Morang		New citation.	New Statement of Significance.	• In the 'Tree controls apply' column of the HO schedule, change 'Yes' to 'No'. • In the 'Solar energy system controls apply.' column of the HO	N/A	N/A

							schedule, change 'Yes' to 'No'.		
55	HO31	Methodist Cemetery	1W Stewart Street, Thomastown	Whittlesea C280wsea d-hoMap20 Authorisation			• Replace HO31, HO50 and HO130 with a single HO number (HO192).		Delete HO31
56	HO50	Uniting Church	1/4 Spring Street, Thomastown	Whittlesea C280wsea d-hoMap20 Authorisation			• Replace HO31, HO50 and HO130 with a single HO number (HO192).		Delete HO50
57	HO130	Thomastown Primary School	10 Spring Street, Thomastown	Whittlesea C280wsea d-hoMap20 Authorisation			• Replace HO31, HO50 and HO130 with a single HO number (HO192).		Delete HO130
58	HO192	Thomastown Village	1/4 & 4 (part), 10 & 16 (part) Spring Street and 1W Stewart Street, Thomastown	Whittlesea C280wsea hoMap20 Authorisation	New citation.	New Statement of Significance.	• New HO192 to replace HO31, HO50 and HO130.		

59	HO34	Whittlesea Court House (former)	74 Church Street, Whittlesea		New citation.	New Statement of Significance.	• In the 'Internal alteration controls apply.' column of the HO schedule, replace 'No' with 'Yes – judges bench and witness dock in court room'.	N/A	N/A
60	HO36	Christ Church	5 Wallan Road, Whittlesea		New citation.	New Statement of Significance.	• Heritage Place description change. • In the 'Tree Controls Apply? column replace 'Mature plantings surrounding house' with 'Mature Cypresses' • In the 'Solar energy system controls apply?' column replace 'Yes' with 'Yes – church and parsonage only'.	N/A	N/A
61	HO37	Mornmoot Stud	390 Wildwood Road, Whittlesea		New citation.	New Statement of Significance.	• Heritage Place description change. • In the 'External paint controls apply' column, change 'No' to 'Yes – House and Library only'. • In the 'Tree controls' column, change 'Yes	N/A	N/A

							Avenue of oaks, mature trees surrounding complex' to 'Yes – Avenue of Oaks, mature trees surrounding house and library'. • In the 'Internal alterations controls apply' column, change 'No' to 'Yes – Library only'. • In the 'Outbuildings or fences etc.' column, replace 'Yes Library' with 'Yes – stables, office, worker's cottage, gate house, farm buildings'.		
62	HO84	Downie House	22 Wallan Road, Whittlesea		New citation.	New Statement of Significance.	• Heritage Place description change. • In the 'Solar Energy System' column, change 'Yes' to 'No'. • In the 'Tree controls apply' column, change 'Yes mature peppercorn trees' to 'No'.	N/A	N/A

63	HO38	Monier Arch Bridge (Darebin Creek)	Bridge Inn Road, Wollert	Whittlesea C280wsea d-hoMap12 Authorisation	New citation.	New Statement of Significance.	• Heritage Place description change	Reduce the extent oh HO38 to only the bridge and small curtilage and exclude the modern road alignment and bridge.	N/A
64	HO39	Ivy Bank (Shultz Farm)	45 Bridge Inn Road, Wollert		New citation.	New Statement of Significance.	• Heritage Place description change • In the 'Internal alterations' column, replace 'No' with 'Yes, house and former milking shed'. • In the 'Prohibited uses' column, replace 'No' with 'Yes'.	N/A	N/A
65	HO51	Wollert State School No.1861 (Former)	455 Epping Road, Wollert		New citation.	New Statement of Significance.	• Heritage Place description change • In the 'Solar energy system controls apply?' column change 'Yes' to 'Yes – bluestone school only'.	N/A	N/A

							• In the 'Prohibited uses may be permitted?' column change 'No' to 'Yes'.		
66	HO82	Former red brick stable	25W Silverstone Court, Wollert	Whittlesea C280wsea d-hoMap16 Authorisation			• Delete HO82, structure demolished.		Delete HO82
67	HO83	Former weatherboard cottage	22W Redrock Road, Wollert	Whittlesea C280wsea d-hoMap16 Authorisation			• Delete HO83, Does not satisfy threshold of local significance due to low integrity		Delete HO83
68	HO174	Tower Hill	145 Selkirk Road, Woodstock		New citation.	New Statement of Significance.	• Heritage Place description change • In the 'Tree controls' column, change 'Yes' to 'No'. • In the 'Solar energy system controls' column, change 'Yes' to 'No'.	N/A	N/A

							• In the 'Outbuildings or fences etc.' column, change 'Yes' to 'No'.		
69	HO42	Craigie Lee (Hurrey Farm)	1785 Arthurs Creek Road, Yan Yean		New citation.	New Statement of Significance.	• Heritage Place description • In the 'Tree controls' column, change 'No' to 'Yes – mature Elms and River red gum'. • In the 'Solar energy system controls' column, change 'Yes' to 'No'. • In the 'Prohibited uses' column, change 'No' to 'Yes'.	N/A	N/A
70	HO175	Kooringal	2025-2027 Donnybrook Road, Yan Yean		New citation.	New Statement of Significance.	• Heritage Place description • In the 'Tree controls' column, change 'Yes surrounding gardens containing mature trees including Radiata pine wind breaks, hedges, orchard, and single stands of English Oaks' to 'Yes mature Pines	N/A	N/A

							(*Pinus sp.),* English oaks (*Quercus robur*) and Eucalypts'. • In the 'Prohibited uses' column, replace 'No' with 'Yes'.		
71	HO45	Burnside Dairy (Former)	2033-35 Donnybrook Road, Yan Yean		New citation.	New Statement of Significance.	• Heritage Place description • In the 'Solar Energy System' column, change 'Yes' to 'No'. • In the 'Prohibited uses may be permitted' column, change 'No' to 'Yes'.	N/A	N/A
72	HO178	Yan Yean Primary School – School Master's	50 Old Plenty Road, Yan Yean	Whittlesea C280wsea d-hoMap13 Authorisation			• Delete HO178 as building destroyed by fire		Delete HO178
73	HO179	Yan Yean Store and Storage Shed (Former)	100 Old Plenty Road, Yan Yean		New citation.	New Statement of Significance.	• Heritage Place description • In the 'Tree controls' column, change 'Yes' to 'No'		

							• In the 'Solar Energy System' column, change 'Yes' to 'No'.		

Planning and Environment Act 1987

Whittlesea Planning Scheme

Amendment C280wsea

Explanatory Report

Overview

The amendment applies to 73 places, 66 of which were identified in the *Whittlesea HO Places Review, Volume 1 and Volume 2* prepared by David Helms Heritage Planning in April 2025, with the balance seven places identified by City of Whittlesea.

Sites affected by Amendment C280wsea are included in a Reference Table as Attachment 1 of this Explanatory Report, which lists the individual places, along with the addresses, mapping references, and proposed changes to the Schedule to Clause 43.01 (Heritage Overlay). The table also notes if a new Statement of Significance is to be adopted for each place.

The amendment applies associated changes to the Whittlesea Planning Scheme, including updates to Clause 15.03-1L (Heritage conservation in Heritage Overlay areas), the Schedule to Clause 43.01 (Heritage Overlay), the Schedule to Clause 72.04 (Documents Incorporated in this Planning Scheme), the Schedule to Clause 72.08 (Background Documents), and to Heritage Overlay mapping.

Where you may inspect this amendment

The amendment can be inspected free of charge at the City of Whittlesea website at https://www.whittlesea.vic.gov.au/

The amendment is available for public inspection, free of charge, during office hours at the following places:

Whittlesea City Council

Civic Centre,

25 Ferres Boulevard,

South Morang Vic 3752

The amendment can also be inspected free of charge at the Department of Transport and Planning website at http://www.planning.vic.gov.au/public-inspection or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

Submissions

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by [insert submissions due date].

A submission must be sent to:

Strategic Planning, Whittlesea City Council

By post: Locked Bag 1 Bundoora MDC VIC 3083

In person: 25 Ferres Boulevard, South Morang VIC 3752 By email: strategic.planning@whittlesea.vic.gov.au

Details of the amendment

Who is the planning authority?

This amendment has been prepared by the Whittlesea City Council, who is the planning authority for this amendment.

The amendment has been made at the request of Whittlesea City Council.

Land affected by the amendment

The amendment applies to 73 sites currently affected by the Heritage Overlay in the Whittlesea Planning Scheme. The specific sites affected by the amendment are described in a mapping reference table included in Attachment 1 to this Explanatory Report.

What the amendment does

The amendment proposes to implement relevant findings and recommendations of the *Whittlesea HO Places Review, Volume 1 and Volume 2* (David Helms Heritage Planning, April 2025)

Specifically, the amendment:

Overlay Maps

1. Amends Planning Scheme Maps 12HO, 13HO, 14HO, 16HO, 18HO, 20HO and 22HO to:
    a. amend the curtilage of eight heritage places HO73, HO8, HO19, HO64, HO52, HO26, HO38, HO14.
    b. remove 17 heritage places from the Heritage Overlay; HO61, HO56, HO57, HO58, HO59, HO16, HO18, HO21, HO65, HO27, HO63, HO124, HO188, HO31, HO50, HO130, HO82, HO83; HO178 and
    c. add new HO191 and HO192 into the Heritage Overlay.

Planning Scheme Ordinance

2. Amend Clause 15.03-1L (Heritage conservation in Heritage Overlay areas) to include reference to *Whittlesea HO Places Review, Volume 1 and Volume 2* (David Helms Heritage Planning, April 2025)
3. Amend the Schedule to Clause 43.01 (Heritage Overlay) to:
    a. Include references to Statements of Significance for 48 individual places.
    b. Correct the 'Heritage Place' for 45 individual places (HO2, HO53, HO94, HO186, HO73, HO74, HO5, HO8, HO9, , HO99, HO87, HO184, HO12, HO14, HO15, HO19, HO20, HO23, HO64, HO66, HO67, HO69, HO70, HO71, HO119, HO120, HO122, HO201, HO52, HO26, HO77, HO127, HO187 , HO34 , HO36, HO37, HO84, HO38, HO39, HO51 HO14, HO42, HO175, HO45, HO179)
    c. Remove HO61, HO56, HO57, HO58, HO59, HO16, HO18, HO21, HO65, HO63, HO124, HO188, HO31, HO50, HO130, HO82, HO83 from the Heritage Overlay.
    d. Amend Planning Controls to 33 individual places HO2, HO53, HO73, HO74, HO5, HO8, HO9, HO99, HO87, HO115, HO15, HO19, HO23, HO64, HO67, HO69, HO116, HO201, HO26, HO77, HO127, HO187, HO34, HO36, HO37, HO84, HO39, HO51, HO174, HO42, HO175, HO45, HO179
    e. Create group listings with two new HO191 and HO192
4. Amend the Schedule to Clause 72.04 (Incorporated Documents) to incorporate Statement of Significance to 48 heritage places.
5. Amend the Schedule to Clause 72.08 (Background Documents) to include the '*Whittlesea HO Places Review, Volume 1 and Volume 2* (David Helms Heritage Planning, April 2025)' as a Background Document.

The amendment only affects existing heritage places and does not seek to include any new place in the Heritage Overlay.

Strategic assessment of the amendment

Why is the amendment required?

The amendment is necessary to ensure continued protection for places identified in the *Whittlesea HO Places Review, Volume 1 and Volume 2* (David Helms Heritage Planning, April 2025) that possess significant heritage value. Protection is afforded through inclusion in the Planning Scheme.

The amendment will update the information and mapped references for places already covered by a Heritage Overlay (HO), correcting any gaps, inconsistencies and eliminating outdated controls.

Lastly, it will designate the *Whittlesea HO Places Review, Volume 1 and Volume 2* (David Helms Heritage Planning, April 2025), along with the associated Statements of Significance and citations for each heritage place, as an official reference document.

The amendment proposes to implement the majority of the recommendations of the *Whittlesea HO Places Review, Volume 1 and Volume 2* (David Helms Heritage Planning, April 2025) and address longstanding issues affecting the accuracy of the Heritage Overlay (HO) in the City of Whittlesea.

The original City of Whittlesea Heritage Study was conducted in 1991 by Meredith Gould. This two-volume report included historical information and heritage assessments for places considered for inclusion in the HO. However, due to historical limitations, individual place citations and Statements of Significance (SoSs) were not prepared for all heritage listings that eventuated from that study.

In 2013, Context Pty Ltd heritage consultants were appointed to write citations and SoSs for some—but not all—places included in the HO.

This inconsistency means users of the Whittlesea Planning Scheme do not have all the information required to make decisions in relation to a group of 73 places included in the HO, resulting in delays assessing permit and development applications and the need for heritage assessments to be completed on an ad hoc basis as needed.

In 2021, City of Whittlesea completed a review of heritage sites that identified a range of gaps, errors and inconsistencies in the Schedule to Clause 43.01 Heritage Overlay, including:

- Inaccurate names and addresses of heritage places.
- Incorrect or outdated HO controls (e.g., for external painting or internal alterations, prohibited uses allowed).
- Curtilage boundaries that either include areas with no heritage significance or dissect heritage buildings and features.
- Instances where significant heritage features fall outside the mapped HO extent and are therefore not properly protected.

The irregularities found in the HO were often discovered during the day-to-day administration of the Whittlesea Planning Scheme, particularly through planning permit applications and enquiries from landowners.

Many of the identified errors stem from outdated mapping and surveying practices evident in the legacy heritage studies. With advanced geospatial technologies and recent changes to cadastral boundaries within the municipality, these inaccuracies can now be effectively corrected.

These inaccuracies resulted in inadequate protection of heritage places where planning permits may not be triggered for developments in areas incorrectly mapped or omitted from the HO. This can result in unintended damage or loss of heritage features.

Conversely, areas incorrectly included in the HO impose unnecessary administrative burdens on both landowners and Council, requiring permits where no heritage significance exists.

To comprehensively address these concerns, City of Whittlesea engaged heritage consultant David Helms Heritage Planning to prepare the *Whittlesea HO Places Review, Volume 1 and Volume 2*.

In addition to correcting mapping errors, the amendment will:

- Ensure each heritage place within the HO is supported by an up-to-date and compliant SoS, consistent with Planning Practice Note 1 (PPN1).
- Rectify various typographical errors and address discrepancies in names, addresses and controls listed in the Schedule to Clause 43.01 (Heritage Overlay).

The brief for the preparation of the W*hittlesea HO Places Review, Volume 1 and Volume 2* by David Helms Heritage Planning identified 66 heritage places that require updated citations and/or SoSs. Further work identified seven additional places. These were added making a total of 73 places overall.

Helms' W*hittlesea HO Places Review, Volume 1* and *Volume 2* were peer reviewed by heritage consultant Ray Tonkin. Following this review, the City of Whittlesea requested the following revisions by David Helms in April 2025*:*

- The removal of the updated citation for Carome Homestead (HO17), as informationwas recently amended via Amendment C287wsea. Reference to Carome has been retained, where relevant, in histories and comparative analyses for other places.
- Minor updates to correct errors and inconsistencies in the report (for example, in relation to names, addresses and HO numbers).

<u>Dry Stone Walls</u>

The recommendations relating to enhanced protection for Dry Stone Walls throughout the report are retained, but will not be implemented as part of this current Planning Scheme Amendment. These recommendations will be implemented as part of a future planning scheme amendment (C285wsea). The following 17 places will not be implemented in this amendment*:* HO1, HO93, HO186, HO85, HO40, HO41, HO78, HO79, HO80, HO81, HO163, HO164, HO169, HO170, HO200, HO173, HO44.

<u>Changes arising outside of the HO Review process</u>

Seven additional changes were identified by City of Whittlesea staff, bringing the total of places affected by the amendment to 73. The following changes will improve clarity for end-users of the planning scheme:

- Prohibited uses will be allowed for two places: Lalor Fire Station (HO115) and 635 Bridge Inn Road (HO116).

- Since the Heritage Places Review work has been undertaken, one site was approved for demolition following a fire (HO27) and one site (HO178) was subsequently destroyed by fire; both are proposed to be removed from the Schedule to the Heritage Overlay.
- One place will be relocated within the Schedule: HO202 will be moved from being erroneously listed under Yan Yean suburb to being listed under Epping suburb.
- One place was incorrectly spelled. HO120 will be updated in the Heritage Place name as Rock Bank (Jeffrey property)
- One place has been identified as being in the Victorian Heritage Register: Maroondah Aqueduct bridge over Plenty River (HO89) will be relocated to the top of the list for VHR places with Reference No. H2381

This amendment will ensure that Whittlesea's Heritage Overlay is current, with heritage places accurately mapped and described in their respective citations and Statements of Significance.

The amendment will achieve a net community benefit by:

- Protecting Whittlesea's heritage places and features that could currently be at risk where the Heritage Overlay is incorrectly mapped.
- Ensuring works are not unknowingly undertaken to part of a historically significant structure incorrectly located outside the curtilage of a place listed on the Heritage Overlay.
- Reducing the administrative burden to landowners who are currently required to unnecessarily apply for a planning permit under the Heritage Overlay where it is incorrectly applied to non-significant areas. In many instances, this includes removing the extent of the curtilage shown in the Heritage Overlay from a place that is incorrectly spilling over onto neighbouring properties.
- Ensuring that the details about the significance of Whittlesea's listed heritages places are accurate and accessible by incorporating revised Statements of Significance and W*hittlesea HO Places Review, Volume 1* and *Volume 2* by David Helms Heritage Planning into the Whittlesea Planning Scheme.

The specific changes to each heritage place are summarised in Attachment 1 to this explanatory report.

How does the amendment implement the objectives of planning in Victoria?

The amendment is consistent with the objectives of planning in Victoria by implementing the objective detailed at Section 4(1) of the *Planning and Environment Act, 1987*. Specifically, it is consistent with:

> *(a) 'to provide for the fair, orderly, economic and sustainable use, and development of land;'*

(d) 'to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;'

(f) 'to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e)'; and

(g) 'to balance the present and future interests of all Victorians'.

The amendment implements these objectives by ensuring heritage controls in the Whittlesea Planning Scheme accurately protect places of historic cultural heritage significance for present and future Victorians.

How does the amendment address any environmental, social and economic effects?

Environmental Effects

The amendment relates to the protection of historic cultural heritage places, as such the amendment will not negatively impact environmental values and sustainability outcomes.

The Amendment also supports adaptive reuse of heritage buildings pursuant to Clause 15.03 of the Scheme by providing further details of the significant elements of a heritage place, to which re-use and development should respond.

Social Effects

City of Whittlesea has a rich and diverse heritage that defines its local identity, sense of place and the unique character of townships and neighbourhoods in the municipality. Information about our heritage places also provides a significant educational resource for local communities, including local schools' programs.

Preserving heritage values requires that Whittlesea's Heritage Overlay is correct and accurate to ensure that any development within these places optimises the long-term conservation and protection of significant features. It also requires that information about heritage places is detailed, accurate and readily available in the Whittlesea Planning Scheme.

The amendment will have positive social effects through the ongoing recognition and protection of sites of heritage significance, for the benefit of current and future generations. The incorporation of revised Statements of Significance in the Whittlesea Planning Scheme also contributes to improving community awareness about the importance and values of heritage places.

Economic Effects

By correcting the mapping errors in Whittlesea's Heritage Overlay, the amendment will provide certainty for landowners regarding the heritage significant features on their properties. It also removes an administrative burden by eliminating the need for

landowners to unnecessarily apply for a planning permit under the Heritage Overlay where it has been incorrectly applied to non-significant areas. Since the amendment only affects existing heritage places and, in many instances, removes the Heritage Overlay incorrectly encroaching onto adjacent properties, it is not expected to create additional costs for landowners or Council.

Does the amendment address relevant bushfire risk?

The Amendment meets bushfire policy in Clause 13.02-1S of the Whittlesea Planning Scheme because the changes proposed do not result in increased development potential, nor will it increase the vulnerability of the community to bushfires.

The purpose of the amendment is to correct anomalies and ensure that existing heritage places are appropriately identified and protected in the Whittlesea Planning Scheme.

The amendment does not change the use of the land that is identified as being at risk from bushfire and does not include new use or development and is unlikely to result in any increase to the risk to life, property, community, infrastructure or the natural environment from bushfire.

Does the amendment comply with the requirements of any other Minister's Direction applicable to the amendment?

The amendment is consistent with the Ministerial Direction – The Form and Content of Planning Schemes as identified at Section 7(5) of *the Planning and Environment Act 1987.*

The amendment complies with Ministerial Direction No. 9 – Metropolitan Planning Strategy, *formerly Plan Melbourne, Plan for Victoria* implements *Direction 4.4 of Plan Melbourne 2017-2050,* by ensuring the Whittlesea Planning Scheme recognises heritage places that contribute to Melbourne's distinctiveness and liveability and protects Melbourne's heritage places.

The amendment addresses the requirements of and complies with Ministerial Direction No. 11 (Strategic Assessment of Amendments) under section 12 of the *Planning and Environment Act 1987.* The amendment is consistent with this direction which ensures a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment considers and gives effect to the relevant principles and policies contained in the Planning Policy Framework (PPF).

The amendment supports the objective and strategies of *Clause 15.03-1S (Heritage Conservation)* of Whittlesea Planning Scheme, which aims "*to ensure the conservation of places of heritage significance*".

Specifically with reference to the Strategies:

- The revision and incorporation of Statements of Significance in the Whittlesea Planning Scheme contributes to '*identifying, assessing and documenting places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme*'.

- The correction of Heritage Overlay mapping '*provides for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance*'.

- The refinement of Heritage Overlay mapping to include an appropriate curtilage '*ensures an appropriate setting and context for heritage places is maintained or enhanced*'.

The amendment also implements *Plan Melbourne 2017-2050 Direction 4.4 'Respect Melbourne's heritage as we build for the future'* and *Policy 4.4.1 'Recognise the value of heritage when managing growth and change'* as it contributes to the *'management of ongoing processes of change to the urban environment*' and the '*continuous identification and review'* of heritage sites.

How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The amendment supports the vision, and the strategic directions contained in the Municipal Planning Strategy.

Specifically, the amendment contributes to the protection of cultural heritage, which supports achieving Whittlesea's vision pursuant to Clause 02.02 of the Whittlesea Planning Scheme. The *Shaping Our Future: Whittlesea 2030 Strategic Community Plan* provides our community's vision for the City of Whittlesea. It is a plan that articulates the type of municipality that the community envisages in the future.

The amendment supports the strategic direction to '*protect places of heritage, cultural and social significance*' by correcting and refining the HO mapping to appropriately cover all identified heritage values and ensure they are appropriately described in their Statements of Significance.

How does the amendment support or implement the Municipal Planning Strategy?

All the heritage places affected by the amendment are currently included in Whittlesea's Heritage Overlay. It is considered the most appropriate control to recognise and protect heritages places of natural or cultural significance.

The amendment is consistent with *Planning Practice Note 01 – Applying the Heritage Overlay*.

Does the amendment make proper use of the Victoria Planning Provisions?

All the heritage places affected by the amendment are currently included in Whittlesea's Heritage Overlay. The HO is considered the most appropriate control to recognise and protect heritages places of natural or cultural significance.

The amendment is consistent with *Planning Practice Note 01 – Applying the Heritage Overlay.*

How does the amendment address the views of any relevant agency?

What were the views of the relevant agencies and how were they addressed?

Exhibition stage

- Include which agencies were consulted prior to exhibition and, if appropriate their preliminary views.
- Provide details if views of agencies will also be sought during exhibition.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

The amendment relates to the protection of heritage places and the requirements of the *Transport Integration Act 2010* are not relevant to the proposal.

How does the amendment have regard to the principles set out in the *Yarra River Protection (Wilip-gin Birrarung murron) Act 2017* in relation to Yarra River land and other land, the use or development of which may affect Yarra River land?

The Yarra River is not impacted by the proposed planning scheme amendment. The sites affected by this amendment are greater than one kilometre from the bank of the Yarra River and are not included within declared land under Clause 19(1)(C).

The legislation states:

Yarra River Protection (Wilip-gin Birrarung murron) Act 2017

19 Land to which the Yarra Strategic Plan applies

(1) A Yarra Strategic Plan must specify the land to which it applies (the Yarra

Strategic Plan area). That land must be—

(a) Yarra River land; and

(b) land of any kind (other than excluded land) that is located within one kilometre of a bank of the Yarra River; and Authorised by the Chief Parliamentary Counsel Part 4—Yarra Strategic Plan Yarra River Protection (Wilip-gin Birrarung murron) Act 2017 No. 49 of 2017 20

(c) land that the lead agency has specified under subsection (2).

(2) The lead agency may specify part or all of the land declared by notice under section 15(1) as land to which the Yarra Strategic Plan applies.

(3) A Yarra Strategic Plan must include a description of the Yarra Strategic Plan area. The description may be by reference to a map.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The amendment will improve the resources and administrative costs of the responsible authority by providing accurate mapping and citation information related to heritage sites.

The amendment will reduce the administrative burden to Council by reducing unnecessary planning permit applications within non-heritage significant areas.

Attachment 1 – Reference table: Sites affected by Amendment C280wsea

	HO No.	HO Name	Address	Mapping Reference	Heritage Citation	Statement of Significance	Proposed Schedule to Clause 43.01 (Heritage Overlay) Changes	Proposed Heritage Overlay Application Changes	Proposed Heritage Overlay Deletion Changes
1	HO2	Camoola (Spring Vale)	2025 Merriang Road, Beveridge		New citation	New Statement of Significance	• Heritage place description change. • In the 'Solar Energy System' column, change 'Yes' to 'No'.	N/A	N/A
2	HO53	Janefield Training Centre (Former)	30, 34, 40 & 44 Linacre Road and 2 Manchester Crescent, Bundoora	Whittlesea C280wsea hoMap22 Authorisatio n	New citation.	New Statement of Significance	• Replace the separate HO numbers with a single 'Group Listing' HO number, description in the 'Heritage place' column. • Apply external paint controls • In the 'Solar Energy System' column, change 'Yes' to 'No'.	Apply HO53 over HO56, HO57, HO58 and HO59	
3	HO56	Janefield		Whittlesea C280wsea				Apply HO53	Delete HO56

	HO No.	HO Name	Address	Mapping Reference	Heritage Citation	Statement of Significance	Proposed Schedule to Clause 43.01 (Heritage Overlay) Changes	Proposed Heritage Overlay Application Changes	Proposed Heritage Overlay Deletion Changes
		Brick Administration building		d-hoMap22 Authorisation				over HO56, HO57, HO58 and HO59	
4	HO57	Janefield Brick Ward Building (Building F2-c1939)		Whittlesea C280wsead-hoMap22 Authorisation				Apply HO53 over HO56, HO57, HO58 and HO59	Delete HO57
5	HO58	Janefield Brick Ward Building (Building F3-c1951)		Whittlesea C280wsead-hoMap22 Authorisation				Apply HO53 over HO56, HO57, HO58 and HO59	Delete HO58
6	HO59	Janefield Brick Ward		Whittlesea C280wsead-hoMap22				Apply HO53 over HO56, HO57, HO58	Delete HO59

	HO No.	HO Name	Address	Mapping Reference	Heritage Citation	Statement of Significance	Proposed Schedule to Clause 43.01 (Heritage Overlay) Changes	Proposed Heritage Overlay Application Changes	Proposed Heritage Overlay Deletion Changes
		Building (Building F4-c1952)		Authorisation				and HO59	
7	HO89	Maroondah Aqueduct Bridge over Plenty River	Adjacent to 228 Plenty Road, Bundoora – Metal truss bridge.				In the 'Included on the Victorian Heritage Register under the Heritage Act 2017?' column, replace 'No' with 'Yes Ref No H2381'.	N/A	N/A
8	HO94	Donnybrook Mineral Springs (Fromer)	130 Springs Road, Donnybrook		New citation.	New Statement of Significance	Heritage place description change.	N/A	N/A
9	HO73	Neumann Farmhouse	15 Neumann Road, Doreen	Whittlesea C280wsead-hoMap14 Authorisation	New citation.	New Statement of Significance	• Heritage Place description change. • In the 'Tree controls apply' column, replace 'Mature trees' with	Remove HO73 from 20 Smithson Road	N/A

	HO No.	HO Name	Address	Mapping Reference	Heritage Citation	Statement of Significance	Proposed Schedule to Clause 43.01 (Heritage Overlay) Changes	Proposed Heritage Overlay Application Changes	Proposed Heritage Overlay Deletion Changes
							'Mature Cypress' • In the 'Outbuildings or fences etc.' column, replace 'Outbuildings' with 'Concrete tank and roof'. • In the 'Solar Energy System' column, change Yes to No.		
10	HO74	Mount View (Graff Farm)	32W Eminence Boulevard, Doreen		New citation.	New Statement of Significance	• Heritage Place description change. • In the 'Solar Energy System' column, change Yes to No.	N/A	N/A
11	HO5	Breadalbane	170-172 Fifth Avenue, Eden Park		New citation.	New Statement of Significance.	• Heritage Place description change. • In the 'Tree controls apply' column, change 'Yes' to 'Yes, mature Pines (Pinus sp.) only'.	N/A	N/A
12	HO6	Cordell's	215 Fourth		New	New		N/A	N/A

	HO No.	HO Name	Address	Mapping Reference	Heritage Citation	Statement of Significance	Proposed Schedule to Clause 43.01 (Heritage Overlay) Changes	Proposed Heritage Overlay Application Changes	Proposed Heritage Overlay Deletion Changes
		Cottage	Avenue, Eden Park		citation.	Statement of Significance.			
13	HO8	St John's Church of England	789-795 High Street, Epping	Whittlesea C280wsead-hoMap16 Authorisation	New citation.	New Statement of Significance.	• Heritage Place description change. • In the 'Tree controls apply? column replace 'Yes Cypress avenue' with 'No', as the trees have been removed. • In the 'Solar energy system controls apply?' column replace 'Yes' with 'Yes – bluestone church only'.	Reduce the extent of HO8 to only contain land of heritage significance following an existing boundary fence. The excised land contains a building of no heritage significance	N/A
14	HO9	Epping State School No.1477 and residence	805 High Street, Epping		New citation.	New Statement of Significance.	• Heritage Place description change. • In the 'Tree Controls Apply? column replace 'Yes. Mature pine plantings' with 'No', as	N/A	N/A

	HO No.	HO Name	Address	Mapping Reference	Heritage Citation	Statement of Significance	Proposed Schedule to Clause 43.01 (Heritage Overlay) Changes	Proposed Heritage Overlay Application Changes	Proposed Heritage Overlay Deletion Changes
		(Former)					there are no mature pine trees or significant trees on the site. • In the 'Solar energy system controls apply?' replace 'Yes' with 'Yes - bluestone school and residence only'.		
15	HO99	Catholic Denominational School No.238 (Former)	15 Coulstock Street, Epping		New citation.	New Statement of Significance.	• Heritage Place description change. • In the 'Solar energy system controls apply?' column change 'Yes' to 'Yes – bluestone former school only'	N/A	N/A
16	HO202	Myee	250 O'Herns Road, Epping				• Change location in Schedule Table to be under Epping		
17	HO49	Maltzahn's Farmhou	127 Gardenia Road, Lalor		New citation.	New Statement of Significance.		N/A	N/A

	HO No.	HO Name	Address	Mapping Reference	Heritage Citation	Statement of Significance	Proposed Schedule to Clause 43.01 (Heritage Overlay) Changes	Proposed Heritage Overlay Application Changes	Proposed Heritage Overlay Deletion Changes
		se							
18	HO61	Westgarthtown Heritage Area	Thomastown/ Lalor	Whittlesea C280wsead-hoMap20 Authorisation			• Yes, delete as no extant heritage fabric or features		Delete HO61
19	HO87	House and front fence (former McAuliffe House)	44 Tramoo Street, Lalor		New citation.	New Statement of Significance.	• Heritage Place description change. • In the 'Outbuildings and fence etc.' column change 'No' to 'Yes – front fence only'.	N/A	N/A
20	HO115	Lalor Fire Station	24-26 Vasey, Lalor				• In the 'Prohibited Uses' column change 'No' to 'Yes'.		
21	HO184	House (Vibon)	16 Gratwick Street, Lalor		New citation.	New Statement of Significance.	• Heritage Place description change.	N/A	N/A
22	HO12	Bridge	640 Bridge		New	New	• Heritage Place	N/A	N/A

	HO No.	HO Name	Address	Mapping Reference	Heritage Citation	Statement of Significance	Proposed Schedule to Clause 43.01 (Heritage Overlay) Changes	Proposed Heritage Overlay Application Changes	Proposed Heritage Overlay Deletion Changes
		Inn (1841), Thomas Mill & the Miller's Cottage	Inn Road & Plenty Gorge State Park, Mernda		citation.	Statement of Significance.	description change.		
23	HO14	Black Braes	33 Farmstead Way, Mernda	Whittlesea C280wsead-hoMap13 Authorisation	New citation.	New Statement of Significance.	• Heritage Place description change.	Amend the HO14 curtilage along all four boundaries to align with the boundary of 33 Farmstead Way, Mernda	N/A
24	HO15	Hazelmere	32-36 Hayes Road, Mernda		New citation.	New Statement of Significance.	• Heritage Place description change. • In the 'Solar Energy System' column, change 'Yes' to 'Yes –	N/A	N/A

	HO No.	HO Name	Address	Mapping Reference	Heritage Citation	Statement of Significance	Proposed Schedule to Clause 43.01 (Heritage Overlay) Changes	Proposed Heritage Overlay Application Changes	Proposed Heritage Overlay Deletion Changes
							house only'. • In the 'Outbuildings or fences etc.' column, change 'No' to 'Yes – two nineteenth century brick outbuildings'.		
25	HO16	Mayfield School and Residence	1325 Plenty Road, Mernda	Whittlesea C280wsead-hoMap13 Authorisation			• Yes, delete HO16 (HO201 will continue to apply to the Mayfield South Heritage Precinct, which includes this property)		Delete HO16
26	HO18	Mayfield Presbyterian Church	1345 Plenty Road, Mernda .	Whittlesea C280wsead-hoMap13 Authorisation			• Yes, delete HO18 (HO201 will continue to apply to the Mayfield South Heritage Precinct, which includes this property)		Delete HO18
27	HO19	Mayfield	1410 Plenty Road, Mernda	Whittlesea C280wsead-hoMap13	New citation.	New Statement of Significance.	• Heritage Place description change. • In the 'Tree controls	Reduce the extent of HO19 to	N/A

	HO No.	HO Name	Address	Mapping Reference	Heritage Citation	Statement of Significance	Proposed Schedule to Clause 43.01 (Heritage Overlay) Changes	Proposed Heritage Overlay Application Changes	Proposed Heritage Overlay Deletion Changes
				Authorisation			apply' column, replace the existing text with 'Yes Mature trees surrounding farm complex'	align with corresponding boundaries of Parcel A, PS826374	
28	HO20	Mernda Mechanics' Institute and former caretaker's residence	1438 Plenty Road, Mernda		New citation.	New Statement of Significance.	• Heritage Place description change.	N/A	N/A
29	HO21	Weatherboard House adjoining St Joseph's Catholic	1480 Plenty Road, Mernda	Whittlesea C280wsead-hoMap13 Authorisation			• Delete HO as building destroyed by fire		Delete HO21

	HO No.	HO Name	Address	Mapping Reference	Heritage Citation	Statement of Significance	Proposed Schedule to Clause 43.01 (Heritage Overlay) Changes	Proposed Heritage Overlay Application Changes	Proposed Heritage Overlay Deletion Changes
		Church – Graff's house							
30	HO23	Turner's Bakery (Former)	107 Schotters Road, Mernda		New citation.	New Statement of Significance.	• Heritage Place description change. • In the 'Internal alterations controls apply? column replace 'No' with 'Yes – cast iron oven within bakehouse only'. • In the 'Solar energy system controls apply? column replace 'Yes' with 'No'.	N/A	N/A
31	HO64	Cockerell's Cottage	16 Farmstead Way, Mernda	Whittlesea C280wsead-hoMap13 Authorisation	New citation.	New Statement of Significance.	• Heritage Place description change. • In the 'Tree controls apply' column, replace 'Yes – mature trees'	Reduce the extent of HO64 to include only the land	N/A

	HO No.	HO Name	Address	Mapping Reference	Heritage Citation	Statement of Significance	Proposed Schedule to Clause 43.01 (Heritage Overlay) Changes	Proposed Heritage Overlay Application Changes	Proposed Heritage Overlay Deletion Changes
							with: Yes – mature English Elm and Pomegranate	contained within Lot 8 of PS 836610	
32	HO65	"The Poplars"	1321 Plenty Road, Mernda	Whittlesea C280wsead-hoMap13 Authorisation			• Delete HO65 (HO201 will continue to apply to the Mayfield South Heritage Precinct, which includes this property)		Delete HO65
33	HO66	Morang Market (Former)	1415 Plenty Road, Mernda		New citation.	New Statement of Significance.	• Heritage Place description change.	N/A	N/A
34	HO67	Bridge Inn	1425 Plenty Road, Mernda		New citation.	New Statement of Significance.	• Heritage Place description change. • In the 'Solar energy systems controls apply? column replace 'Yes' with 'No'. • In the 'Outbuildings or fences etc.? column replace 'Yes outbuildings' with 'No'.	N/A	N/A

	HO No.	HO Name	Address	Mapping Reference	Heritage Citation	Statement of Significance	Proposed Schedule to Clause 43.01 (Heritage Overlay) Changes	Proposed Heritage Overlay Application Changes	Proposed Heritage Overlay Deletion Changes
35	HO69	St Joseph's Catholic Church	1490 Plenty Road, Mernda		New citation.	New Statement of Significance.	• Heritage Place description change. • In the 'Tree Controls Apply? column replace 'Yes Mature trees' with 'No', as there are no significant trees on the site. • In the 'Outbuildings or fences etc.?' column replace 'Yes Dry stone walls' with 'No', as there are no dry stone walls on the site.	N/A	N/A
36	HO70	Morang Bridge	Bridge Inn Road, Mernda		New citation.	New Statement of Significance.	• Heritage Place name change.	N/A	N/A
37	HO71	Clydebank	31-35 Johnsons Road, Mernda		New citation.	New Statement of Significance.	• Heritage Place description change.	N/A	N/A

	HO No.	HO Name	Address	Mapping Reference	Heritage Citation	Statement of Significance	Proposed Schedule to Clause 43.01 (Heritage Overlay) Changes	Proposed Heritage Overlay Application Changes	Proposed Heritage Overlay Deletion Changes
38	HO72	Linton Park	265 Hazel Glen Drive, Mernda		New citation.	New Statement of Significance.		N/A	N/A
39	HO116	Residence	635 Bridge Inn, Mernda				• In the 'Prohibited Uses' column of the HO schedule, change 'No' to 'Yes'.		
40	HO119	Simpson Farmhouse	100 Cravens Road, Mernda		New citation.	New Statement of Significance.	• Heritage Place name change.	N/A	N/A
41	HO120	Rock Bank (Jeffrey property)	355 Masons Road, Mernda				• Heritage Place name change.	N/A	N/A
42	HO122	Monier Arch Bridge (Barbers	Old Plenty Road, Mernda		New citation.	New Statement of Significance.	• Heritage Place description change.	N/A	N/A

	HO No.	HO Name	Address	Mapping Reference	Heritage Citation	Statement of Significance	Proposed Schedule to Clause 43.01 (Heritage Overlay) Changes	Proposed Heritage Overlay Application Changes	Proposed Heritage Overlay Deletion Changes
		Creek)							
43	HO201	Mayfield South Heritage Precinct	1321, 1325 & 1345 Plenty Road, Mernda		New citation.	New Statement of Significance.	• Heritage Place name change. • Heritage Place description change. • In the 'Tree controls apply' column of the HO schedule, change 'Yes' to 'Yes – 1325 Plenty Road only'. • In the 'Solar energy system controls apply' column of the HO schedule, change 'Yes' to 'Yes, 1321 and 1345 Plenty Road only'. • In the 'Outbuildings or fences etc.' column of the HO schedule, change 'Yes' to 'Yes – 1345 Plenty Road only'.	N/A	N/A

	HO No.	HO Name	Address	Mapping Reference	Heritage Citation	Statement of Significance	Proposed Schedule to Clause 43.01 (Heritage Overlay) Changes	Proposed Heritage Overlay Application Changes	Proposed Heritage Overlay Deletion Changes
44	HO52	Janefield Presbyterian Church (Former)	281-285 Plenty Road, Mill Park	Whittlesea C280wsead-hoMap22 Authorisation	New citation.	New Statement of Significance.	• Heritage Place name change.	Reduce the extent of HO52 in line with the rear of the car park. The excised land contains a building of no heritage significance	N/A
45	HO26	Le Page Farm (Former)	64 Gordons Road, South Morang	Whittlesea C280wsead-hoMap18 Authorisation	New citation.	New Statement of Significance.	• Heritage Place description change. • In the 'Outbuildings or fences which are not exempt' column, change 'Yes dry stone walls' to 'Yes – stone and brick outbuildings and dry stone wall'.	Reduce the extent of HO26 to fully exclude the non-significant shed.	N/A

	HO No.	HO Name	Address	Mapping Reference	Heritage Citation	Statement of Significance	Proposed Schedule to Clause 43.01 (Heritage Overlay) Changes	Proposed Heritage Overlay Application Changes	Proposed Heritage Overlay Deletion Changes
46	HO27	Bluestone Cottage	27 Old Plenty Road, South Morang	Whittlesea C280wsead-hoMap18 Authorisation			• Delete HO27 as approved for demolition after fire.		Delete HO27
47	HO63	South Morang Primary School Surrounds	875 Plenty Road, South Morang	Whittlesea C280wsead-hoMap18 Authorisation			• Delete HO63, the site does not contain any significant heritage buildings, trees, or features. It does not contribute to the setting of the former South Morang Primary School, which is included within a separate HO.		Delete HO63
48	HO76	Moorilla	1175 Plenty Road, South Morang		New citation.	New Statement of Significance.		N/A	N/A
49	HO77	Farm Vigano	10 Bushman's		New citation.	New Statement of	• Heritage Place description change.	N/A	N/A

	HO No.	HO Name	Address	Mapping Reference	Heritage Citation	Statement of Significance	Proposed Schedule to Clause 43.01 (Heritage Overlay) Changes	Proposed Heritage Overlay Application Changes	Proposed Heritage Overlay Deletion Changes
			Way, South Morang			Significance.	• In the 'Tree controls apply' column, replace the existing text with 'Yes Mature Pines (*Pinus sp*.), Monterey Cypresses (*Cupressus macrocarpa*), Canary Island palms (*Phoenix canariensis*), Bhutan cypress (*Cupressus torulosa*) row and Hoop Pine (*Araucaria cunninghamii*)'		
50	HO124	Goadby Lodge	105W Hunters Road, South Morang	Whittlesea C280wsead-hoMap18 Authorisation			• Delete HO124. Replace HO124 and HO188 with a single HO number (HO191).		Delete HO124
51	HO188	Sea View Park	105W Hunters Road, South	Whittlesea C280wsead-hoMap18			• Delete HO188. Replace HO124 and HO188 with a single HO number		Delete HO188

	HO No.	HO Name	Address	Mapping Reference	Heritage Citation	Statement of Significance	Proposed Schedule to Clause 43.01 (Heritage Overlay) Changes	Proposed Heritage Overlay Application Changes	Proposed Heritage Overlay Deletion Changes
			Morang	Authorisation			(HO191).		
52	HO191	Goadby Lodge and Sea View Park	105W Hunters Road, South Morang	Whittlesea C280wseahoMap18 Authorisation	New citation.	New Statement of Significance.	• Heritage Place description change. • Solar Energy systems - Yes • Tree controls – 'Yes, Bhutan cypresses only'	New HO created to replace HO124 and HO188 with a single HO.	
53	HO127	Hawkstowe	994-1044 Plenty Road, South Morang		New citation.	New Statement of Significance.	• Heritage Place description change. • In the 'Tree controls' column, change Yes to 'Yes Elms (*Ulmus sp*.), Cypress (*Cupressus sp*.) and River red gums (*E. camaldulensis*) only'.	N/A	N/A
54	HO187	South Morang Stationmaster's	11 Old Plenty Road, South Morang		New citation.	New Statement of Significance.	• In the 'Tree controls apply' column of the HO schedule, change 'Yes' to 'No'.	N/A	N/A

	HO No.	HO Name	Address	Mapping Reference	Heritage Citation	Statement of Significance	Proposed Schedule to Clause 43.01 (Heritage Overlay) Changes	Proposed Heritage Overlay Application Changes	Proposed Heritage Overlay Deletion Changes
		Residence (former)					• In the 'Solar energy system controls apply.' column of the HO schedule, change 'Yes' to 'No'.		
55	HO31	Methodist Cemetery	1W Stewart Street, Thomastown	Whittlesea C280wsead-hoMap20 Authorisation			• Replace HO31, HO50 and HO130 with a single HO number (HO192).		Delete HO31
56	HO50	Uniting Church	1/4 Spring Street, Thomastown	Whittlesea C280wsead-hoMap20 Authorisation			• Replace HO31, HO50 and HO130 with a single HO number (HO192).		Delete HO50
57	HO130	Thomastown Primary School	10 Spring Street, Thomastown	Whittlesea C280wsead-hoMap20 Authorisation			• Replace HO31, HO50 and HO130 with a single HO number (HO192).		Delete HO130

	HO No.	HO Name	Address	Mapping Reference	Heritage Citation	Statement of Significance	Proposed Schedule to Clause 43.01 (Heritage Overlay) Changes	Proposed Heritage Overlay Application Changes	Proposed Heritage Overlay Deletion Changes
58	HO192	Thomastown Village	1/4 & 4 (part), 10 & 16 (part) Spring Street and 1W Stewart Street, Thomastown	Whittlesea C280wseahoMap20 Authorisation	New citation.	New Statement of Significance.	• New HO192 to replace HO31, HO50 and HO130.		
59	HO34	Whittlesea Court House (former)	74 Church Street, Whittlesea		New citation.	New Statement of Significance.	• In the 'Internal alteration controls apply.' column of the HO schedule, replace 'No' with 'Yes – judges bench and witness dock in court room'.	N/A	N/A
60	HO36	Christ Church	5 Wallan Road, Whittlesea		New citation.	New Statement of Significance.	• Heritage Place description change. • In the 'Tree Controls Apply? column replace	N/A	N/A

	HO No.	HO Name	Address	Mapping Reference	Heritage Citation	Statement of Significance	Proposed Schedule to Clause 43.01 (Heritage Overlay) Changes	Proposed Heritage Overlay Application Changes	Proposed Heritage Overlay Deletion Changes
							‘Mature plantings surrounding house’ with ‘Mature Cypresses’ • In the ‘Solar energy system controls apply?’ column replace ‘Yes’ with ‘Yes – church and parsonage only’.		
61	HO37	Mornmoot Stud	390 Wildwood Road, Whittlesea		New citation.	New Statement of Significance.	• Heritage Place description change. • In the ‘External paint controls apply’ column, change ‘No’ to ‘Yes – House and Library only’. • In the ‘Tree controls’ column, change ‘Yes Avenue of oaks, mature trees surrounding complex’ to ‘Yes – Avenue of Oaks, mature trees surrounding house and library’.	N/A	N/A

	HO No.	HO Name	Address	Mapping Reference	Heritage Citation	Statement of Significance	Proposed Schedule to Clause 43.01 (Heritage Overlay) Changes	Proposed Heritage Overlay Application Changes	Proposed Heritage Overlay Deletion Changes
							• In the 'Internal alterations controls apply' column, change 'No' to 'Yes – Library only'. • In the 'Outbuildings or fences etc.' column, replace 'Yes Library' with 'Yes – stables, office, worker's cottage, gate house, farm buildings'.		
62	HO84	Downie House	22 Wallan Road, Whittlesea		New citation.	New Statement of Significance.	• Heritage Place description change. • In the 'Solar Energy System' column, change 'Yes' to 'No'. • In the 'Tree controls apply' column, change 'Yes mature peppercorn trees' to 'No'.	N/A	N/A

	HO No.	HO Name	Address	Mapping Reference	Heritage Citation	Statement of Significance	Proposed Schedule to Clause 43.01 (Heritage Overlay) Changes	Proposed Heritage Overlay Application Changes	Proposed Heritage Overlay Deletion Changes
63	HO38	Monier Arch Bridge (Darebin Creek)	Bridge Inn Road, Wollert	Whittlesea C280wsead-hoMap12 Authorisation	New citation.	New Statement of Significance.	• Heritage Place description change	Reduce the extent oh HO38 to only the bridge and small curtilage and exclude the modern road alignment and bridge.	N/A
64	HO39	Ivy Bank (Shultz Farm)	45 Bridge Inn Road, Wollert		New citation.	New Statement of Significance.	• Heritage Place description change • In the 'Internal alterations' column, replace 'No' with 'Yes, house and former milking shed'. • In the 'Prohibited uses' column, replace 'No' with 'Yes'.	N/A	N/A
65	HO51	Wollert	455 Epping		New	New	• Heritage Place	N/A	N/A

	HO No.	HO Name	Address	Mapping Reference	Heritage Citation	Statement of Significance	Proposed Schedule to Clause 43.01 (Heritage Overlay) Changes	Proposed Heritage Overlay Application Changes	Proposed Heritage Overlay Deletion Changes
		State School No.1861 (Former)	Road, Wollert		citation.	Statement of Significance.	description change • In the 'Solar energy system controls apply?' column change 'Yes' to 'Yes – bluestone school only'. • In the 'Prohibited uses may be permitted?' column change 'No' to 'Yes'.		
66	HO82	Former red brick stable	25W Silverstone Court, Wollert	Whittlesea C280wsead-hoMap16 Authorisation			• Delete HO82, structure demolished.		Delete HO82
67	HO83	Former weatherboard cottage	22W Redrock Road, Wollert	Whittlesea C280wsead-hoMap16 Authorisation			• Delete HO83, Does not satisfy threshold of local significance due to low integrity		Delete HO83

	HO No.	HO Name	Address	Mapping Reference	Heritage Citation	Statement of Significance	Proposed Schedule to Clause 43.01 (Heritage Overlay) Changes	Proposed Heritage Overlay Application Changes	Proposed Heritage Overlay Deletion Changes
68	HO174	Tower Hill	145 Selkirk Road, Woodstock		New citation.	New Statement of Significance.	• Heritage Place description change • In the 'Tree controls' column, change 'Yes' to 'No'. • In the 'Solar energy system controls' column, change 'Yes' to 'No'. • In the 'Outbuildings or fences etc.' column, change 'Yes' to 'No'.	N/A	N/A
69	HO42	Craigie Lee (Hurrey Farm)	1785 Arthurs Creek Road, Yan Yean		New citation.	New Statement of Significance.	• Heritage Place description • In the 'Tree controls' column, change 'No' to 'Yes – mature Elms and River red gum'. • In the 'Solar energy system controls'	N/A	N/A

	HO No.	HO Name	Address	Mapping Reference	Heritage Citation	Statement of Significance	Proposed Schedule to Clause 43.01 (Heritage Overlay) Changes	Proposed Heritage Overlay Application Changes	Proposed Heritage Overlay Deletion Changes
							column, change 'Yes' to 'No'. • In the 'Prohibited uses' column, change 'No' to 'Yes'.		
70	HO175	Kooringal	2025-2027 Donnybrook Road, Yan Yean		New citation.	New Statement of Significance.	• Heritage Place description • In the 'Tree controls' column, change 'Yes surrounding gardens containing mature trees including Radiata pine wind breaks, hedges, orchard, and single stands of English Oaks' to 'Yes mature Pines (*Pinus sp.),* English oaks (*Quercus robur*) and Eucalypts'. • In the 'Prohibited uses' column, replace 'No' with 'Yes'.	N/A	N/A

	HO No.	HO Name	Address	Mapping Reference	Heritage Citation	Statement of Significance	Proposed Schedule to Clause 43.01 (Heritage Overlay) Changes	Proposed Heritage Overlay Application Changes	Proposed Heritage Overlay Deletion Changes
71	HO45	Burnside Dairy (Former)	2033-35 Donnybrook Road, Yan Yean		New citation.	New Statement of Significance.	• Heritage Place description • In the 'Solar Energy System' column, change 'Yes' to 'No'. • In the 'Prohibited uses may be permitted' column, change 'No' to 'Yes'.	N/A	N/A
72	HO178	Yan Yean Primary School – School Master's	50 Old Plenty Road, Yan Yean	Whittlesea C280wsead-hoMap13 Authorisation			• Delete HO178 as building destroyed by fire		Delete HO178
73	HO179	Yan Yean Store and Storage Shed (Former)	100 Old Plenty Road, Yan Yean		New citation.	New Statement of Significance.	• Heritage Place description • In the 'Tree controls' column, change 'Yes' to 'No' • In the 'Solar Energy		

	HO No.	HO Name	Address	Mapping Reference	Heritage Citation	Statement of Significance	Proposed Schedule to Clause 43.01 (Heritage Overlay) Changes	Proposed Heritage Overlay Application Changes	Proposed Heritage Overlay Deletion Changes
							System' column, change 'Yes' to 'No'.		

WHITTLESEA PLANNING SCHEME

15.03 HERITAGE

31/07/2018
VC148

15.03-1S Heritage conservation

02/09/2025
VC283

Objective

To ensure the conservation of places of heritage significance.

Strategies

Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.

Provide for the protection of natural heritage sites and man-made resources.

Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.

Encourage appropriate development that respects places with identified heritage values.

Retain those elements that contribute to the importance of the heritage place.

Encourage the conservation and restoration of contributory elements of a heritage place.

Ensure an appropriate setting and context for heritage places is maintained or enhanced.

Support adaptive reuse of heritage buildings where their use has become redundant.

Consider whether it is appropriate to require the restoration or reconstruction of a heritage building in a Heritage Overlay that has been unlawfully or unintentionally demolished in order to retain or interpret the cultural heritage significance of the building, streetscape or area.

Policy guidelines

Consider as relevant:

- The findings and recommendations of the Victorian Heritage Council.

Policy documents

- The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance (Australia ICOMOS Incorporated, 2013).

15.03-1L Heritage conservation in Whittlesea

18/12/2020
C250wsea

Strategies

Identify and protect local heritage and other cultural features in development and subdivision.

Provide a setting for a heritage place that retains significant view lines, topographical features and significant vegetation.

15.03-1L Heritage conservation in Heritage Overlay areas

~~18/12/2020~~ ~~C250wsea~~Proposed C280wsea

Policy application

This policy applies to all land affected by a Heritage Overlay.

General strategies

Secure and protect places with identified heritage value in the early stages of subdivision and development processes.

Support the adaptive reuse of a heritage place to ensure its ongoing occupation and conservation.

Protect views of, and vistas to, silhouettes and profiles of a heritage place including mature vegetation and landmarks where these views or vistas have been identified as contributing to the significance of the heritage place.

Discourage additions that would be visible from the public realm unless:

- The height and position of the addition, where visible from the public realm, does not negatively impact upon the heritage place or any adjoining or adjacent heritage place.
- The form of the addition, where visible from the public realm, respects the external form, bulk, façade pattern, painting, finishes and materials of the heritage place.

Support alterations that respect the external form, bulk, façade patterning, painting, finishes and materials of the heritage place.

Encourage external materials, colours and finishes that are consistent with and complement the architectural style and period of the heritage place.

Encourage conservation or reinstatement of an original external painting scheme unless any external paint and finishes proposed are appropriate to the style and period of the heritage place.

Encourage ancillary services and equipment (such as satellite dishes, aerials, shade canopies, or similar structures) to be concealed from view from the public realm.

Support ancillary services that improve the sustainable performance of a heritage building such as solar panels, rain water tanks and solar hot water services where they may be visible from the public realm if there is no alternative location and they are sensitively integrated into the design of any alteration or additions.

Encourage new on-site car spaces to be located at the rear of the property or in a side setback area.

Design subdivision plans to maintain a heritage place and any associated contributory elements associated with a heritage place on a single lot and, where possible, utilise original boundaries.

General policy guidelines

Consider as relevant:

- Expert heritage advice to identify the contributory elements of a heritage place, when the relevant statement of significance does not adequately identify these.
- Seeking owner co-operation and commitment to early stabilization and security for heritage places, particularly where future subdivision and development are proposed via an agreement under the *Planning and Environment Act 1987* or similar.

Sign strategies

Design and locate signs to:

- Be sensitive to the overall character of the heritage place with regard to placement and design so that the signage does not detract from or compromise the heritage values of the place.

- Minimize visual clutter and not obscure or destroy any architectural features of cultural heritage significance.
- Be attached to buildings in such a way as to minimise damage to the fabric of a heritage building.

Sign policy guidelines

Consider as relevant:

- Discouraging the following sign types:
  - Above verandah signs.
  - Sky signs.
  - Internally illuminated signs.
  - Reflective signs.
  - Electronic signs including animated, scrolling or flashing signs.

Fences and gates (other than dry stone walls) strategies

Conserve fences and gates that contribute to the significance of a heritage place.

Design new fences to complement the style and construction of the heritage place if the original fence cannot be conserved or reinstated.

Ensure any new fences on side boundaries that are visible from the public realm and are forward of the façade of the main building:

- Adopt a similar scale to the front fence on the same site.
- Do not disturb the visual setting of, and relationship between, the contributory elements of a heritage place or adjoining place.

Avoid high front fences unless there is historic evidence for a higher fence.

Encourage front fences to have a level of transparency unless there is historic evidence that supports otherwise.

Trees and vegetation strategies

Protect significant trees and vegetation from development or changes in immediate environmental conditions that may have a detrimental impact upon their structural integrity or visual context.

Protect the mature canopy of trees within the land containing the heritage place.

Where significant or contributory trees need to be removed, support 'like for like' replacement of a tree that is significant or contributory to a heritage place.

Trees and vegetation policy guidelines

Consider as relevant:

- Pruning (if required) to be in accordance with *AS 4373 – 2007 'Pruning of Amenity Trees'*.
- An alternative species of replacement tree, or no replacement when:
  - Changes in the site conditions since the species was first planted mean that the original species is no longer appropriate or is no longer suitable (e.g. due to size or form or proximity to buildings).
  - The original species is inappropriate given the local climate, soils or other reasons and an alternative would be more suited.

- The species is identified as an environmental weed and cannot be appropriately managed when planted.
- The species is at risk from pest or disease and another species would be more appropriate.

Public realm strategies

Retain contributory heritage elements located within the public realm.

Discourage changes to the shape and position of roads and footpaths if these are contributory elements of a heritage place or precinct.

Discourage the replacement of medians or tree planting that would interrupt important vistas or create a visual intrusion on streetscapes.

Support the location of services away from significant or contributory public realm elements.

Public realm policy guideline

Consider as relevant:

- The recording of existing conditions and, where possible, reinstatement where the replacement of services requires the removal of any contributory elements in the public realm.

Demolition strategies

Discourage demolition of a heritage place on the basis of poor structural or aesthetic condition whether this is the result of deterioration, neglect, damage or for any other reason.

Avoid the complete demolition of a heritage place unless the building is structurally unsound, at immediate risk of collapse and it cannot feasibly be repaired or adapted for reuse.

Support demolition of part of a heritage building when the part demolition will not adversely affect the significance of the building and it will either:

- Assist in the long term conservation or maintenance of the place.
- Support the viability of the existing use of the place or will facilitate a new use that is compatible with the ongoing conservation of the place.
- Upgrade the place to meet contemporary living standards such as improving energy efficiency.
- Remove non-contributory elements, such as alterations or additions, particularly where this would assist in revealing the significance of the place.

Protect remaining elements of a heritage place through sympathetic redevelopment including the provision of open space as part of any unavoidable demolition.

Use interpretation of a heritage place to protect its value and significance even if buildings are demolished.

Demolition policy guidelines

Consider as relevant:

- Interpretation of heritage places to include:
  - Information signs.
  - Commissioned oral and written histories.
  - Web-based publications.
  - Photographs.
  - Design strategies and solutions that incorporate and reflect the historical values of the place(s).

- Integration into open space reserves.
- Plaques.

Policy documents

Consider as relevant:

- *Whittlesea HO Review, Volume 1 and Volume 2,* (David Helms Heritage Planning, April 2025)
- *The City of Whittlesea Environmental Sustainability Strategy* (Whittlesea, 2012)
- *The City of Whittlesea Green Wedge Management Plan* (River Red Gum Policy) (Whittlesea, 2011)
- *The City of Whittlesea Open Space Strategy* (Whittlesea, 1997)
- *The City of Whittlesea Heritage Study* (Meredith Gould and Associates, 1991)
- *The City of Whittlesea Heritage Study* (Context Pty Ltd, 2013)
- *The City of Whittlesea Archaeological Study* (Context Pty Ltd, 2009)
- *Heritage Overlay Guidelines* (Heritage Victoria, 2007)
- *Plenty Valley Historical Survey* (Hicks, P. for Ministry of Planning and Environment, 1988)
- *Plenty Valley Corridor: The Archaeological Survey of Historic Sites* (Weaver, F., 1989)
- *Lower Plenty River Archaeological Survey* (Weaver, F. For Board of Works, 1991)
- *AS 4373 – 2007 Pruning of Amenity Trees*

15.03-1L Dry stone walls

18/12/2020
C250wsea

Policy application

This policy applies to all land within a Heritage Overlay containing dry stone walls and all dry stone walls affected by Clause 52.33.

Objective

To support the conservation and repair of dry stone walls and their sympathetic integration within developments.

Strategies

Avoid the demolition or removal of dry stone walls.

Support conservation works that will retain the significance of the dry stone wall.

Support the retention and sympathetic integration of dry stone walls into new land use development and subdivision.

Use dry stone material from unavoidable losses for the reconstruction of new sections of wall on the land or nearby land or for the repair of damaged walls on the land or nearby land.

Design subdivision and development to respect the heritage value of dry stone walls and their original alignments.

Provide landscape buffers on either side of a dry stone wall.

Policy guidelines

Consider as relevant:

- The following, if there is no potential to reconstruct and repair wall in the vicinity of the site:
  - Using stone material within landscaping for public realm improvements in accordance with a dry stone wall management plan.
  - The removal of excess or unused stone to off-site storage in accordance with a dry stone wall management plan.
- The use of a suitably qualified professional when:
  - Reconstructing or repairing a section of dry stone wall.
  - Creating new openings.
  - Constructing new wall ends.
- The condition of any dry stone walls on the site as assessed by a qualified dry stone wall expert.

15.03-2S Aboriginal cultural heritage

31/07/2018
VC148

Objective

To ensure the protection and conservation of places of Aboriginal cultural heritage significance.

Strategies

Identify, assess and document places of Aboriginal cultural heritage significance, in consultation with relevant Registered Aboriginal Parties, as a basis for their inclusion in the planning scheme.

Provide for the protection and conservation of pre-contact and post-contact Aboriginal cultural heritage places.

Ensure that permit approvals align with the recommendations of any relevant Cultural Heritage Management Plan approved under the *Aboriginal Heritage Act 2006.*

Policy guidelines

Consider as relevant:

- The findings and recommendations of the Aboriginal Heritage Council.
- The findings and recommendations of the Victorian Heritage Council for post-contact Aboriginal heritage places.

Policy documents

Consider as relevant:

- *Aboriginal Heritage Act 2006*

27/05/2019
C239wsea

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

1.0
18/12/2020
C250wsea

Application requirements

The following application requirements apply to an application under Clause 43.01, in addition to those specified elsewhere in the planning scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A report explaining the proposal and how it addresses any heritage policy in this scheme.
- A heritage Conservation Management Plan prepared by a suitably qualified consultant in accordance with the *Australian ICOMOS Charter for Places of Cultural Significance 2013* (Burra Charter) for any proposal that raises significant heritage issues or impacts on a heritage place.
- A Heritage Impact Statement prepared by a suitably qualified heritage consultant, that assesses the impact of the proposal on the heritage place outlining:
  - The cultural heritage significance of the place and a description of the contributory elements of the heritage place and how these have been considered in the preparation of the application.
  - Existing conditions and the current use of the place.
  - The works proposed and what physical and/or visual impacts will result from the proposed works.
  - Reasons outlining why any detrimental impacts on the significance cannot be avoided.
  - Alternative proposals and measures being employed to avoid, limit or manage any unavoidable detrimental impacts.
- For applications where demolition of a significant or contributory place (or element thereof) is sought an archival record that includes measured drawings and maps in addition to a photographic record of the heritage place.
- For applications where demolition is sought on the basis of a building condition, a report prepared by a suitably qualified consultant that assesses the structural condition of the building, and whether or not any defects can be repaired or mitigated.
- A report prepared by a suitably qualified arborist or heritage vegetation/garden consultant that assesses the impact of an application upon any trees or plantings that contribute to the significance or setting of a heritage place.
- For applications where dry stone walls may be affected:
  - A feature survey of the dry stone walls within the proposed development.
  - A dry stone wall management plan which includes the following:
    - Photographs (or suitable records) of the dry stone walls.
    - Recommendations for repair and/or reconstruction.
    - Conservation works that will retain the cultural significance of the dry stone walls.

- A plan showing the proposed location of any landscaping, footpaths, and structures that may impact on the dry stone walls.

2.0 Heritage places

05/12/2024 --/--/---- C278wsea Proposed C280wsea The requirements of this overlay apply to both the heritage place and its associated land.

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO4	Summerhill Complex 585 Summerhill Road, Wollert	-	-	-	-	-	Yes Ref No H958	No	No
HO10	Wuchatschs Farm 74 Robert Street, Lalor	-	-	-	-	-	Yes Ref No H950	Yes	No
HO11	Fashoda Homestead 330 Bridge Inn Road, Mernda	-	-	-	-	-	Yes Ref No H2312	No	No
HO28	South Morang Primary School No. 1975 879 Plenty Road, South Morang	-	-	-	-	-	Yes Ref No H1398	Yes	No
HO29	Ziebells Farm 100-102 Gardenia Road, Thomastown	-	-	-	-	-	Yes Ref No H979	Yes	No
HO30	Lutheran Church and Cemetery 110-112 and 104w Gardenia Road, Lalor	-	-	-	-	-	Yes Ref No H899	Yes	No
HO32	Siebels Farmhouse 77 Mount View Road, Thomastown	-	-	-	-	-	Yes Ref No H1212	Yes	No
HO33	Graffs Farm 1 Thomas Street, Thomastown	-	-	-	-	-	Yes Ref No H915	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be ~~permitted~~?	Aboriginal heritage place?
HO35	Whittlesea Primary School No. 2090 2425-2435 Plenty Road, Whittlesea	-	-	-	-	-	Yes Ref No H1717	Yes	No
HO43	Yan Yean Water Supply System Bundoora, Doreen, Humevale & Bears Castle Yan Yean Water Supply Catchment Reserve, Cades Lane, Yan Yean	-	-	-	-	-	Yes Ref No H2333 & Ref No H1420	Yes	No
HO62	Bundoora Primary School No. 1915 222 Plenty Road, Bundoora	-	-	-	-	-	Yes Ref No H1344	Yes	No
HO89	Maroondah Aqueduct bridge over Plenty River Adjacent to 228 Plenty Road, Bundoora – Metal truss bridge.	No	No	No	Yes	No	Yes Ref No H2381	No	No
HO203	Maroondah Water Supply System (Upper and Central Sections) Bundoora	-	-	-	-	-	Yes Ref No H2381	No	No
	BEVERIDGE								
HO1	Braemore 1700 Merriang Road, Beveridge – Bluestone homestead, octagonal bluestone tower, mature trees enclosing homestead, avenue of trees, garden stonework, iron front gate.	No	No	Yes Mature trees enclosing homestead, avenue of trees	Yes	No	No	No	No
HO2	Camoola (Spring Vale)	No	No	Yes	~~Yes~~No	Yes	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	2025 Merriang Road, Beveridge ~~– Homestead, Mature trees enclosing homestead, outbuildings, stonewalls.~~ The heritage place comprises the bluestone homestead and stables, shearer's quarters, shearing shed, hay shed, sharefarmer's house, and mature Pines (Pinus radiata) windrows. **Statement of significance:** Camoola (Spring Vale), 2025 Merriang Road, Beveridge Statement of Significance (David Helms Heritage Planning, April 2025)			Mature trees enclosing homestead		outbuildings			
	BUNDOORA								
~~HO53~~	~~Janefield Special School Brick School Building~~ ~~Janefield Training Centre~~ ~~80 Enterprise Drive, Bundoora~~	~~No~~	~~No~~	~~No~~	~~Yes~~	~~No~~	~~No~~	~~No~~	~~No~~
~~HO56~~	~~Brick Administration Building~~ ~~Janefield Training Centre~~ ~~80 Enterprise Drive, Bundoora~~	~~No~~	~~No~~	~~No~~	~~Yes~~	~~No~~	~~No~~	~~No~~	~~No~~
~~HO57~~	~~Brick Ward Building (Building F2-c1939)~~ ~~Janefield Training Centre~~ ~~80 Enterprise Drive, Bundoora~~	~~No~~	~~No~~	~~No~~	~~Yes~~	~~No~~	~~No~~	~~No~~	~~No~~
~~HO58~~	~~Brick Ward Building (Building F3-c1951)~~	~~No~~	~~No~~	~~No~~	~~Yes~~	~~No~~	~~No~~	~~No~~	~~No~~

WHITTLESEA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	~~Janefield Training Centre~~ ~~80 Enterprise Drive, Bundoora~~								
~~HO59~~	~~Brick Ward Building (Building F4-c1952)~~ ~~Janefield Training Centre~~ ~~80 Enterprise Drive, Bundoora~~	~~No~~	~~No~~	~~No~~	~~Yes~~	~~No~~	~~No~~	~~No~~	~~No~~
~~HO89~~HO53	~~Maroondah Aqueduct bridge over Plenty River~~Janefield Training Centre (Former) ~~Adjacent to 228 Plenty Road, Bundoora – Metal truss bridge.~~30, 34, 40 & 44 Linacre Road and 2 Manchester Crescent, Bundoora The heritage place comprises: - Former Ward F2, 30 Linacre Drive, - Bundoora - Former Ward F2, 34 Linacre Drive, Bundoora - Former Administration block, 40 Linacre Drive, Bundoora - Former Ward F4, 44 Linacre Drive, Bundoora - Former Special School, 2 Manchester Crescent, Bundoora **Statement of significance:** Janefield Training Centre (Former), 30, 34, 40 & 44 Linacre Road and 2 Manchester Crescent, Bundoora	~~No~~Yes	No	No	~~Yes~~No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Statement of Significance (David Helms Heritage Planning, April 2025)								
HO90	Endowment Plantation Pine Trees 224F Plenty Road, Bundoora	No	No	Yes	Yes	No	No	No	No
	DONNYBROOK								
HO92	Donnybrook Station 823 Donnybrook Road, Donnybrook – timber station building (downside only).	No	No	No	Yes	No	No	No	No
HO93	Property adjoining Donnybrook Mineral Springs 110-130 Springs Road, Donnybrook – Residence and large bluestone barn.	No	No	No	Yes	Yes	No	No	No
HO94	Donnybrook Mineral Springs (Former) 130 Springs Road, Donnybrook ~~– Mature trees, mineral springs, enclosures to spring houses.~~ The heritage place comprises: - The channel with cement and stone walls and small timber bridge. - The small brick building adjacent to the channel, the flanking rock walls and the adjoining pump and well structure. - The c.1950s shelters and picnic tables. - Mature exotic and native trees.	No	No	Yes	Yes	Yes	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Statement of significance: Donnybrook Mineral Springs (Former), 130 Springs Road, Donnybrook Statement of Significance (David Helms Heritage Planning, April 2025)								
HO186	Donnybrook Road Homestead 1145 Donnybrook Road, Donnybrook – Stone cottage.	No	No	No	Yes	No	No	Yes	No
HO189	**St Martins** 1190 Donnybrook Road, Donnybrook - Blue Stone Cottage, Cow Shed anho18d drystone walls. Section of land defined by a distance of 100 metres starting from the northern property boundary (facing Donnybrook Road), with a depth of 286 metres and an approximate width of 115 metres to encompass the farm house and surrounds.	No	No	Yes	Yes	Yes	No	Yes	No
	DOREEN								
HO73	~~Neumann's~~Neumann Farmhouse ~~20B Bassetts~~ 15 Neumann Road, Doreen~~ – Weatherboard house, well, outbuildings, picket fence, gardens~~ The heritage place comprises the house, mature Cypress, and concrete tank. **Statement of significance:**	No	No	Yes Mature ~~trees~~ Cypress	~~Yes~~No	Yes ~~Outbldg~~Concrete tank and roof	No	No	No

WHITTLESEA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Neumann Farmhouse, 15 Neumann Road, Doreen Statement of Significance (David Helms Heritage Planning, April 2025)								
HO74	~~Graff's Farm Cottage~~Mount View (Graff Farm) 32W Eminence Boulevard, Doreen ~~– Weatherboard cottage, barn, mature peppercorns and fruit trees.~~ The heritage place comprises the remnant brick chimneys, mature Pepper trees, and infilled well. **Statement of significance:** Mount View (Graff Farm), 32W Eminence Boulevard, Doreen Statement of Significance (David Helms Heritage Planning, April 2025)	No	No	Yes Mature peppercorn and fruit trees	~~Yes~~No	No	No	No	No
	EDEN PARK								
HO5	Breadalbane ~~Breadalbane170~~170-172 Fifth Avenue, Eden Park~~ – Brick house and mature trees.~~ The heritage place comprises the c.1860 brick homestead and the mature Pine (Pinus sp.) trees. **Statement of significance:** Breadalbane, 170-172 Fifth Avenue, Eden Park Statement of Significance (David Helms Heritage Planning, April 2025)	No	No	Yes, mature pines (Pinus sp.) only	Yes	No	No	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be ~~permitted~~?	Aboriginal heritage place?
HO6	Cordell's Cottage 215 Fourth Avenue, Eden Park – Weatherboard cottage. **Statement of significance:** Cordell's Cottage, 215 Fourth Avenue, Eden Park Statement of Significance (David Helms Heritage Planning, April 2025)	No	No	No	Yes	No	No	No	No
HO97	Former post office Eden Park (Lot 144) 275 Eighth Avenue, Eden Park– Former post office, corrugated barn, hawthorn hedge.	No	No	Yes	Yes	Yes	No	No	No
	EPPING								
HO8	St~~ Johns~~ John's Church of England 789-795 High Street, Epping~~ – Cypress avenue, bluestone church.~~ The heritage place is the bluestone church built in 1869. **Statement of significance:** St John's Church of England, 789-795 High Street, Epping Statement of Significance (David Helms Heritage Planning, April 2025)	No	No	~~Yes Cypress avenue~~No	Yes, bluestone church only	No	No	No	No
HO9	Epping ~~Primary school building and former school residence~~State School No.1477 and residence (Former)	No	No	~~Yes~~No ~~Mature pine plantings~~	Yes, bluestone school and residence only	No	No	No	No

WHITTLESEA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	805 High Street, Epping – Bluestone school ~~and school house, mature pine plantings~~(built 1874) and residence (1877). **Statement of significance:** Epping State School No.1477 and residence (Former), 805 High Street, Epping Statement of Significance (David Helms Heritage Planning, April 2025)								
H078	Lochaber 45A Harvest Home Road, Epping – ~~45A Harvest Home Road, Epping –~~ attic storey bluestone house, large stone barn, underground tank, drystone walls and mature trees.	No	No	Yes Mature exotic trees	Yes	Yes Outbuilding and drystone walls	No	No	No
HO85	Epping Presbyterian Church 773 High Street, Epping – Bluestone church, drystone wall.	No	No	No	Yes	Yes Drystone walls	No	No	No
HO98	Bluestone cottage 1 Cottage Boulevard, Epping – Bluestone house	No	No	No	Yes	No	No	No	No
HO99	~~Former~~ Catholic Denominational School No.238 (Former) 15 Coulstock Street, Epping~~–~~ ~~Former bluestone school building.~~ The heritage place is the bluestone former school built in 1871. **Statement of significance:**	No	No	No	Yes, bluestone former school only	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Catholic Denominational School No.238 (Former), 15 Coulstock Street, Epping Statement of Significance (David Helms Heritage Planning, April 2025)								
HO100	Residence 36 Davisson Street, Epping – Weatherboard house.	No	No	No	Yes	No	No	Yes	No
HO101	St. Peters Catholic Church 7 Davisson Street, Epping – Bluestone church	No	No	No	Yes	No	No	Yes	No
HO102	St. Peters Catholic Church; Manse and House 13 Davisson Street, Epping – Manse, mature Canary Island palm trees.	No	No	Yes	Yes	No	No	Yes	No
HO103	Creeds Farm 47 Farmhouse Boulevard, Epping – Bluestone farm, well and milking shed, drystone walled stockyard, remnant fencing, garden, dairy.	No	No	Yes	Yes	Yes	No	No	No
HO104	City of Whittlesea Municipal Offices 785 High Street, Epping – Former municipal offices, mature Norfolk Island pine.	No	No	Yes	Yes	No	No	No	No
HO105	Epping Cemetery and recreation reserve 861-883 High Street, Epping – Epping Cemetery, small cement shed, mature trees.	No	No	Yes	Yes	Yes	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO106	Residence 106 Houston Street, Epping – Weatherboard cottage.	No	No	No	Yes	No	No	No	No
HO202	Myee 250 O'Herns Road, Epping - Victorian Weatherboard dwelling. Section of land defined by the southern, eastern and western property boundaries, set back a distance of 48 metres from the northern property boundary. **Incorporated plan:** Myee 250 O'Herns Road Epping (March 2018)	No	No	No	Yes	No	No	Yes	No
	HUMEVALE								
HO107	Pinelea 135 Gingles Road, Humevale – Weatherboard residence, mature exotic pines	No	No	Yes	Yes	No	No	No	No
HO109	Residence 163 Humevale Road, Humevale – Intact Scrubby Creek settlers residence	No	No	Yes	Yes	No	No	No	No
HO111	Residence 210 Humevale Road, Humevale – Former timber post office, including alterations c1930.	No	No	No	Yes	Yes	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be ~~permitted~~?	Aboriginal heritage place?
HO112	Elm Grove 60 Jacks Creek Road, Humevale – Timber slab barn and row of Elm trees.	No	No	Yes Elm avenue	Yes	Yes Timber Slab Barn	No	No	No
HO113	Dawson's 'Glenlinton' Vineyard/Cellars 20 Robins Avenue, Humevale – Main house and associated outbuildings, fermentation tanks and vineyard buildings.	No	No	No	Yes	Yes	No	No	No
HO114	Residence 20 Thomas Road, Humevale – Main house and Desert Ash tree	No	No	Yes Desert Ash adjacent to residence	Yes	No	No	No	No
	LALOR								
HO49	Maltzahn's Farmhouse 127 Gardenia Road, Lalor – Bluestone house **Statement of significance:** Maltzahn's Farmhouse, 127 Gardenia Road, Lalor Statement of Significance (David Helms Heritage Planning, April 2025)	No	No	No	~~Yes~~No	~~No~~Yes	No	No	No
HO87	~~Brick dwelling~~House and front fence (former McAuliffe House) 44 Tramoo Street,- Lalor **Statement of significance:**	No	No	No	Yes	~~No~~Yes Front fence only	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be ~~permitted~~?	Aboriginal heritage place?
	House and front fence (former McAuliffe House), 44 Tramoo Street, Lalor Statement of Significance (David Helms Heritage Planning, April 2025)								
HO115	Lalor Fire Station 24–26 Vasey Avenue, Lalor	No	No	No	Yes	No	No	~~No~~Yes	No
HO184	~~Peter Lalor Housing Cooperative Precinct~~ House (Vibon) 16 Gratwick Street, Lalor **Statement of significance:** ~~***Incorporated Plan:*** *~~Peter Lalor Housing Cooperative Precinct Permit Exemptions, May 2014~~*~~House (Vibon), 16 Gratwick Street, Lalor Statement of Significance (David Helms Heritage Planning, April 2025)	No	No	No	Yes	No	No	No	No
HO185	Peter Lalor Housing Cooperative Precinct 18 Middleton Street, Lalor ***Incorporated Plan:*** *Peter Lalor Housing Cooperative Precinct Permit Exemptions, May 2014*	No	No	No	Yes	No	No	No	No
	MERNDA								
HO12	~~Thomas Mill~~Bridge Inn (1841), Thomas Mill & the Miller's Cottage 640 Bridge Inn Road & Plenty Gorge State Park, Mernda	No	No	No	Yes	No	No	No	No

WHITTLESEA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	~~640 Bridge Inn Road, Mernda – Mill machinery, dam~~The heritage place comprises the remains of the Bridge Inn and the Thomas Mill including the weir, quarry and bluestone wall, water race, ~~bluestone lane (Berry Lane) and the remains of the Old Bridge Inn Hotel~~mill and mill cottage remains, mill wheel structure ruins and remains of bluestone lane (Berry Lane). **Statement of significance:** Mayfield, Bridge Inn (1841), Thomas Mill & the Miller's Cottage, 1410 Plenty Road, 640 Bridge Inn Road & Plenty Gorge State Park, Mernda Statement of Significance (David Helms Heritage Planning, April 2025)								
HO14	Black Braes~~ Farm~~ ~~65A Cravens Road, Mernda – House, cow bales and wells.~~33 Farmstead Way, Mernda The heritage place includes the weatherboard and brick homestead and the domed brick well. **Statement of significance:** Black Braes, 33 Farmstead Way, Mernda Statement of Significance (David Helms Heritage Planning, April 2025)	No	No	No	Yes	No	No	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO15	~~'Hazelmere' – Horner's House~~Hazelmere 32-36 Hayes Road, Mernda~~ – House and outbuildings.~~ The heritage place comprises the house, two gabled brick outbuildings and roofed well built in the nineteenth century. **Statement of significance:** Hazelmere, 32-36 Hayes Road, Mernda Statement of Significance (David Helms Heritage Planning, April 2025)	No	No	No	Yes House only	~~No~~Yes - two nineteenth century brick outbuildings	No	Yes	No
~~HO16~~	~~Mayfield School and Residence~~ ~~1325 Plenty Road, Mernda – Bluestone residence, timber school house, mature trees.~~	~~No~~	~~No~~	~~Yes~~ ~~Mature trees~~	~~Yes~~	~~No~~	~~No~~	~~Yes~~	~~No~~
HO17	Carome Homestead and Mill and former Wollert Methodist Church 10 Hathfelde Boulevard, Mernda **Statement of Significance:** *Carome Homestead and Mill and former Wollert Methodist Church, 10 Hathfelde Boulevard, Mernda Statement of Significance* (Ray Tonkin, August 2024)	No	No	No	Yes	No	No	No	No
~~HO18~~	~~Mayfield Presbyterian Church~~ ~~1345 Plenty Road, Mernda – Bluestone church, mature trees, stables.~~	~~No~~	~~No~~	~~Yes~~ ~~Mature trees~~	~~Yes~~	~~No~~	~~No~~	~~Yes~~	~~No~~

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO19	Mayfield~~-Farm, Dairy & Berry Lane~~ 1410 Plenty Road, Mernda ~~1410A & 1410C Plenty Road, Mernda– Residence, dairy and well, milking sheds, outbuilding, mature trees surrounding farm complex, bluestone lane, hawthorn hedge, timber bridge~~The heritage place comprises the homestead, laundry, stables, milking shed and adjacent well, bluestone dairy, and surrounding mature trees. **Statement of significance:** Mayfield, Bridge Inn (1841), Thomas Mill & the Miller's Cottage, 1410 Plenty Road, 640 Bridge Inn Road & Plenty Gorge State Park, Mernda Statement of Significance (David Helms Heritage Planning, April 2025)	No	No	Yes Mature trees surrounding farm complex~~-and hawthorn hedge~~	Yes	Yes outbuildings	No	No	No
~~HO20~~	~~Mernda Mechanics Institute and Library and adjacent Caretaker's House~~ ~~1438-1440 Plenty Road, Mernda~~	~~No~~	~~No~~	~~No~~	~~Yes~~	~~No~~	~~No~~	~~Yes~~	~~No~~
~~HO21~~HO20	Mernda Mechanics' Institute and former caretaker's residence ~~Weatherboard House adjoining St. Josephs Catholic Church- Graff's house~~1438-1440 Plenty Road, Mernda **Statement of significance:**	No	No	No	Yes	No	No	Yes	No

WHITTLESEA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	1480Mernda Mechanics' Institute and former caretaker's residence, 1438-1440 Plenty Road, Mernda = Weatherboard house, picket fence.Statement of Significance (David Helms Heritage Planning, April 2025)								
HO22	Wesleyan Church 97-105 Schotters Road, Mernda – Church and adjoining brick hall.	No	No	No	Yes	No	No	Yes	No
HO23	Turners BakeryTurner's Bakery (Former) 107 Schotters Road, Mernda – Bakehouse with ovens, stables, coachhouse, brick well, dwelling, shop. The heritage place comprises the former shop and residence, bakehouse including the cast iron oven, domed brick well, stables and carriage house. **Statement of significance:** Turner's Bakery (Former), 107 Schotters Road, Mernda Statement of Significance (David Helms Heritage Planning, April 2025)	No	NoYes, cast iron oven within bakehouse only	No	YesNo	No	No	Yes	No
HO64	Cockerall's Cottage (Earl Gray Road)Cockerell's Cottage 30 Regent Street16 Farmstead Way, Mernda **Statement of significance:**	No	No	Yes, mature English Elm and Pomegranate Mature trees	Yes	No	No	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Cockerell's Cottage, 16 Farmstead Way, Mernda Statement of Significance (David Helms Heritage Planning, April 2025)								
~~HO65~~	~~"The Poplars"~~ ~~1321 Plenty Road, Mernda – Bluestone cottage and former Brittania Inn.~~	~~No~~	~~No~~	~~Yes~~ ~~Mature trees~~	~~Yes~~	~~No~~	~~No~~	~~Yes~~	~~No~~
HO66	Morang ~~Cattle Markets~~Market (Former) 1415 Plenty Road, Mernda **Statement of significance:** Morang Market (Former), 1415 Plenty Road, Mernda Statement of Significance (David Helms Heritage Planning, April 2025)	No	No	No	Yes	Yes Outbuildings and fences	No	Yes	No
HO67	Bridge Inn~~-Road Hotel~~ 1425 Plenty Road, Mernda~~— Brick hotel~~ The heritage place comprises the 1891 two storey brick hotel. **Statement of significance:** Bridge Inn, 1425 Plenty Road, Mernda Statement of Significance (David Helms Heritage Planning, April 2025)	No	No	No	~~Yes~~No	~~Yes~~No ~~Outbuildings~~	No	Yes	No
HO68	Preston Hall 1485 Plenty Road, Mernda – Bluestone house, drystone walls, quarries.	No	No	Yes Mature trees	Yes	Yes Drystone walls	No	Yes	No

WHITTLESEA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Section of land defined by the eastern boundary (facing Plenty Road), set back a distance of 84 metres from the northern property boundary, 107 metres from the southern property boundary and 15 metres from the western property boundary								
HO69	St ~~Josephs~~Joseph's Catholic Church 1490 Plenty Road, Mernda~~—~~ ~~Bluestone church, drystone walls, mature trees.~~ **Statement of significance:** St Joseph's Catholic Church, 1490 Plenty Road, Mernda Statement of Significance (David Helms Heritage Planning, April 2025)	No	No	~~Yes~~No ~~Mature trees~~	Yes	~~Yes~~No ~~Drystone walls~~	No	Yes	No
HO70	~~Bluestone Bridge - Plenty River~~Morang Bridge Bridge Inn Road, Mernda **Statement of significance:** Morang Bridge, Bridge Inn Road, Mernda Statement of Significance (David Helms Heritage Planning, April 2025)	No	No	No	Yes	No	No	No	No
HO71	~~Brick Dwelling~~Clydebank 31-35 Johnsons Road, Mernda~~—~~ ~~Dwelling and two Canary Island palm trees.~~	No	No	Yes Two Canary Island palm trees	Yes	No	No	Yes	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be ~~permitted~~?	Aboriginal heritage place?
	The heritage place comprises the brick house and two Canary Island palms. **Statement of significance:** Clydebank, 31-35 Johnsons Road, Mernda Statement of Significance (David Helms Heritage Planning, April 2025)								
HO72	Linton Park 265 Hazel Glen Drive, Mernda - Weatherboard house **Statement of significance:** Linton Park, 265 Hazel Glen Drive, Mernda Statement of Significance (David Helms Heritage Planning, April 2025)	No	No	Yes Mature trees	Yes	No	No	Yes	No
HO116	Residence 635 Bridge Inn Road, Mernda – Weatherboard homestead.	No	No	No	Yes	No	No	~~No~~Yes	No
HO117	Euglebar Homestead 235 Bridge Inn Road, Mernda	No	No	No	Yes	No	No	No	No
HO118	Karool 305-307 Bridge Inn Road, Mernda – Bluestone residence, bluestone outbuildings.	No	No	No	Yes	Yes	No	No	No
HO119	~~Residence~~Simpson Farmhouse 100 Cravens Road, Mernda – Brick residence.	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Statement of significance: Simpson Farmhouse, 100 Cravens Road, Mernda Statement of Significance (David Helms Heritage Planning, April 2025)								
HO120	~~Rockbank~~Rock Bank (Jeffrey property) 355 Masons Road, Mernda – Bluestone house, outbuildings, drystone walls, mature elm and poplar trees.	No	No	Yes	Yes	Yes	No	No	No
HO121	Brookwood 20 Old Plenty Road, Mernda – Brick house, outbuildings, mature eucalypts.	No	No	Yes	Yes	Yes	No	No	No
HO122	Monier Arch Bridge (Barbers Creek ~~Monier Bridge~~) Old Plenty Road, Mernda – Brick bridge with concrete arch. **Statement of significance:** Monier Arch Bridges (Barbers Creek & Darebin Creek), Old Plenty Road, Mernda & Bridge Inn Road, Wollert Statement of Significance (David Helms Heritage Planning, April 2025)	No	No	No	Yes	No	No	No	No
~~HO188~~	~~**Sea View Park**~~ ~~105W Hunters Road, Mernda - Granite stone cottage remnants and Cypress trees.~~	~~No~~	~~No~~	~~Yes~~	~~Yes~~	~~No~~	~~No~~	~~Yes~~	~~No~~

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	~~Section of land defined by the eastern boundary, set back a distance of 18 metres from the western boundary, 679 metres from the northern boundary and 49 metres from the southern boundary to encompass remnant stone cottage and surrounds.~~								
HO201	~~**Mayfield Heritage Precinct**~~Mayfield South Heritage Precinct 1321, 1325 and 1345 Plenty Road, Mernda The heritage place comprises the former Britannia Inn also known as The Poplars, former Mernda State School No.488 and residence and mature trees including Pines (Pinus sp.), Sugar gums (E. cladocalyx), and Peppers (Schinus molle), and the Mayfield Presbyterian Church and outbuilding. **Statement of significance:** Mayfield South Heritage Precinct, 1321, 1325 & 1345 Plenty Road, Mernda Statement of Significance (David Helms Heritage Planning, April 2025)	No	No	Yes 1325 Plenty Road only	Yes 1321 and 1345 Plenty Road only	Yes 1345 Plenty Road only	No	Yes	No
	MILL PARK								
HO24	Redleap Stables 314-360 Childs Road, Mill Park	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be ~~permitted~~?	Aboriginal heritage place?
HO52	Janefield Presbyterian Church (Former) 281-285 Plenty Road, Mill Park **Statement of significance:** Janefield Presbyterian Church (Former), 281-285 Plenty Road, Mill Park Statement of Significance (David Helms Heritage Planning, April 2025)	No	No	No	Yes	No	No	Yes	No
HO123	Avenue of Trees - gums, oaks, pines 345W Plenty Road, 251W Plenty Road, 340 McKimmies Road	No	No	Yes	Yes	No	No	No	No
	SOUTH MORANG								
HO26	~~Residence, Stonewall and Outbuildings~~Le Page Farm (Former) 64 Gordons Road, South Morang~~ – Granite house and dairy, brick villa, drystone walls.~~ The heritage place comprises the brick homestead, stone cottage, remnant stone building walls, interwar brick outbuilding and dry stone wall. **Statement of significance:** Le Page Farm (Former), 64 Gordons Road, South Morang Statement of Significance (David Helms Heritage Planning, April 2025)	No	No	No	Yes	Yes - ~~drystone walls~~stone and brick outbuildings and dry stone wall	No	No	No
~~HO27~~	~~Bluestone Cottage~~ ~~27 Old Plenty Road, South Morang~~	~~No~~	~~No~~	~~No~~	~~Yes~~	~~No~~	~~No~~	~~No~~	~~No~~

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
~~HO63~~	~~South Morang Primary School Surrounds~~ ~~875 Plenty Road, South Morang – mature trees~~	~~No~~	~~No~~	~~Yes~~ ~~Mature trees~~	~~Yes~~	~~No~~	~~No~~	~~No~~	~~No~~
HO76	"Moorilla" 1175 Plenty Road, South Morang – Brick dwelling **Statement of significance:** Moorilla, 1175 Plenty Road, South Morang Statement of Significance (David Helms Heritage Planning, April 2025)	No	No	No	Yes	No	No	Yes	No
HO77	~~'The Farm Vigano'~~Farm Vigano 10 Bushmans Way, South Morang ~~10 Bushmans Way, South Morang – House, outbuildings, stone wall along driveway, garden and mature trees surrounding buildings and driveway~~The heritage place comprises the house and adjacent paved terrace and stairs, caretaker's cottage, stone walls along the entrance driveway, mature exotic trees along the driveway and in the gardens surrounding the house. **Statement of significance:** Farm Vigano, 10 Bushman's Way, South Morang Statement of Significance (David Helms Heritage Planning, April 2025)	No	No	Yes ~~Garden and mature trees surrounding buildings and driveway~~Mature Pines (*Pinus sp.*), Monterey Cypresses (*Cupressus macrocarpa*), Canary Island palms (*Phoenix canariensis*), Bhutan cypress (*Cupressus torulosa*) row and Hoop Pine (*Araucaria cunninghamii*)	Yes	Yes Outbuildings	No	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
~~HO124~~	~~Hunters Road Dairy~~ ~~105W Hunters Road, South Morang = Vernacular stone building, rubble and sub-surface deposits, remnant fence, exotic plantings.~~	~~No~~	~~No~~	~~No~~	~~Yes~~	~~No~~	~~No~~	~~No~~	~~No~~
HO125	Uniting Church 41 Old Plenty Road, South Morang – Old Plenty Weatherboard Church.	No	No	No	Yes	No	No	No	No
HO126	Commercial Hotel 820 Plenty Road, South Morang – Red brick hotel.	No	No	No	Yes	No	No	No	No
HO127	~~Le Page Homestead~~Hawkstowe 994-1044 Plenty Road, South Morang –~~Homestead cottage, barn and other outbuildings, garden.~~ The heritage place comprises the nineteenth century homestead, barn, timber cottage and stables, and mature trees. **Statement of significance:** Hawkstowe, 994-1044 Plenty Road, South Morang Statement of Significance (David Helms Heritage Planning, April 2025)	No	No	Yes Elms (ulmus sp.), Cypress (Cupressus sp.) and River Red Gums (E. camaldulensis) only	Yes	Yes	No	No	No
HO187	South Morang Stationmaster's Residence (Former) ~~Former South Morang Station Master's House~~11 Old Plenty Road, South Morang **Statement of significance:**	No	No	~~Yes~~ No	~~Yes~~No	No	No	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	South Morang Stationmaster's Residence (Former), 11 Old Plenty Road, South Morang Statement of Significance (David Helms Heritage Planning, April 2025)								
	~~THOMASTOWN~~								
~~HO31~~HO191	~~Methodist Cemetery~~Goadby Lodge and Sea View Park 105W Hunters Road, South Morang **Statement of significance:** ~~1W Stewart Street, Thomastown – Gravestones, graves, mature tree plantings in cemetery reserve~~Goadby Lodge and Sea View Park, 105W Hunters Road, South Morang Statement of Significance (David Helms Heritage Planning, April 2025)	No	No	Yes ~~Mature tree plantings in cemetery reserve~~Bhutan cypresses only	Yes	No	No	No	No
	THOMASTOWN								
~~HO60~~HO192	~~Uniting Church~~Thomastown Village 1/4 ~~Spring Street, Thomastown – Church and peppercorn trees~~ & 4 (part), 10 & 16 (part) Spring Street and 1W Stewart Street, Thomastown The heritage place comprises the former Wesleyan Methodist Church, former Thomastown State School No.631, former Wesleyan Cemetery and mature Pepper trees (Schinus molle). **Statement of significance:**	No	No	Yes ~~Peppercorn~~Mature Pepper trees	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Thomastown Village, 4, 10 & 16 Spring Street and 1W Stewart Street, Thomastown Statement of Significance (David Helms Heritage Planning, April 2025)								
~~HO61~~	~~Westgarthtown Heritage Area~~ ~~Thomastown/Lalor~~	~~No~~	~~No~~	~~Yes~~ ~~Mature trees~~	~~Yes~~	~~No~~	~~No~~	~~No~~	~~No~~
HO129	Fowlers Pottery 11/391 Settlement Road, Thomastown – Factory building.	No	No	No	Yes	No	No	No	No
~~HO130~~	~~Thomastown Primary School~~ ~~10 Spring Street, Thomastown – Brick School house.~~	~~No~~	~~No~~	~~No~~	~~Yes~~	~~No~~	~~No~~	~~No~~	~~No~~
	WHITTLESEA								
HO34	Whittlesea Court House (Former) 74 Church Street, Whittlesea **Statement of significance:** Whittlesea Court House (Former), 74 Church Street, Whittlesea Statement of Significance (David Helms Heritage Planning, April 2025)	No	~~No~~Yes – judges bench and witness dock in court room	No	Yes	No	No	Yes	No
HO36	Christ Church ~~Parsonage~~ 5 Wallan Road, Whittlesea ~~– House, mature plantings surrounding house.~~ The heritage place comprises the church, church bell and frame, parsonage, hall, and mature	No	No	Yes Mature ~~plantings surrounding house~~Cypresses	Yes – church and parsonage only	No	No	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be ~~permitted~~?	Aboriginal heritage place?
	Monterey and Italian cypresses (Cupressus macrocarpa, Cupressus sempervirens) **Statement of significance:** Christ Church, 5 Wallan Road, Whittlesea Statement of Significance (David Helms Heritage Planning, April 2025)								
HO37	Mornmoot Stud 390 Wildwood Road, Whittlesea ~~430 Wildwood Road, Whittlesea – Weatherboard buildings including house, library, motor house, battery house, cottage at the stables, avenue of oaks.~~The heritage place comprises the main house and library and other houses and outbuildings dating from c.1900 to c.1945 including the office, house and residence near the main house, the second group of brick, weatherboard and corrugated iron clad buildings to the northeast of the main house and library, the 'gatehouse', the mature trees surrounding ~~complex~~the main house and library, and the avenue of Oaks along the entrance driveway. **Statement of significance:** Mornmoot Stud, 390 Wildwood Road, Whittlesea Statement of Significance (David Helms Heritage Planning, April 2025)	~~No~~Yes – House and Library only	~~No~~Yes – Library only	~~Yes~~ Yes – Avenue of ~~oaks~~Oaks, mature trees surrounding ~~complex~~house and library	Yes	Yes – stables, office, worker's cottage, gate house, farm buildings ~~Library~~	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
~~H084~~HO84	Downie House 22 Wallan Road, Whittlesea~~– Weatherboard dwelling and mature trees~~. **Statement of significance:** Downie House, 22 Wallan Road, Whittlesea Statement of Significance (David Helms Heritage Planning, April 2025)	No	No	~~Yes~~ No ~~Mature peppercorn trees~~	~~Yes~~No	No	No	No	No
HO131	Residence 16 Beech Street, Whittlesea – Federation residence, fencing.	No	No	No	Yes	No	No	No	No
HO132	Masonic Hall 20 Beech Street, Whittlesea – Freemasons inter-war Masonic Hall.	No	No	No	Yes	No	No	No	No
HO133	Whittlesea House. 11 Beech Street, Whittlesea – Victorian commercial style hotel.	No	No	No	Yes	No	No	No	No
HO134	Northwood 50 Black Flat Road, Whittlesea – Residence, mature pines.	No	No	Yes	Yes	No	No	No	No
HO135	Glenvale Park 30 Capstone Drive, Whittlesea – Victorian era homestead and associated outbuildings.	No	No	No	Yes	Yes	No	No	No
HO137	Whittlesea Post Office	No	Yes	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	19 Church Street, Whittlesea – Fabric associated with timber post office (both external and internal).								
HO138	Residence and Shop 39 Church Street, Whittlesea – Weatherboard residence and shop.	No	No	No	Yes	No	No	No	No
HO139	Whittlesea Uniting Church 26 Forest Street, Whittlesea – Brick church, mature peppercorn tree and stone pine.	No	No	Yes	Yes	No	No	No	No
HO140	Whittlesea Lions Comm. Hall Former Mechanics Institute 28 Forest Street, Whittlesea – Former Mechanics Institute, brick building.	No	No	No	Yes	No	No	No	No
HO141	Presbyterian Manse 62 Laurel Street, Whittlesea – Victorian Manse.	No	No	No	Yes	No	No	No	No
HO142	Lyndoch Park 73 Laurel Street, Whittlesea – Timber residence, mature trees.	No	No	Yes	Yes	No	No	No	No
HO143	Monument and Trees Laurel Street, Whittlesea – 1926 Soldiers Statue, avenue of cypress and ash trees.	No	No	Yes	Yes	No	No	No	No
HO144	Tarawera 2 Lime Street, Whittlesea – Weatherboard house.	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO145	Residence 6 Lime Street, Whittlesea – Weatherboard house	No	No	No	Yes	No	No	No	No
HO146	St. Andrews Presbyterian Church 7 Lime Street, Whittlesea – Brick church	No	No	No	Yes	No	No	No	No
HO147	Plenty Valley Stock feed 2434 Plenty Road, Whittlesea – Brick building	No	No	No	Yes	No	No	No	No
HO148	Havencroft residence 80 River Street, Whittlesea – Timber slab house,	No	No	No	Yes	No	No	No	No
HO149	Residence 60 River Street/39 Yea Road, Whittlesea – Brick house, outbuildings, mature pine trees.	No	No	Yes	Yes	Yes	No	No	No
HO150	Wolserey 340 Wallan Road, Whittlesea – Timber house, clay well.	No	No	No	Yes	No	No	No	No
HO151	Kerronsvale (Brooklands) 920 Wallan Road, Whittlesea – Homestead including house, former dairy, school house,	No	No	No	Yes	Yes	No	No	No
HO152	Residence 2 Walnut Street, Whittlesea – Weatherboard residence.	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO153	Residence 44 Walnut Street, Whittlesea – Weatherboard residence.	No	No	No	Yes	No	No	No	No
HO154	Residence 33 Walnut Street, Whittlesea – Timber cottage	No	No	No	Yes	No	No	No	No
HO155	Gloughkeating and adjoining shop building 40-42 Walnut Street, Whittlesea – Two-storey brick house, adjoining shop.	No	No	No	Yes	No	No	No	No
HO156	Whittlesea Contact Group Community House 35 Walnut Street, Whittlesea – Typical weatherboard shop.	No	No	No	Yes	No	No	No	No
HO157	Memorial Arch Walnut Street, Whittlesea – Stone memorial arch, two stone bollards.	No	No	Yes	Yes	No	No	No	No
HO158	Mountain Views 350 Wildwood Road, Whittlesea – Farmhouse, mature eucalypt tree.	No	No	No	Yes	No	No	No	No
HO159	Wildwood Farm 425 Wildwood Road, Whittlesea – Brick residence, yards, mature trees.	No	No	Yes	Yes	No	No	No	No
	WOLLERT								
HO38	Monier Arch Bridge (Darebin Creek ~~Monier Bridge~~)	No	No	No	Yes	No	No	No	No

WHITTLESEA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be ~~permitted~~?	Aboriginal heritage place?
	Bridge Inn Road, Wollert **Statement of significance:** Monier Arch Bridges (Barbers Creek & Darebin Creek), Old Plenty Road, Mernda & Bridge Inn Road, Wollert Statement of Significance (David Helms Heritage Planning, April 2025)								
HO39	~~Schultz Farm 'Ivy Bank'~~Ivy Bank (Schultz Farm) 45 Bridge Inn Road, Wollert ~~45 Bridge Inn Road, Wollert – Bluestone~~The heritage place comprises the bluestone and weatherboard house, bluestone ~~pigpens, bluestone barn, paving, drystone~~barn/implement shed, dry stone walled milking shed, mud and ~~lathed barn, cypress windrows, pines, bluestone walled dam~~lathe barn, remains of bluestone piggery, two bluestone wells, and Pine and Cypress windrow. **Statement of significance:** Ivy Bank (Schultz Farm), 45 Bridge Inn Road, Wollert Statement of Significance (David Helms Heritage Planning, April 2025)	No	~~No~~Yes, house and former milking shed	Yes Cypress windrows, pines	Yes	Yes outbuildings	No	~~No~~Yes	No
HO40	Hehrs Pine Park Farm 286AEpping Road, Wollert – House, all outbuildings including milking sheds, dairy machinery shed, shearing shed, loose box, stables,	No	No	Yes Mature pines and peppercorn trees	Yes	Yes outbuildings	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be ~~permitted~~?	Aboriginal heritage place?
	drystone walls, mature pines and peppercorn trees and bluestone paving between buildings.								
HO41	Schultz Farm 'Pine Grove Farm' 65 Lehmanns Road, Wollert – Bluestone dairy and milking sheds, weatherboard residence, bluestone stable, bluestone underground tank, drystone walls.	No	No	No	Yes	No	No	No	No
HO51	~~Main School Building – Wollert Primary School~~Wollert State School No.1861 (Former) 455 Epping Road, Wollert **Statement of significance:** Wollert State School No.1861 (Former), 455 Epping Road, Wollert Statement of Significance (David Helms Heritage Planning, April 2025)	No	No	No	Yes – bluestone school only	No	No	~~No~~Yes	No
HO79	Residence 30 Harvest Home Road, Wollert – Bluestone house and outbuildings.	No	No	Yes Mature	Yes	Yes Outbuildings	No	No	No
HO80	Residence 80 Harvest Home Road, Wollert – Bluestone house, drystone walls and mature trees.	No	No	Yes Mature exotic trees	Yes	Yes Outbuildings and drystone walls	No	No	No
HO81	Unmack's Farm 90C Harvest Home Road, Wollert – Weatherboard house, bluestone dairy, outbuildings, mature trees and drystone walls.	No	No	Yes Mature exotic trees	Yes	Yes Outbuildings and drystone walls	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
~~HO82~~	~~Former red brick stable~~ ~~25W Silverstone Court, Wollert~~	~~No~~	~~No~~	~~No~~	~~Yes~~	~~Yes~~ ~~Outbuildings~~	~~No~~	~~No~~	~~No~~
~~HO83~~	~~Former weatherboard cottage~~ ~~22W Redrock Road, Wollert~~	~~No~~	~~No~~	~~No~~	~~Yes~~	~~No~~	~~No~~	~~No~~	~~No~~
HO161	Bindt's Farm 150C (formally 100) Bindts Road, Wollert – House, remnant drystone walls, outbuildings. **Statement of Significance:** Bindt's Farm, 150C (formally 100) Bindts Road, Wollert, Statement of Significance, April 2023	No	No	No	Yes	Yes	No	No	No
HO162	Timm's House 130 Bindts Road, Wollert – Bluestone house, weatherboard house, drystone wall, outbuildings including cellar well.	No	No	No	Yes	Yes	No	No	No
HO163	Springvale-Bodycoats Farm 80 Bodycoats, Wollert – Farm complex including bluestone barns, milking sheds, homestead, and other outbuildings.	No	No	No	Yes	Yes	No	Yes	No
HO164	Cragieburn Homestead 521 Cragieburn Road, Wollert – Homestead building, drystone walls, outbuildings and hedgerows.	No	No	Yes	Yes	Yes	No	No	No
HO166	Wollert Store and Post Office	No	No	No	Yes	No	No	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	491 Epping Road, Wollert – Brick store and post office.								
HO167	Pittaways Wayside House Dance Palais 491 Epping Road, Wollert – Brick building.	No	No	No	Yes	No	No	Yes	No
HO168	McUliffe's house 795 Epping Road, Wollert – Timber residence,	No	No	No	Yes	No	No	No	No
HO169	Stimsons house (Bickley's) 700 Epping Road, Wollert – Bluestone and timber residences, outbuildings including brick garage/stables, barn, water tower, remnant bluestone wall.	No	No	No	Yes	Yes	No	No	No
HO170	Paynes House-Old Bodycoat farmhouse 715 Epping Road, Wollert – Bluestone residence.	No	No	No	Yes	No	No	No	No
HO190	**Wattle Park** 260 Craigieburn Road, Wollert – Dry Stone Walls, remnants of farm complex and associated orchard. The heritage place is defined as all of the Dry Stone walls and the land within 10 meters outside of the walls.	No	No	Yes	Yes	Yes Dry Stone Walls Only	No	Yes	No
HO200	**Inverlochie**	No	No	Yes	Yes	Yes	No	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	395 Epping Road, Wollert – Basalt Cottage, cattle yard and associated remnant vegetation. Section of land defined by the eastern property boundary (facing Epping Road), extending to Findon Creek to the west, set back 464 metres from the southern boundary (facing Craigieburn Road), 68 metres from the northern boundary to encompass stone cottage and surrounds.								
HO204	Ewerts Farm Complex 90 Bindts Road, Wollert – Farm house with basalt façade, two outbuildings, stone fences, a stone track, water tank, earth dam and grasslands with River Red Gum trees. **Statement of Significance:** Ewerts Farm Complex, 90 Bindts Road, Wollert, Statement of Significance, April 2023	No	No	Yes River Red Gums	Yes	Yes Stone walls / fences and outbuildings.	No	Yes	No
	WOODSTOCK								
HO172	Bung Bong 1785 Donnybrook Road, Woodstock – Bluestone house, extant bluestone floors, stables, outbuildings and mature pine trees.	No	Yes Bluestone flooring in outbuilding and stable block. Original	Yes	Yes	Yes	No	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
			external wall of house						
HO173	Woodstock Manor 910 Epping Road, Woodstock – Woodstock Manor, stables and hawthorn hedgerow.	No	No	Yes	Yes	Yes	No	No	No
HO174	Tower Hill 145 Selkirk Road, Woodstock ~~– Tower Hill farm, garden of native and exotic trees.~~ The heritage place comprises the stone homestead. **Statement of Significance:** Tower Hill, 145 Selkirk Road, Woodstock Statement of Significance (David Helms Heritage Planning, April 2025)	No	No	~~Yes~~No	~~Yes~~No	~~Yes~~No	No	No	No
	YAN YEAN								
HO42	Craigie Lee (Hurrey Farm) 1785 Arthurs Creek Road, Yan Yean ~~– Bluestone residence, outbuildings.~~ The heritage place comprises the bluestone homestead, weatherboard detached outbuilding/kitchen, former barn/stables, dairy and former milking shed, two domed rendered brick cistern/tanks, and mature Elm (Ulmus sp.) and River red gum (E. camaldulensis). **Statement of Significance:**	No	No	~~No~~	Yes – mature Elms and River red gum	No	No	No	Yes

WHITTLESEA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be ~~permitted~~?	Aboriginal heritage place?
	Craigie Lee (Hurrey Farm), 1785 Arthurs Creek Road, Yan Yean Statement of Significance (David Helms Heritage Planning, April 2025)								
HO44	Fenwick Stud 1740 Donnybrook Road, Yan Yean – Bluestone residence, freestanding kitchen, bluestone road, dairy (lined with lime mortar), freestanding bathroom, sheep plunge dip, well, sheds, coolroom excavated into ground, drystone walls, significant pinus species near residence.	No	No	Yes Significant pinus species near residence	Yes	Yes outbuildings & drystone wall	No	No	No
HO45	Burnside ~~Dairies Manager's House~~Dairy (Former) 2025-2027 Donnybrook Road, Yan Yean ~~2025-2027 Donnybrook Road, Yan Yean – Burnside Dairies including the former manager's house and stable built in the 1880s, and outbuildings associated with Burnside Dairies from the 1920s~~The heritage place comprises the 1938 dairy, c.1900 brick house, brick silo and remains of other silos, and brick and corrugated outbuildings from the interwar period.- **Statement of Significance:** Burnside Dairy (Former), 2033-35 Donnybrook Road, Yan Yean Statement of Significance (David Helms Heritage Planning, April 2025)	No	No	No	~~Yes~~No	Yes	No	~~No~~Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be ~~permitted~~?	Aboriginal heritage place?
HO175	Kooringal ~~Homestead~~ 2025-2027 Donnybrook Road, Yan Yean ~~2025-2027 Donnybrook Road, Yan Yean – Bungalow style farm house, two storey weatherboard stable block, underground cistern and the surrounding gardens containing mature trees and hedges~~The heritage place comprises the weatherboard homestead, gabled outbuilding and stables, underground tank/cistern and surrounding mature exotic and native trees. **Statement of Significance:** Kooringal, 2025-2027 Donnybrook Road, Yan Yean Statement of Significance (David Helms Heritage Planning, April 2025)	No	No	~~Yes~~ ~~surrounding gardens containing mature trees including Radiata pine wind breaks, hedges, orchard, and single stands of English Oaks~~Yes, mature Pines (Pinus sp.), English oaks (Quercus robur) and Eucalypts	Yes	Yes Stables	No	~~No~~Yes	No
HO176	She Oak Hill Cutting Donnybrook Road, towards Yan Yean– Stand of endemic oak trees.	No	No	Yes	Yes	No	No	No	No
HO177	Residence 240 Dunnetts Road, Yan Yean – Castle Hill Farm building, outbuildings.	No	No	No	Yes	Yes	No	No	No
~~HO178~~	~~Yan Yean Primary School - School Master's House~~ ~~50 Old Plenty Road, Yan Yean – Former school master's residence.~~	~~No~~	~~No~~	~~No~~	~~Yes~~	~~No~~	~~No~~	~~No~~	~~No~~

WHITTLESEA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO179	~~Old Yan Yean Store and Post Office~~Yan Yean Storage Shed (Former) 100 Old Plenty Road, Yan Yean~~– Brick building and corrugated metal shed, semi mature tree.~~ **Statement of Significance:** Yan Yean Storage Shed (Former), 100 Old Plenty Road, Yan Yean Statement of Significance (David Helms Heritage Planning, April 2025)	No	No	~~Yes~~No	~~Yes~~No	No	No	No	No
HO180	Kiama 2215 Plenty Road, Yan Yean – Kiama residence, including sunken well on opposite side of Plenty Road.	No	No	No	Yes	Yes	No	No	No
HO181	Yan Yean Cemetery 2265 Plenty Road, Yan Yean – The Yan Yean cemetery, including all mature trees.	No	No	Yes	Yes	Yes	No	No	No
HO182	Grossmere 41 Recreation Road, Yan Yean – Timber cottage	No	No	No	Yes	No	No	No	No
HO183	Residence 125 Recreation Road, Yan Yean – Weatherboard building.	No	No	No	Yes	No	No	No	No
HO202	Myee 250 O'Herns Road, Epping - Victorian Weatherboard dwelling.	No	No	No	Yes	No	No	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Section of land defined by the southern, eastern and western property boundaries, set back a distance of 48 metres from the northern property boundary. **Incorporated plan:** Myee 250 O'Herns Road Epping (March 2018)								

WHITTLESEA PLANNING SCHEME

15/01/2024
VC249

SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS

1.0 Incorporated documents

~~15/08/2025~~ --/--/----
~~GC249~~Proposed C280wsea

Name of document	Introduced by:
Aboriginal Gathering Place Incorporated Document, October 2022	C267wsea
Amaroo and Lockerbie Main Sewer Project, October 2014.	GC21
Aurora Comprehensive Development Plan, October 2007	C41(PART 1)
Australian Standard AS2021-2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction, Standards Australia Limited, 2015	VC107
Beveridge Intermodal Precinct Stage 1A Incorporated Document (Department of Transport and Planning, June 2025)	GC249
Black Braes, 33 Farmstead Way, Mernda Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea
Breadalbane, 170-172 Fifth Avenue, Eden Park Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea
Bridge Inn, 1425 Plenty Road, Mernda Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea
Bridge Inn Road (Plenty Road to Yan Yean Road) Upgrade Project Incorporated Document, October 2019	GC158
Burnside Dairy (Former), 2033-35 Donnybrook Road, Yan Yean Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea
Camoola (Spring Vale), 2025 Merriang Road, Beveridge Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea
Carome Homestead and Mill and former Wollert Methodist Church, 10 Hathfelde Boulevard, Mernda Statement of Significance (Ray Tonkin, August 2024)	C278wsea
Catholic Denominational School No.238 (Former), 15 Coulstock Street, Epping Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea
Childs Road (Midway Crescent to Prince of Wales Avenue) Upgrade Project Incorporated Document, February 2019	C232wsea
Christ Church, 5 Wallan Road, Whittlesea Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea
Clydebank, 31-35 Johnsons Road, Mernda Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea
Cockerell's Cottage, 16 Farmstead Way, Mernda Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea
Consent Notice No. 2 – Bicycle Shop Development at No. 500-510 High Street, Epping	C40
Cooper Street Employment Area Comprehensive Development Plan, March 2018	C212
Cooper Street Employment Area Design Guidelines, March 2018	C212
Cooper Street Employment Area Development Contributions Plan	C100
Cordell's Cottage, 215 Fourth Avenue, Eden Park Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea
Costa Exchange Mushroom Farm Master Plan 2012	C133

WHITTLESEA PLANNING SCHEME

Name of document	Introduced by:
Craigie Lee, 1785 Arthurs Creek Road, Yan Yean Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea
Donnybrook-Woodstock Infrastructure Contributions Plan, July 2020 (Amended March 2022)	GC198
Donnybrook-Woodstock Precinct Structure Plan, March 2020	GC156
Donnybrook Car Park Upgrade, Incorporated Document, March 2019	C229wsea
Donnybrook Mineral Springs (Former), 130 Springs Road, Donnybrook Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea
Downie House, 22 Wallan Road, Whittlesea Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea
Eden Park Estate Restructured Allotment Plan	NPS1
English Street Precinct Structure Plan, November 2015	C183
English Street Development Contributions Plan (Metropolitan Planning Authority, December 2023)	VC249
Epping Central Development Contributions Plan (SCG Economics and Planning, December 2023)	VC249
Epping North East Local Structure Plan Development Contributions Plan (City of Whittlesea, December 2023)	VC249
Epping North East Local Structure Plan, May 2008	C81(PART 1)
Epping North Local Structure Plan (City of Whittlesea, December 2023)	VC249
Epping North Strategic Plan, September 2002	C12
'Epping Renewal Site', Part 187 and 215 Cooper Street, Epping - November 2020	C254wsea
Epping Road (Craigieburn Road to Memorial Avenue) Upgrade Project Incorporated Document, November 2019	GC158
Epping State School No.1477 and residence (Former), 805 High Street, Epping Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea
Farm Vigano, 10 Bushman's Way, South Morang Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea
Goadby Lodge and Sea View Park, 105W Hunters Road, South Morang Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea
Grants Road Restructure Allotment Plan	NPS1
Harvest Home Local Structure Plan (Coomes, December 2023)	VC249
Hawkstowe, 994-1044 Plenty Road, South Morang Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea
Hazelmere, 32-36 Hayes Road, Mernda Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea
High Street, Reservoir Level Crossing Removal Project Incorporated Document, March 2019	C237wsea
House (Vibon), 16 Gratwick Street, Lalor Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea
House and front fence (former McAuliffe House), 44 Tramoo Street, Lalor Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea
Humevale Road Restructured Allotment Plan	NPS1

WHITTLESEA PLANNING SCHEME

Name of document	Introduced by:
Hurstbridge Rail Line Upgrade 2017 Incorporated Document, January 2017	GC60
Inland Rail - Beveridge to Albury Incorporated Document, December 2021	GC157
Ivy Bank (Schultz Farm), 45 Bridge Inn Road, Wollert Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea
Janefield Presbyterian Church (Former), 281-285 Plenty Road, Mill Park Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea
Janefield Training Centre (Former), 30, 34, 40 & 44 Linacre Road and 2 Manchester Crescent, Bundoora Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea
Kaufland Supermarket and complementary uses, 592-694 High Street, Epping, Incorporated Document, March 2019	GC123
Kooringal, 2025-2027 Donnybrook Road, Yan Yean Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea
Laurimar Town Centre Comprehensive Development Plan	C80
Le Page Farm (Former), 64 Gordons Road, South Morang Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea
Linton Park, 265 Hazel Glen Drive, Mernda Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea
Lockerbie Development Contributions Plan (Growth Area Authority, December 2023)	VC249
Lockerbie Native Vegetation Precinct Plan, May 2012	C161
Lockerbie North Development Contributions Plan (Growth Area Authority, December 2023)	VC249
Lockerbie North Native Vegetation Precinct Plan, March 2012	C162
Lockerbie North Precinct Structure Plan, March 2012	C162
Lockerbie Precinct Structure Plan, May 2012	C161
Lyndarum Neighbourhood Activity Centre Comprehensive Development Plan	C108
Macedonian Orthodox Church, 130 Springs Road, Donnybrook, June 2013	C172
Maltzahn's Farmhouse, 127 Gardenia Road, Lalor Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea
Mayfield South Heritage Precinct, 1321, 1325 & 1345 Plenty Road, Mernda Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea
Mayfield, Bridge Inn (1841), Thomas Mill & the Miller's Cottage, 1410 Plenty Road, 640 Bridge Inn Road & Plenty Gorge State Park, Mernda Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea
Melbourne Metro Rail Project: Upgrades to the Rail Network Incorporated Document, May 2018	GC96
Melbourne Wholesale Market Precinct Incorporated Plan, July 2008 (amended 2018)	C213wseaPt1
Mental Health Beds Expansion Program Incorporated Document, November 2020	GC176
Mernda Local Structure Plan Part 1 (Mernda Incorporated Plan)	NPS1
Mernda Mechanics' Institute and former caretaker's residence, 1438 Plenty Road, Mernda Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea

WHITTLESEA PLANNING SCHEME

Name of document	Introduced by:
Mernda Rail Extension Project Incorporated Document, October 2016 (amended November 2016)	C205
Mernda Rail Extension Project – Additional Project Areas, Incorporated Document, September 2017	C211
Mernda Strategy Plan (Amended December 2016)	C123
Mernda Strategy Plan Development Contributions Plan (City of Whittlesea, December 2023)	VC249
Mernda Town Centre Comprehensive Development Plan	C45
Mernda Villages Neighbourhood Centre Comprehensive Development Plan	C95
Monier Arch Bridges (Barbers Creek & Darebin Creek), Old Plenty Road, Mernda & Bridge Inn Road, Wollert Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea
Moorilla, 1175 Plenty Road, South Morang Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea
Morang Bridge, Bridge Inn Road, Mernda Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea
Morang Market (Former), 1415 Plenty Road, Mernda Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea
Mornmoot Stud, 390 Wildwood Road, Whittlesea Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea
Mount View (Graff Farm), 32W Eminence Boulevard, Doreen Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea
Myee 250 O'Herns Road Epping March 2018	C209wsea
Neumann Farmhouse, 15 Neumann Road, Doreen Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea
North East Link Project Incorporated Document, December 2019 *(amended September 2023)*	GC223
Peter Lalor Housing Cooperative Precinct Permit Exemptions, May 2014	C189
Plenty Road Upgrade (Bush Boulevard to Bridge Inn Road) Incorporated Document, February 2018	C220
Plenty Valley Strategic Plan	NPS1
Quarry Hills Precinct Structure Plan, June 2016	C188
Quarry Hills Development Contributions Plan (City of Whittlesea and Metropolitan Planning Authority, December 2023)	VC249
Shepparton Line Upgrade Incorporated Document, October 2020	GC174
Shenstone Park Precinct Structure Plan, August 2021	C241wsea
Shenstone Park Infrastructure Contributions Plan, October 2021	C258wsea
Simpson Farmhouse, 100 Cravens Road, Mernda Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea
Site Specific Control – 1435 Plenty Road, Mernda, August 2014	C193
Site Specific Control - 280 Bridge Inn Road, Mernda, September 2018	C203wsea
Site Specific Control - 841 Plenty Road, South Morang Incorporated Document, July 2021	C204wsea
Site Specific Control – Plenty Gorge Parklands, January 2009	C72

WHITTLESEA PLANNING SCHEME

Name of document	Introduced by:
Site specific control – Pump and associated works for the establishment and maintenance of Growling Grass Frog habitat, August 2009	C132
Small Lot Housing Code (Victorian Planning Authority, November 2019)	GC150
Small Lot Housing Code (Victorian Planning Authority, November 2024)	GC206
South Morang Local Structure Plan	NPS1
South Morang Stationmaster's Residence (Former), 11 Old Plenty Road, South Morang Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea
St John's Church of England, 789-795 High Street, Epping Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea
St Joseph's Catholic Church, 1490 Plenty Road, Mernda Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea
Statement of Underlying Provisions - Land reserved for the Outer Metropolitan Ring and the E6 Transport Corridor, July 2010 (updated May 2012)	C167
'Ewerts' Farm' 90 Bindts Road, Wollert, Statement of Significance, April 2023	C245wsea
'Bindt's Farm' 150C Bindts Road, Wollert, Statement of Significance, April 2023	C245wsea
Thomastown Village, 4, 10 & 16 Spring Street and 1W Stewart Street, Thomastown Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea
Tower Hill, 145 Selkirk Road, Woodstock Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea
Turner's Bakery (Former), 107 Schotters Road, Mernda Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea
Whittlesea Court House (Former), 74 Church Street, Whittlesea Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea
Whittlesea Township Local Structure Plan	NPS1
Wollert Precinct Structure Plan, June 2017 (Amended February 2022)	C247wsea
Wollert Development Contributions Plan (Victorian Planning Authority, December 2023)	VC249
Wollert State School No.1861 (Former), 455 Epping Road, Wollert Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea
Woolworths Oxygen, South Morang, February 2011	C155
Yan Yean Road (Kurrak Road to Bridge Inn Road) (Stage 2) Upgrade Project Incorporated Document, May 2021	GC92
Yan Yean Storage Shed (Former), 100 Old Plenty Road, Yan Yean Statement of Significance (David Helms Heritage Planning, April 2025)	C280wsea

WHITTLESEA PLANNING SCHEME

27/05/2019
C239wsea

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

1.0 Background documents

~~11/04/2025~~ ~~-/-/----~~
~~GC252~~Proposed C280wsea

Name of background document	Amendment number - clause reference
Australian Standard AS 3959: 2011, *Construction of Buildings in Bushfire Prone Areas*	C198 - 13.02-1L
Australian Standard AS 4373 – 2007 Pruning of Amenity Trees	C56 - 15.03-1L
Bicycle Strategy (Whittlesea, 2005)	C197 - 02.03, 18.02-1L
Bushfire Prone Area Map determined under the *Building Regulations 2006*	C198 - 13.02-1L
Carome Homestead revised Statement of Significance, memorandum of heritage advice (Ray Tonkin, November 2020)	C278wsea - 43.01
City of Whittlesea Addendum: Design, construction, and maintenance of WSUD manual (Melbourne Water and City of Whittlesea, 2011)	C127wsea - 19.03-3L
City of Whittlesea Natural and Built Shade Policy (Whittlesea, 2016)	C223 - 19.02-2L
Design, Construction, and Maintenance of WSUD manual (Melbourne Water, 2011)	C127wsea - 19.03-3L
Disability Action Plan 2017-2021 (Whittlesea, 2017)	C197 - 02.03, 16.01-1L
Epping Activity Centre Plan (Victorian Planning Authority, 2025)	GC252
Epping Central Built Form Guidelines (Hodyl & Co, 2024)	GC252
Epping Central Structure Plan (City of Whittlesea, 2023)	GC252 - 02.03, 17.01-1L
Environmental Sustainability Strategy 2012-2022 (Whittlesea, 2012)	C197 - 02.03, 15.02-1L, 15.03-1L
Former Wollert Methodist Church Conservation Management Plan (Ray Tonkin, September 2020)	C278wsea - 43.01
Former Methodist Church Wollert proposed relocation Heritage Impact Statement (Ray Tonkin, November 2020)	C278wsea - 43.01
Gambling Strategy and Action Plan 2014-2024 (Whittlesea, 2014)	C197 - 02.03
Gender Equity Strategy (Whittlesea, 2014)	C197 - 02.03, 15.01-4L
Green Wedge Management Plan 2011-2021 (Whittlesea, 2011)	C56 - 02.03, 11.01-1L, 12.01-1L, 14.01-2L, 15.03-1L
Guidelines for Urban Development 2015 (Whittlesea, 2015)	C197 - 15.01-1L
Heritage Overlay Guidelines (Heritage Victoria, 2007)	C56 - 15.03-1L
Housing Diversity Strategy 2013-2033 (Whittlesea, 2013)	C197 - 02.03, 16.01-1L
Implementation Guide - Integrated Water Cycle Management - Local Policy and Practice Project (City of Whittlesea, 2017)	C127wsea - 19.03-3L
Integrated Transport Strategy (Whittlesea, 2014)	C197 - 02.03, 18.01-1L, 18.02-2L

WHITTLESEA PLANNING SCHEME

Name of background document	Amendment number - clause reference
Landscape Analysis - Signage Strategy Background Report Northern Ring Road (City of Whittlesea, 1999)	C1 - 18.02-3L
Landscape Guidelines for Non Residential Uses in Residential Areas (Whittlesea, 2016)	C223 - 15.01-1L, 19.02-2L
Lower Plenty River Archaeological Survey (Weaver, F. For Board of Works, 1991)	C209 - 15.03-1L
Mernda Rail Extension Design Guidelines (Whittlesea, 2015)	C197 - 02.03
Merri Creek Environs Strategy 2009-2014 (Merri Creek Management Committee, 2009)	C197 - 02.03, 12.01-1L
Municipal Fire Management Plan (Whittlesea, 2016)	C198 - 13.02-1L
Open Space Strategy 1997 (Whittlesea, 1997)	C197 - 02.03, 15.03-1L, 19.02-6L
Playspace Planning Framework and Policy 2013-2016 (Whittlesea, 2013)	C197 - 19.02-4L
Plenty Valley Corridor: The Archaeological Survey of Historic Sites (Weaver, F., 1989)	C209 - 15.03-1L
Plenty Valley Historical Survey (Hicks, P. for Ministry of Planning and Environment, 1988)	C209 - 15.03-1L
Plenty Valley Town Centre Parking Precinct Plan September (Whittlesea 2018)	C204wsea - 02.03L, 16.01-1L
Plenty Valley Town Centre Structure Plan (Whittlesea 2018)	C204wsea - 02.03L, 16.01-1L
Preferred requirements: Water supplies and access for subdivisions in Rural Zones (Country Fire Authority, 2006)	C198 - 13.02-1L
Regional Bushfire Planning Assessment – Metropolitan Melbourne Region (Department of Environment, Land, Water and Planning, 2012)	C198 - 02.03, 13.02-1L
Requirements for water supplies and access for subdivisions in Residential 1 and 2 and Township Zones (Country Fire Authority, 2006)	C197 - 13.02-1L
Roadside Management Strategy (Whittlesea, 2014)	C197 - 12.01-2L
Shaping our future Whittlesea 2030 Strategic Community Plan (Whittlesea, 2013)	C197 - 02.03, 19.02-4L
Social and Affordable Housing Policy and Strategy 2012-2016 (Whittlesea, 2012)	C197 - 02.03, 16.01-2L
Sports Stadium Feasibility Study (Whittlesea, 2014)	C197 - 19.02-6L
Stormwater Management Plan 2012-2017 (Whittlesea, 2012)	C197 - 02.03, 19.03-3L
Sustainable Design Assessment in the Planning Process (IMAP, 2015)	GC110 - 15.02-1L

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Name of background document	Amendment number - clause reference
The City of Whittlesea Archaeological Study (Context Pty Ltd, 2009)	C56 - 15.03-1L
The City of Whittlesea Heritage Study (Meredith Gould and Associates, 1991)	C56 - 15.03-1L
The City of Whittlesea Heritage Study Volumes 1-3 (Context Pty Ltd, 2013)	C56 - 15.03-1L
Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO, 1999, or as amended)	C127wsea - 19.03-3L
Whittlesea HO Places Review, Volume 1 and Volume 2 (David Helms Heritage Panning, April 2025)	C280wsea - 15.03-1L
Water Sensitive Urban Design – Engineering Procedures: Stormwater (Melbourne Water and CSIRO, 2005, or as amended)	C127wsea - 19.03-3L
Whittlesea Retail Review (Whittlesea, 1999)	C197 - 02.03, 11.03-1L
Whittlesea Walking Strategy (Whittlesea, 2008)	C197 - 02.03, 18.01-1L
Youth Plan 2030 (Whittlesea, 2007)	C197 - 19.02-4L, 19.02-6L

WHITTLESEA PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C280wsea



LEGEND

D-HO - Area to be deleted from a Heritage Overlay

Municipal Boundary

Urban Growth Boundary

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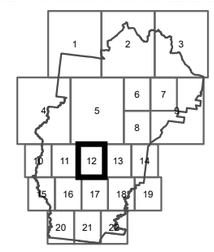
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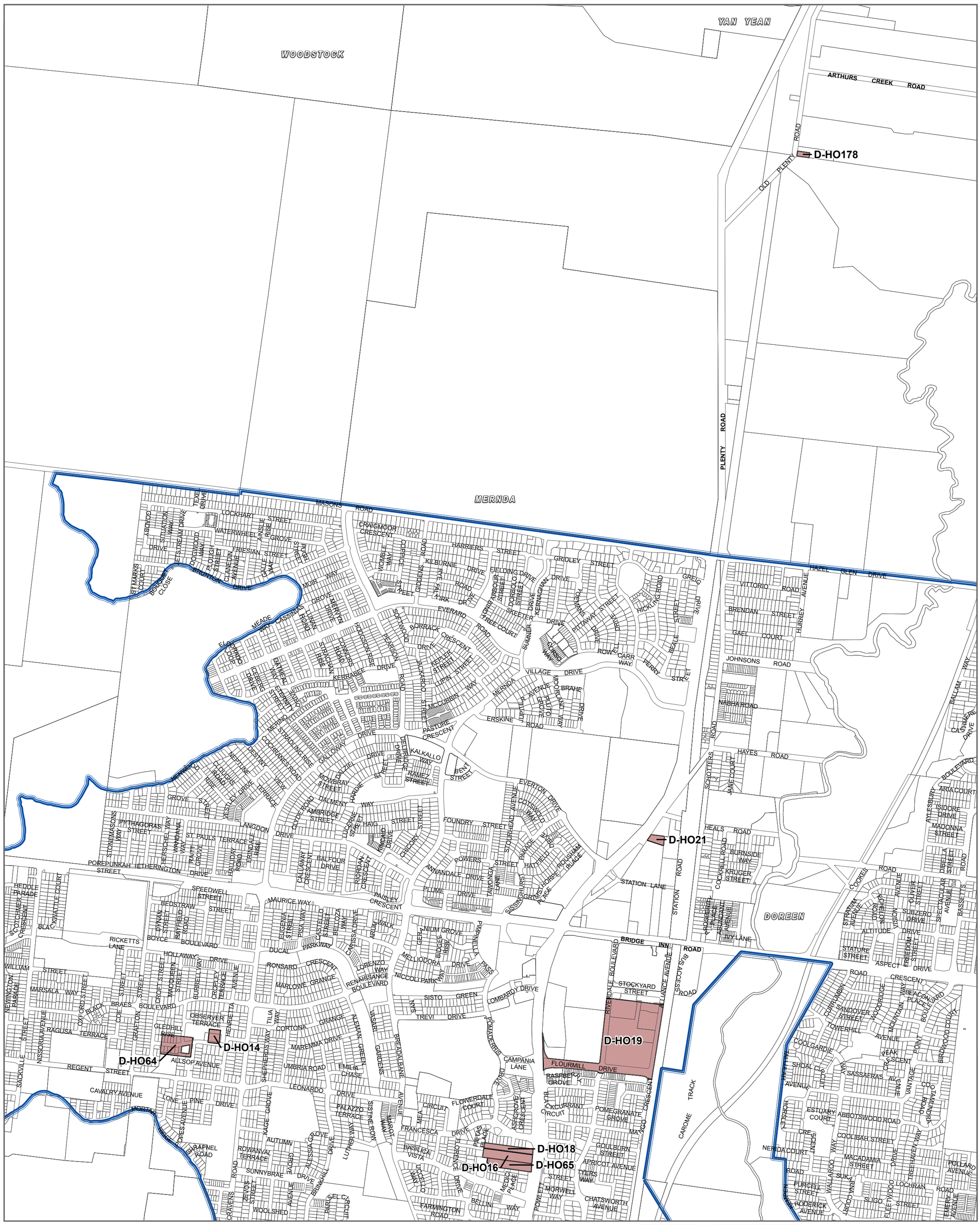


AREA TO BE DELETED FROM A HERITAGE OVERLAY

MAP No 12HO

WHITTLESEA PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C280wsea



LEGEND

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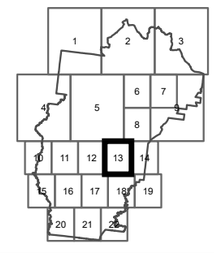
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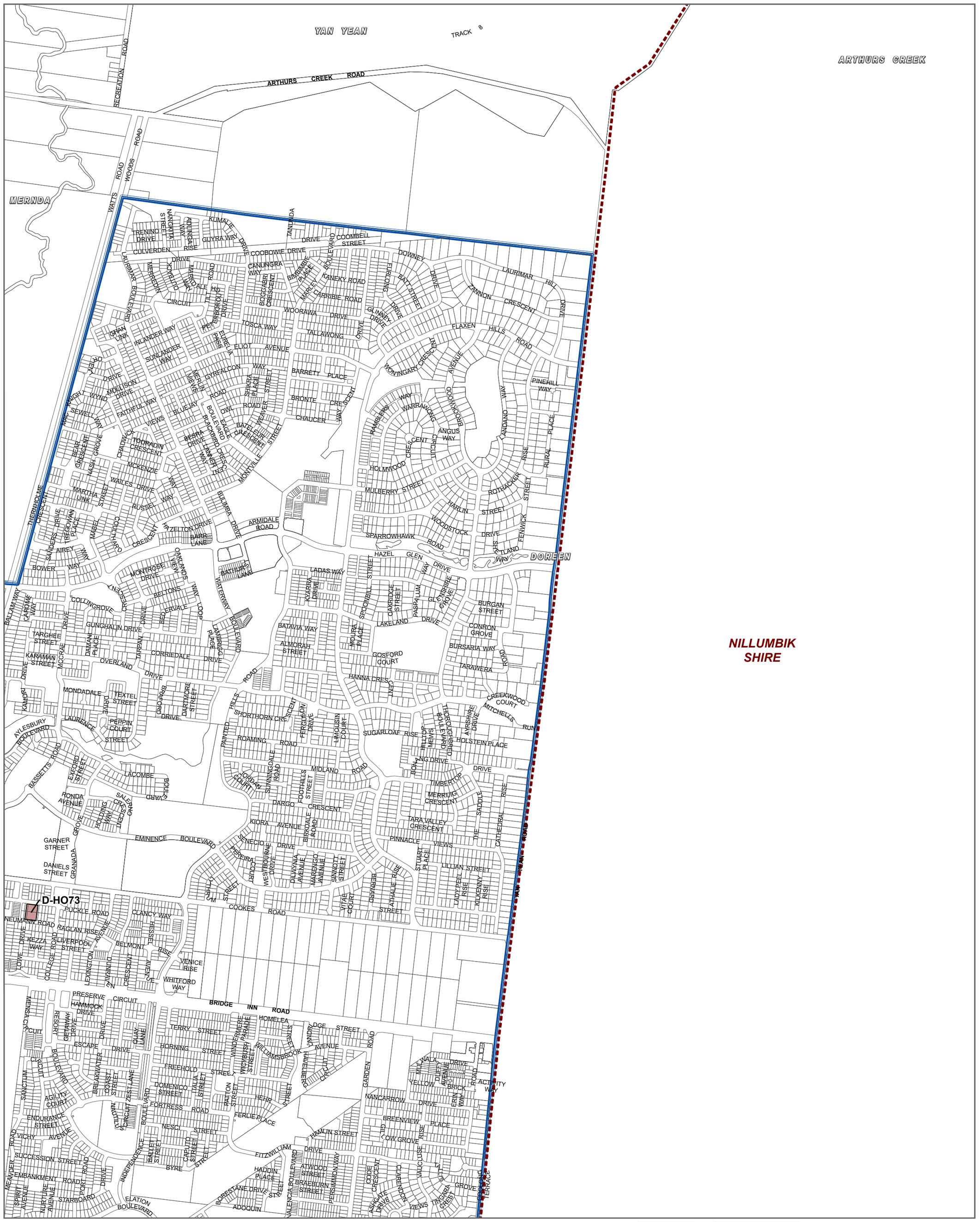
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WHITTLESEA PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C280wsea



LEGEND

D-HO - Area to be deleted from a Heritage Overlay

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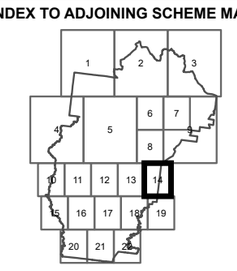
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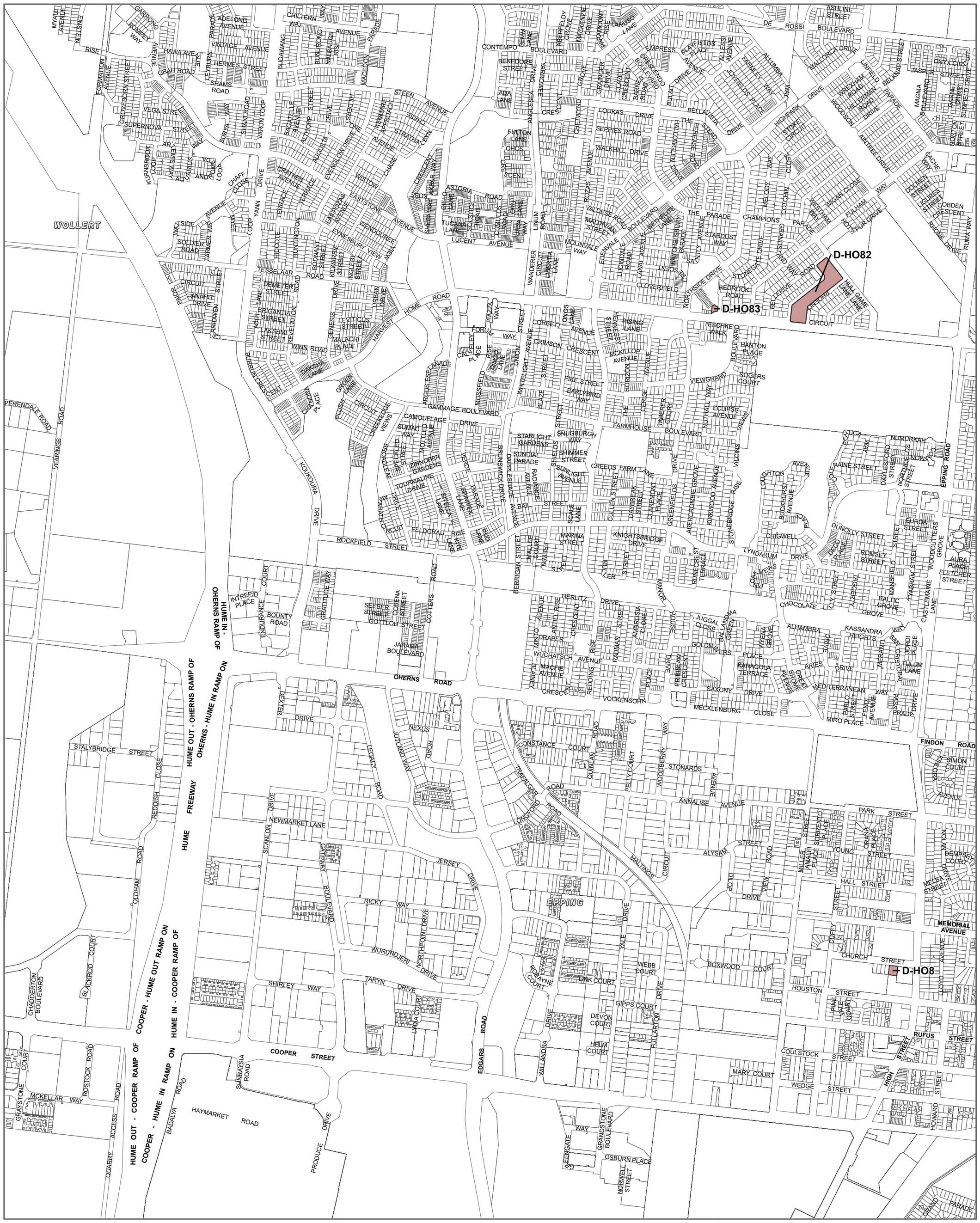


AREA TO BE DELETED FROM A HERITAGE OVERLAY

MAP No 14HO

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AMENDMENT C280wsea



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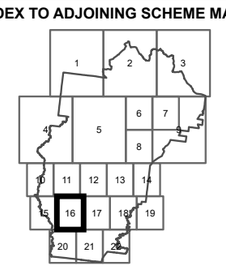
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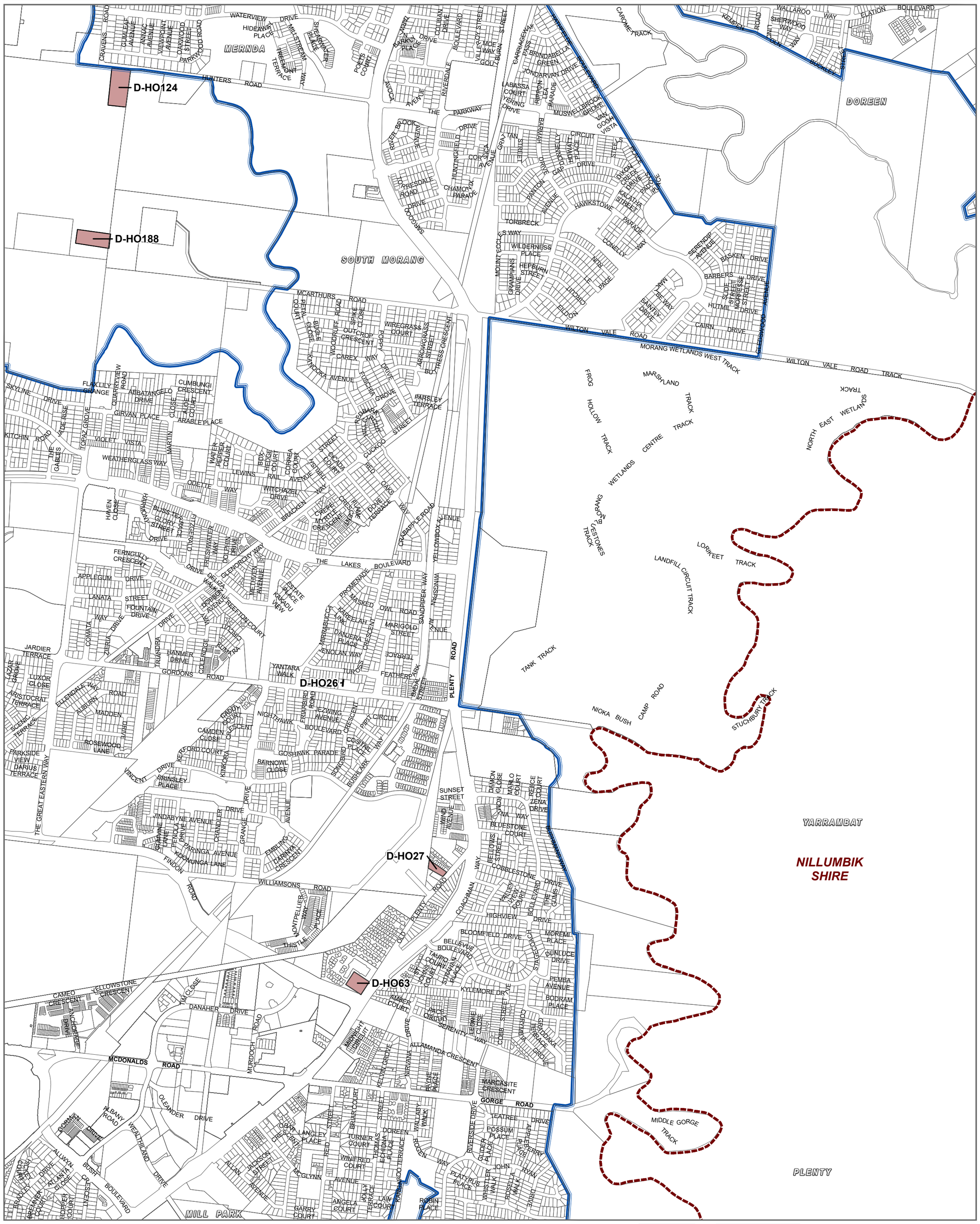


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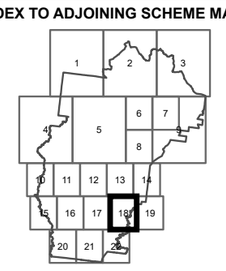
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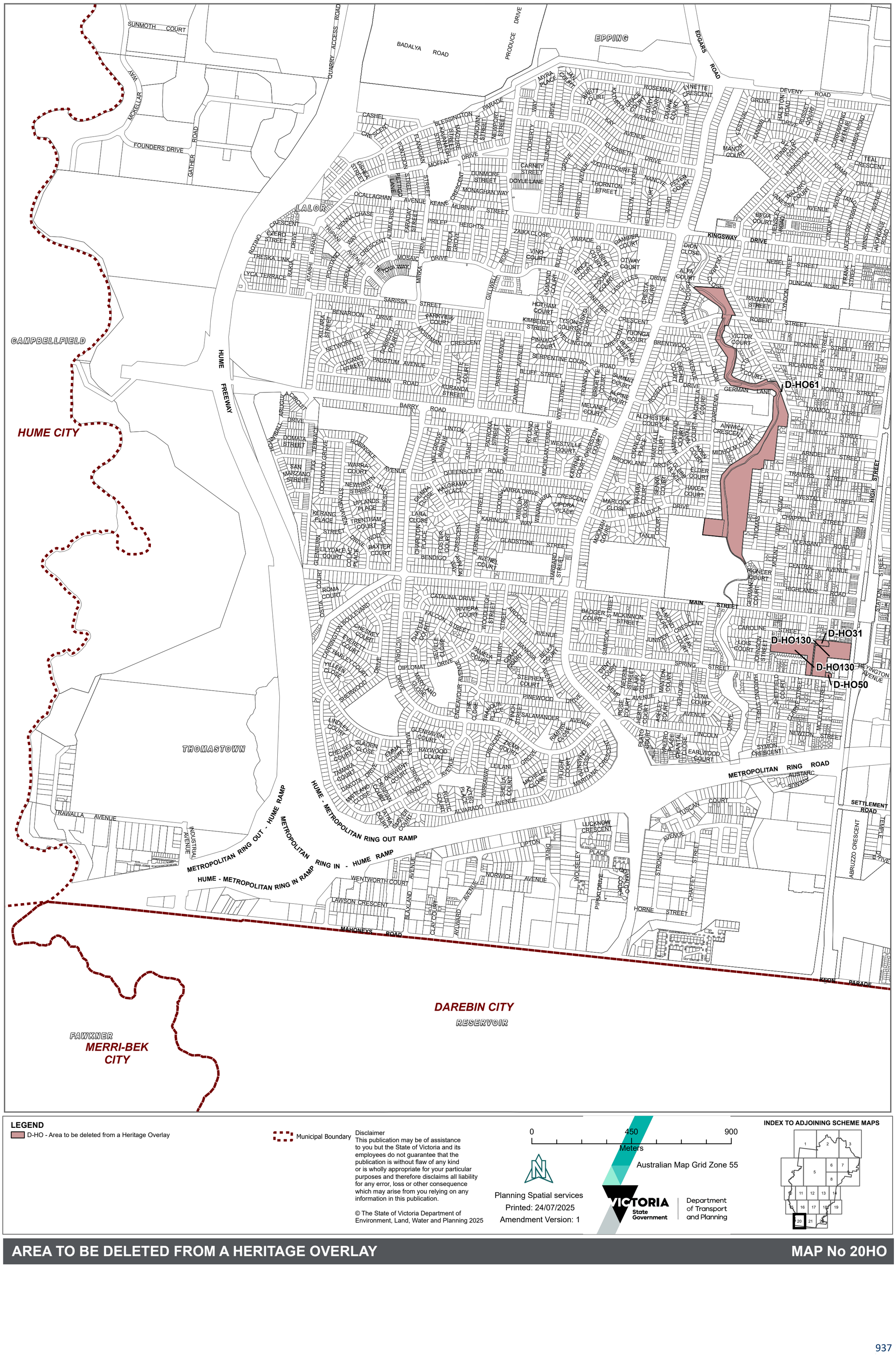


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MAP No 18HO

WHITTLESEA PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C280wsea



LEGEND

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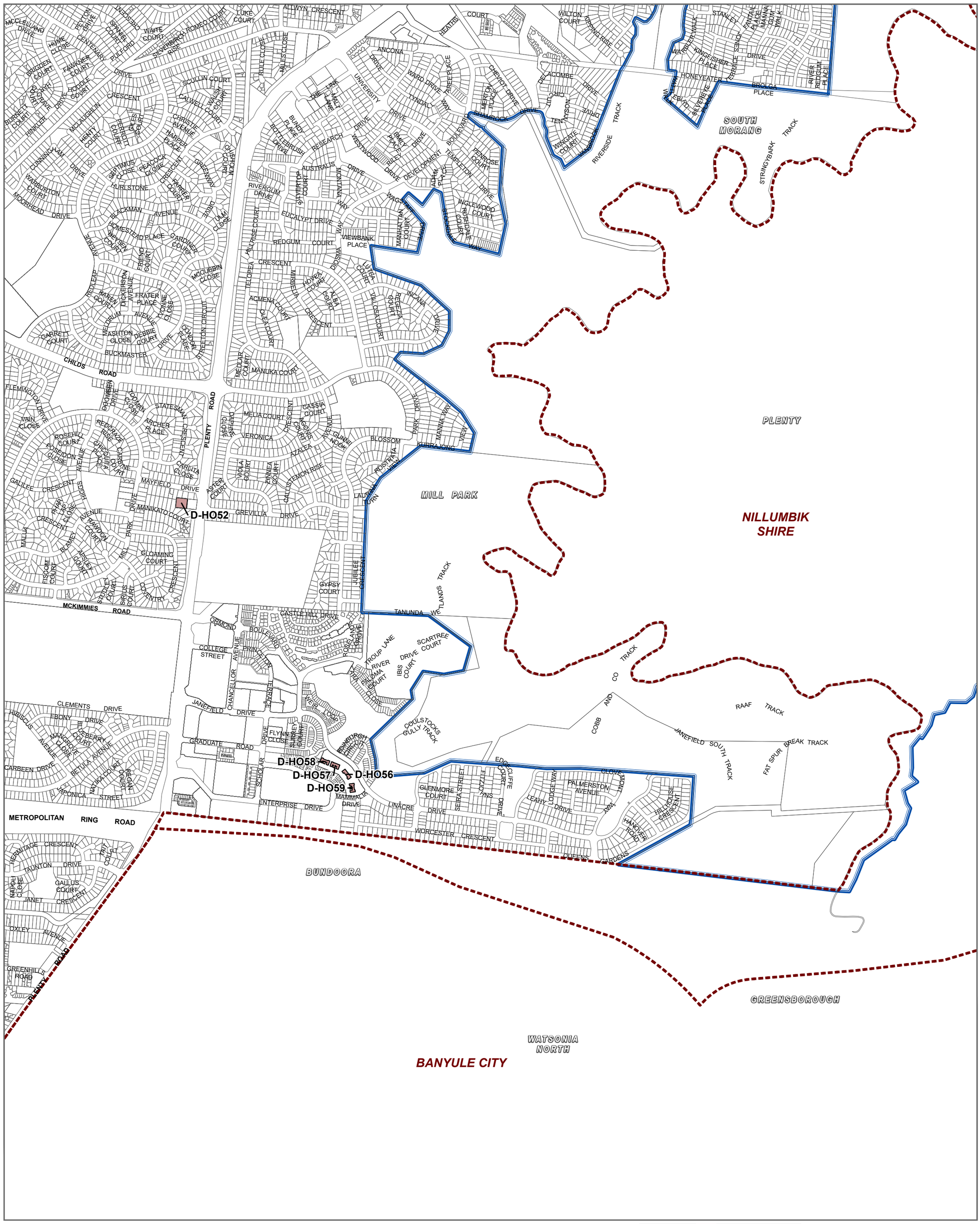
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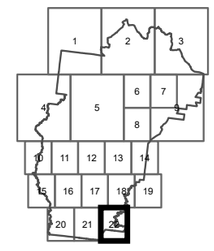
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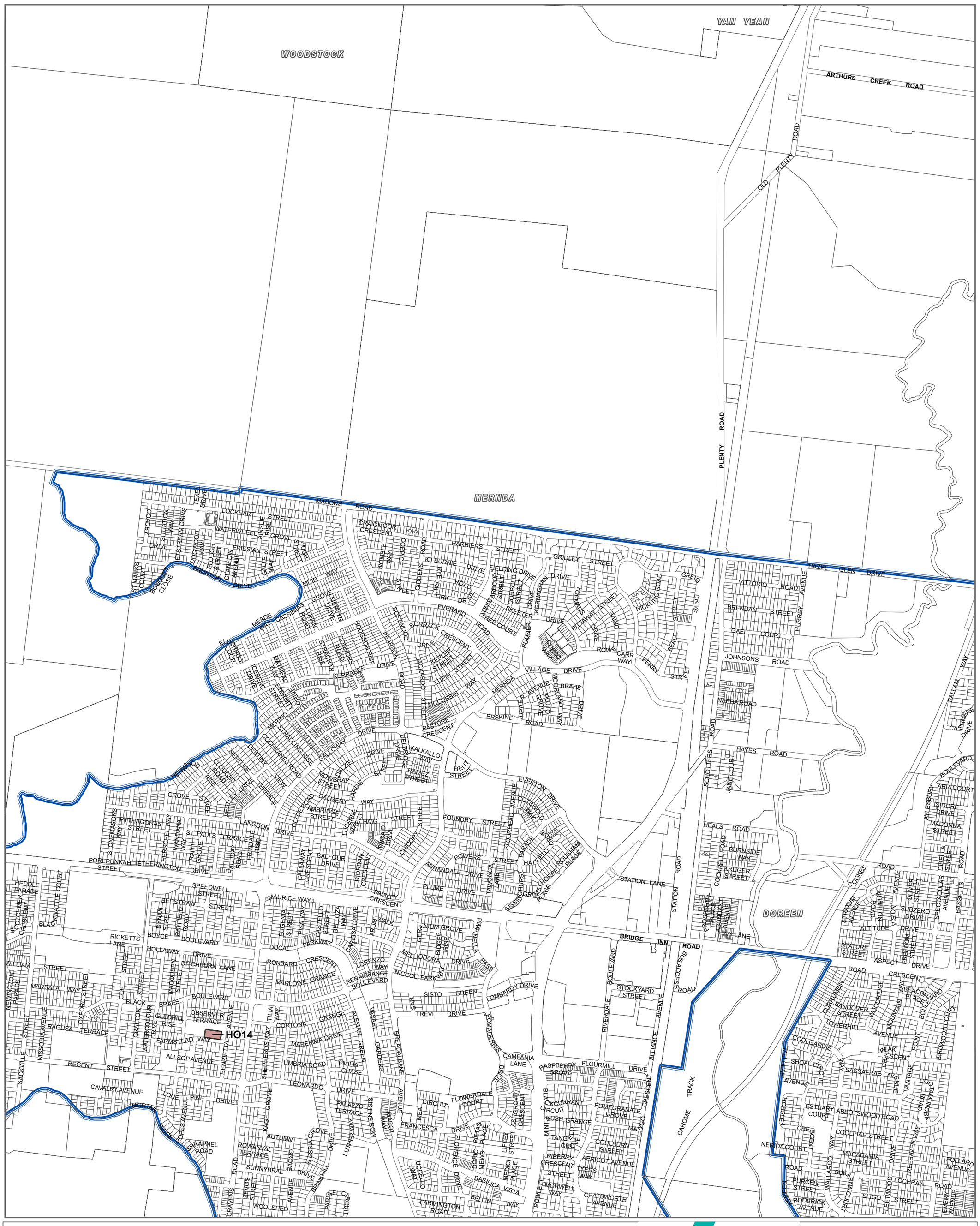


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WHITTLESEA PLANNING SCHEME - LOCAL PROVISION

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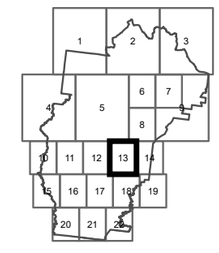
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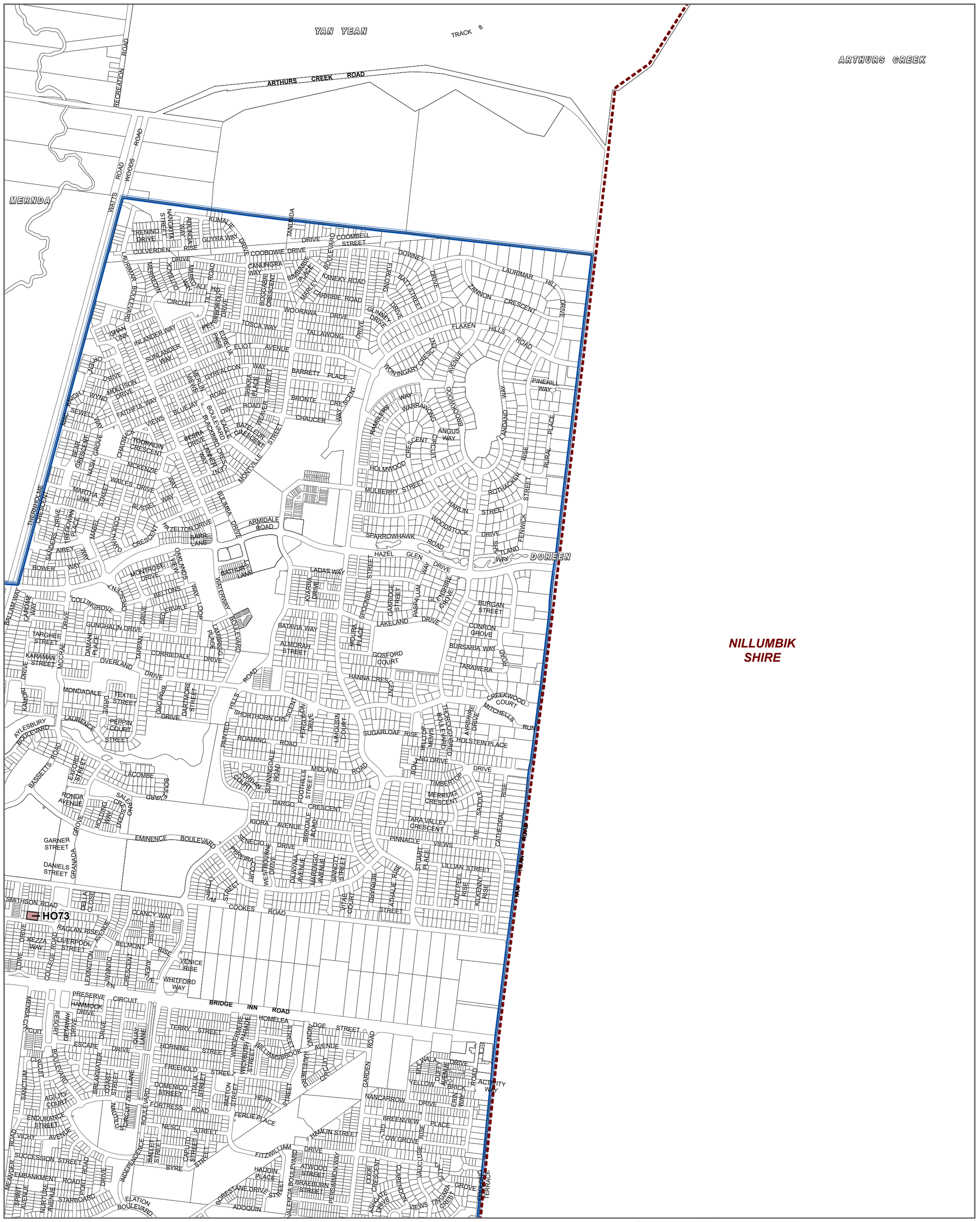


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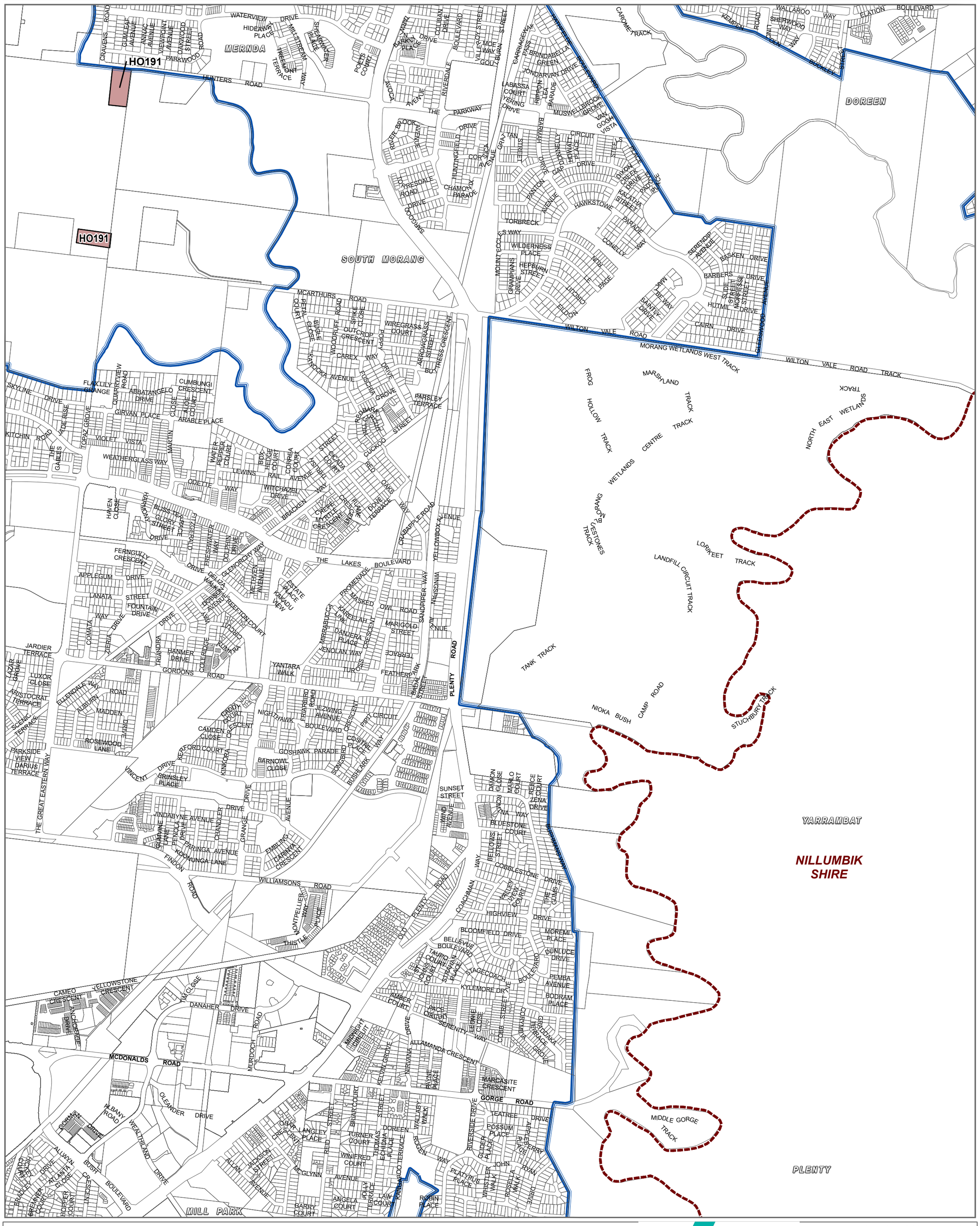
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AMENDMENT C280wsea


YAN YEAN
TRACK
ARTHURS CREEK
ARTHURS CREEK ROAD
RECREATION ROAD
WOODS ROAD
WATTS ROAD
MERNDA
DOREEN
NILLUMBIK SHIRE
HO73
BRIDGE INN ROAD
COOKES ROAD
SMITHSON ROAD
EMINENCE BOULEVARD
KUMALIE DRIVE
TRENINO DRIVE
NANGKITA STREET
ADDINGA WAY
GUYRA WAY
TANUNDA DRIVE
COOMBELL STREET
CULVERDEN RISE
COOBOWIE DRIVE
LAURIMAR BOULEVARD
MERREDIN DRIVE
CANUNGRA WAY
BINEMBIE PLACE
BOULEVARD
KANEKY ROAD
CARRIBIE ROAD
DOWNEY DRIVE
FULTONS DRIVE
BATT STREET
LAURIMAR HILL DRIVE
ZANNON CRESCENT
FLAXEN HILLS ROAD
WOORAWA DRIVE
TOSCA WAY
TALLAWONG DRIVE
GLINNEY DRIVE
CIRCUIT
PETERBOROUGH DRIVE
BOOGABRI CRESCENT
MARLEE
GHAN LINK
INLANDER WAY
SUNLANDER WAY
ELIOT AVENUE
EUREKA PASS
GYREALCON WAY
MERLIN VIEWS
SHIKRA PLACE
BARRETT PLACE
BRONTE CRESCENT
CHAUCER WAY
WOVINGARY CRESCENT
AVENUE
PINEHILL WAY
WARRAWONG WAY
RAMBLERS WAY
WOODWORD DRIVE
ANGUS CRESCENT
LANDANO WAY
RURAL RISE
PLACE
HOLMWOOD CIRCUIT
MULBERRY STREET
ROTHACKER STREET
HARLIN STREET
WOODSTOCK DRIVE
FENWICK WAY
SPARROWHAWK ROAD
HAZEL GLEN DRIVE
LADAS WAY
SPOONBILL STREET
OAKRIDGE STREET
PASPALUM WAY
GLENSHIRE GROVE
BURGAN STREET
LAKELAND DRIVE
CONRON GROVE
BURSARIA WAY
TARAWERA ROAD
GOSFORD COURT
MOIRA PLACE
BATAVIA WAY
ALMORAH STREET
KYARRA DRIVE
ARMIDALE ROAD
BULIMBA DRIVE
BARR LANE
BATHURST LANE
WATERWAY BOULEVARD
LAMBRIGGS PLACE
CORRIEDALE DRIVE
TARPAN DRIVE
DAMAN PLACE
MCCRAE
KARAMAN STREET
TARGHEE STREET
GUNGHALIN DRIVE
BED ERVALE LOOP
COLLINGROVE CRESCENT
BELTONS WAY
MONTROSE DRIVE
ORLANDS VIEW
BOWER WAY
AIREY WAY
SANDERS DRIVE
TREGOWAN PLACE
MABEL COURT
HAZELTON DRIVE
CRESCENT
THERNHOLME CRESCENT
MARTHA LINK
STREET
RUSSET WAY
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TOORADIN CRESCENT
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WHITTLESEA PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C280wsea



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HO - Heritage Overlay

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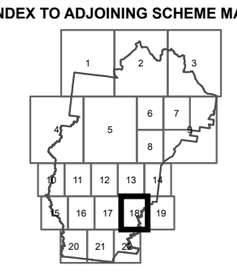
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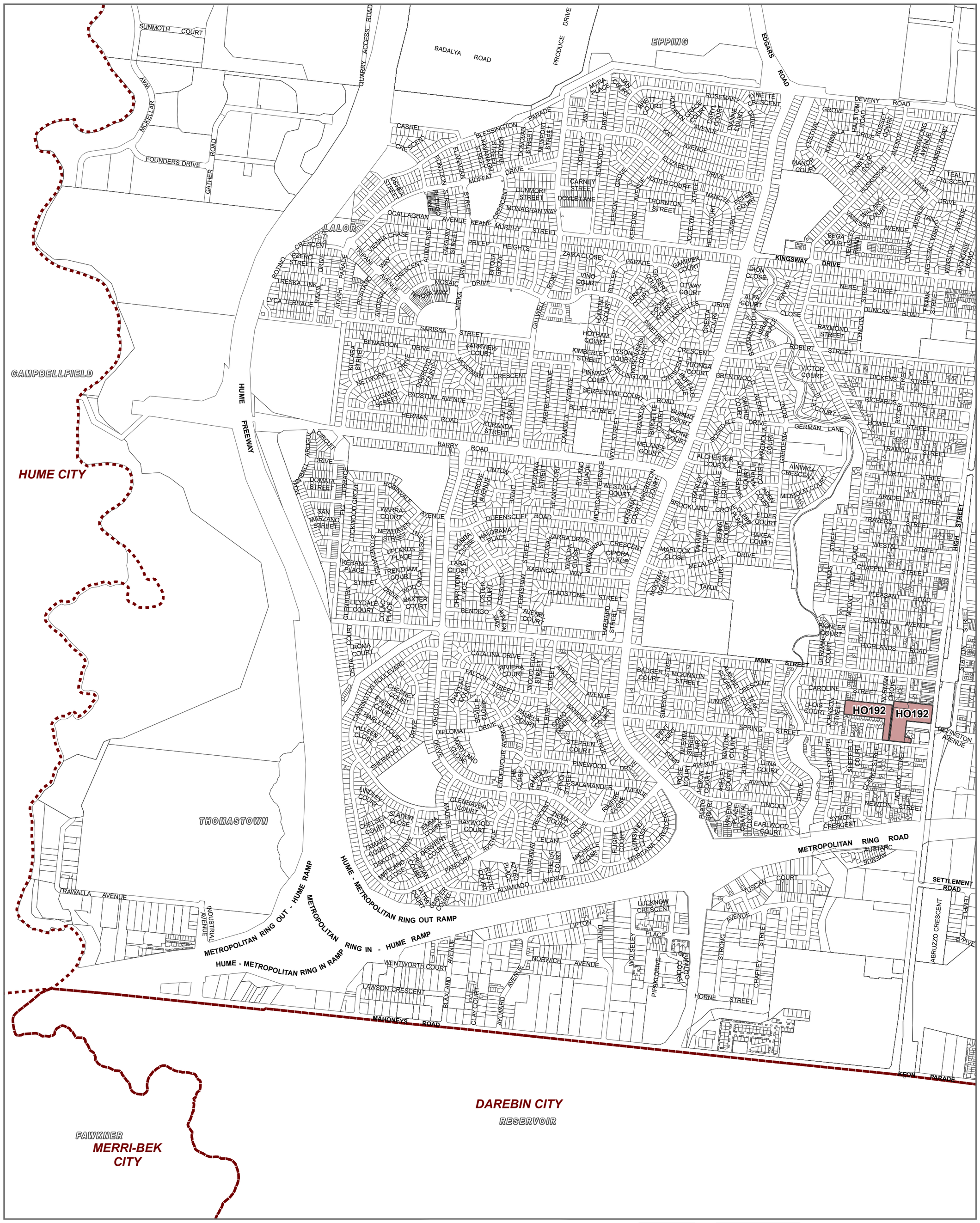


HERITAGE OVERLAY

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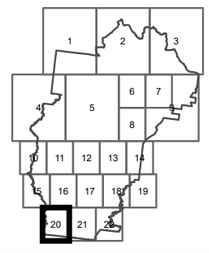
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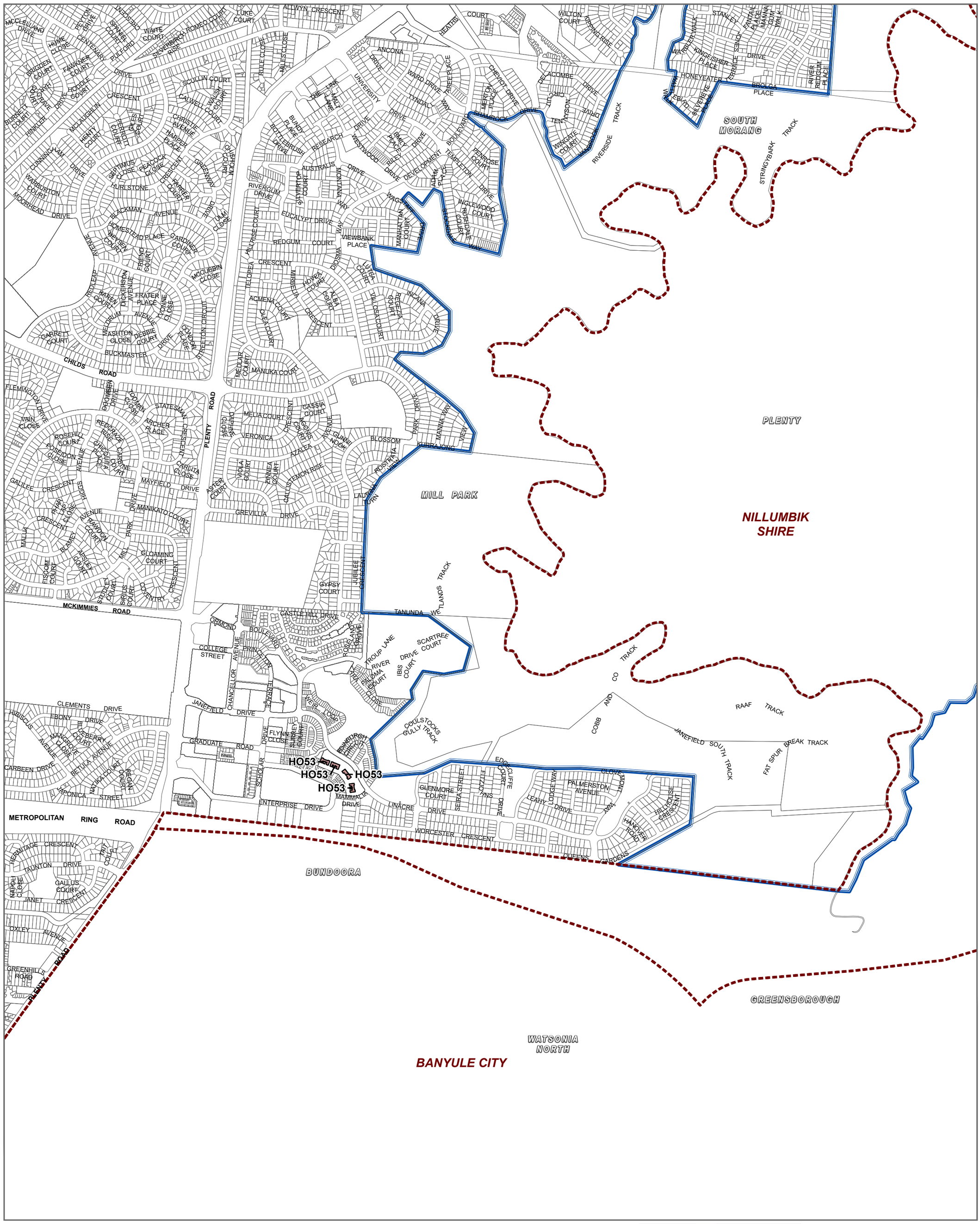


HERITAGE OVERLAY

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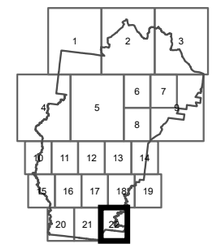
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HERITAGE OVERLAY

MAP No 22HO

Black Braes, 33 Farmstead Way, Mernda Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	Black Braes, 33 Farmstead Way, Mernda	**PS ref no:**	HO14



What is significant?

The former Black Braes, at 33 Farmstead Way, Mernda is significant. The domed brick tank contributes to the significance of the place.

How is it significant?

The former Black Braes is of local historical, rarity and aesthetic significance to the City of Whittlesea.

Why is it significant?

The former Black Braes is historically significant for its association with the small farming settlements established from the earliest days of settlement in the Plenty Valley north of Melbourne, among the first of the Port Phillip districts to be settled. The land in this area, being close both to Melbourne and the Sydney Road, was some of the first outside Melbourne to be closely subdivided and sold, and by the 1850s had become a major food-producing area and was used for farming, particularly for dairying, up to the late twentieth century. Black Braes is one of the oldest remaining homesteads in the area and demonstrates the way of life in these farming communities during the nineteenth century and much of the twentieth century. (Criterion A)

The former Black Braes is significant as a rare survivor of the former township of Separation, a speculative development that flourished and failed over a twenty-year period from 1862. (Criterion B)

The former Black Braes is of aesthetic significance as an early farmhouse with distinctive form and detailing including the steeply pitched hip roofs, brick chimneys, composite construction of brick and weatherboard and multi-pane windows. Situated on a prominent hilltop it is an historic landmark within the local area. (Criterion E)

Primary source

Whittlesea HO Places Review, Volume 1 and Volume 2 (David Helms Heritage Planning, April 2025)

This document is an incorporated document in the Whittlesea Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

Breadalbane, 170-172 Fifth Avenue, Eden Park Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	Breadalbane, 170-172 Fifth Avenue, Eden Park	**PS ref no:**	HO5





What is significant?

Breadalbane, the homestead built c.1860, at 170-172 Fifth Avenue, Eden Park is significant. The mature Pines (*Pinus radiata*) also contribute to the significance of the place.

Alterations and additions to the homestead and other buildings on the property are not significant.

How is it significant?

Breadalbane is of local historical, representative, and aesthetic significance to the City of Whittlesea.

Why is it significant?

Breadalbane is of historic significance as a c.1860s homestead. It is associated with the early farming settlement and development of the Eden Park and Whittlesea districts after the first land sales of the 1850s. (Criterion A)

Breadalbane is significant as a representative example of a nineteenth century rural homestead with characteristic layout, form, and detailing including a steeply pitched hip roof and a deep, concave return verandah with no decoration, and early materials and details including timber shingles (under the corrugated iron), the six-over-six pane windows and hand-made bricks. It is notable for the clearly expressed service wing, with rooms that originally were accessed only by the external verandah along the south side that connected with the central hallway of the main residence. The use of dark header bricks is an early example of bi-chromatic brick patterning and is one of the few known examples of spaced, banded decorative headers in Victoria. (Criterion D)

Breadalbane is of aesthetic significance as a fine example of an archetypal Victorian brick homestead with a prominent hipped roof with several chimneys, deep sheltering low-slung verandah that returns on all sides. The aesthetic qualities are enhanced by the multi-pane windows, front door with arched fanlight, the patterning to the principal elevations created by regularly spaced dark header bricks, and the related setting created by the mature pines. (Criterion E)

Primary source

Whittlesea HO Places Review, Volume 1 and Volume 2 (David Helms Heritage Planning, April 2025)

This document is an incorporated document in the Whittlesea Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

Bridge Inn, 1425 Plenty Road, Mernda Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	Bridge Inn, 1425 Plenty Road, Mernda	**PS ref no:**	HO67





What is significant?

The Bridge Inn, designed by William Pitt and constructed in 1891, at 1425 Plenty Road, Mernda is significant.

Alterations and additions including the c.2010 extension and other buildings on the site are not significant.

How is it significant?

The Bridge Inn is of local historical, aesthetic, and social significance to the City of Whittlesea.

Why is it significant?

The Bridge Inn is historically significant as the longest running hotel in the City of Whittlesea. The first Bridge Inn was the first public building in the Morang (Mernda) district and gave its name to the road where it is now situated. The relocation to the present site by 1868 reflected the growing importance of Plenty Road as a main transport corridor and the early development of the Morang township along the road on either side of Bridge Inn Road in the 1860s and 1870s. The rebuilding of the hotel in 1891 was associated with the development that followed the opening of the Whittlesea Railway in 1889. Moses Thomas, who played an important role in the early development of Morang, was the owner of the hotel from 1851 to 1878. (Criterion A)

The Bridge Inn is of aesthetic significance as an imposing late Victorian hotel in the Free Classical style with distinctive detailing including cement ornamentation to the windows and parapet, and a two-level cast iron verandah. Situated on a prominent corner site it is an historic landmark in Mernda. (Criteria E)

The Bridge Inn is of social significance as a hotel that has served the local communities for over 130 years. It has for generations been known, used, and valued by the local community, and to visitors to Mernda, as a place to stay, eat, drink, meet and socialise. (Criterion G)

Primary source

Whittlesea HO Places Review, Volume 1 and Volume 2 (David Helms Heritage Planning, April 2025)

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Burnside Dairy (Former), 2033-35 Donnybrook Road, Yan Yean Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	Burnside Dairy (Former), 2033-35 Donnybrook Road, Yan Yean	**PS ref no:**	HO45





What is significant?

The former Burnside Dairy at 2033-35 Donnybrook Road is significant. The following buildings and features contribute to the significance of the place:

- The dairy designed by D. Rutledge and built in 1937-38 by S.E. Greenwood.
- The former staff residence to the west of the dairy.
- The brick silo and remains of other silos to the north of the staff residence.
- The brick building with a gabled roof and the corrugated iron clad sheds to immediate north and west of the silo.

Buildings and additions to buildings built after 1946 when the property passed from ownership by the Kerr family are not significant. This includes galvanised iron shed furthest north of the staff residence and the two sheds to the north of the 1938 dairy.

How is it significant?

The former Burnside Dairy is of local historical and representativeness significance to the City of Whittlesea.

Why is it significant?

The former Burnside Dairy is historically significant for its associations with the development of the dairying industry in the interwar period, as an example of a large commercial dairy farm, which processed milk from its own herd as well as other farms within the district. It demonstrates how improvements to transport, and refrigeration enabled farms in the Yan Yean district to begin supplying fresh milk to Melbourne by the early twentieth century. It is important for its associations with Richard Kerr, who made an important contribution to the development of the dairying industry during the interwar period by demonstrating how improved farming methods including selective breeding, pasture improvement and fodder storage and conservation could result in increased yields. His dairy supplied milk to major hospitals in Melbourne for more than a decade and because of this was declared a protected establishment during World War II. (Criterion A)

The former Burnside Dairy is significant as a representative example of an interwar commercial dairy farm. It is of note for the dairy, which is a rare surviving example of the model 'modern' dairies built in 1930s in response to new regulations that required higher standards of cleanliness and led to the replacement of small, primitive dairies that had been a feature of small farms since the nineteenth century. The substantial construction in brick with a hipped tile roof and large metal ventilators is characteristic of 'modern' dairy buildings of the period and was described as one of the best in Australia upon its opening. Also of note is the surviving brick silo and remains of other silos, which demonstrate the improved farming methods employed by Mr Kerr to increase the carrying capacity and output of the farm. The other buildings including the staff residence contribute to an understanding of the use and development of the property as a large dairy farm employing up to 30 staff during the interwar period. (Criterion D)

Primary source

Whittlesea HO Places Review, Volume 1 and Volume 2 (David Helms Heritage Planning, April 2025)

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Camoola (Spring Vale), 2025 Merriang Road, Beveridge Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	Camoola (Spring Vale), 2025 Merriang Road, Beveridge	**PS ref no:**	HO2





What is significant?

Camoola (former Spring Vale) at 2025 Merriang Road, Beveridge is significant. The following buildings and features contribute to the significance of the place:

- The homestead to the extent of the bluestone and timber sections dating from prior to 1945. Later alterations and additions are not significant.
- The bluestone stables.
- The shearer's quarters.
- The shearing shed.
- The hay shed.
- The sharefarmer's cottage.
- The Pine (*Pinus radiata*) windrows.

Other buildings are not significant.

How is it significant?

Camoola is of local historical and representativeness significance to the City of Whittlesea.

Why is it significant?

Camoola is of historic significance as an early landholding and pastoral property, which is associated with the early farming settlement and development of the Beveridge district after the first land sales in the 1850s. The bluestone homestead and stables demonstrate the early development of the property by the Gorman family, when it was known as Spring Vale, while the later buildings including the shearing shed, shearer's quarters, hay shed, and sharefarmer's cottage are associated with the development of the property for sheep grazing in the twentieth century. (Criterion A)

Camoola is significant as a representative example of a homestead complex associated with a large pastoral estate, developed over a period of almost 100 years. The collection of buildings comprising an early bluestone homestead and stables, with associated corrugated iron outbuildings situated either side of a creek and surrounded by windrows of trees, which provided shelter and protection is highly characteristic of homestead complexes developed from the late nineteenth to early twentieth centuries. (Criterion D)

Primary source

Whittlesea HO Places Review, Volume 1 and Volume 2 (David Helms Heritage Planning, April 2025)

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Catholic Denominational School No.238 (Former), 15 Coulstock Street, Epping Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	Catholic Denominational School No.238 (Former), 15 Coulstock Street, Epping	**PS ref no:**	HO99





What is significant?

The Catholic Denominational School No.238 (Former), built in 1871, at 15 Coulstock Street, Epping is significant.

Alterations and additions and other buildings on the site are not significant.

How is it significant?

The Catholic Denominational School No.238 (Former) at 15 Coulstock Street, Epping is of local historical and rarity significance to the City of Whittlesea.

Why is it significant?

The Catholic Denominational School No.238 (Former) is of historical significance as a rural school built in response to the *Common Schools Act* 1862, which was first school established in Epping and is now one of the oldest surviving school buildings in the municipality. The establishment of the school by the Catholic Church reflected the high numbers of Irish settlers in Epping district in the 1850s and 1860s and demonstrates the important role played by churches in the provision of education prior to the passing of the *Education Act* in 1872. (Criterion A)

The Catholic Denominational School No.238 (Former) is significant as a rare example of a pre-1872 school in the City of Whittlesea. The rectangular plan, gabled roof, and regularly spaced windows along one elevation is characteristic of the standard designs adopted by the Common Schools Board in the decade prior to the *Education Act*. It is distinguished from the post-*Education Act* schools by the lower wall height and lower roof pitch. (Criterion B)

Primary source

Whittlesea HO Places Review, Volume 1 and Volume 2 (David Helms Heritage Planning, April 2025)

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Christ Church, 5 Wallan Road, Whittlesea Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	Christ Church, 5 Wallan Road, Whittlesea	**PS ref no:**	HO36







What is significant?

Christ Church at 5 Wallan Road, Whittlesea is significant. The following buildings and features contribute to the significance of the place:

- The church, designed by Thomas Turner and built in 1864-65.
- The church bell and its metal support frame.
- The parsonage, designed by Leonard Terry c.1867 and extended c.1889.
- The church hall built c.1955 to 1966.
- Mature Cypress (*Cupressus sp*.) trees.

How is it significant?

Christ Church at Whittlesea is of local historical, rarity, representativeness, aesthetic, and social significance to the City of Whittlesea.

Why is it significant?

Christ Church is of historic significance as the oldest Anglican church in the City of Whittlesea. As the centre of the Parish of Whittlesea, which was declared in 1856, it has played an important role in the establishment and

development of the Anglican Church in the northern Plenty Valley for over 150 years. The hall and Sunday School contributes to an understanding of the place as the parish centre and is remembered as a project associated with the celebration of the 90th anniversary and centenary of the church in 1956 and 1966. (Criterion A)

Christ Church is of historic significance as an early building within the town of Whittlesea that demonstrates its development into an important district centre serving the northern Plenty Valley in the mid to late nineteenth century. (Criterion A)

Christ Church parsonage is a rare surviving example of a nineteenth century church residence in the City of Whittlesea. All other early church residences have been demolished or replaced in the twentieth century. (Criterion B)

Christ Church parsonage is of representative significance as an example of a late 1860s brick villa. The simplicity and lack of decoration is characteristic of mid-Victorian houses and the concave profile verandah with simple timber posts and timber valance is a rare surviving example of its type. (Criterion D)

Christ Church is of aesthetic significance as a church in the Picturesque Gothic style with characteristic form and detailing including a steeply pitched gabled roof, buttressed walls, and lancet windows with leadlight glass. It is notable for the treatment of the front elevation, which incorporates half octagonal buttresses that rise through the building to become full columns for the former bell tower and are capped by pinnacles. The buttresses frame the series of pointed arch openings for the entry door, window above and the belfry. The openings to the door and window have label moulds and the belfry arch is crowned by a pinnacle. The picturesque qualities are further enhanced by the distinctive pointed buttresses to the side elevations and the smaller pinnacle details to the chancel and vestry. Situated on a prominent site at the southern approach to Whittlesea the church and parsonage are historic landmarks within the town and their setting is enhanced by the mature trees, which enclose the site and frame and provide a backdrop to the views of the buildings. (Criterion E)

Christ Church is of social significance as a place of worship that has served the local community for over 150 years. (Criterion G)

Primary source

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Clydebank, 31-35 Johnsons Road, Mernda Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	Clydebank, 31-35 Johnsons Road, Mernda	**PS ref no:**	HO71





What is significant?

Clydebank, the house constructed c.1890, at 31-35 Johnsons Road, Mernda is significant. The two mature Canary Island palms (*Phoenix canariensis*) to the east of the house contribute to the significance of the place.

The rear flat-roofed addition and other buildings and trees on the site are not significant.

How is it significant?

Clydebank is of local historical and aesthetic significance to the City of Whittlesea.

Why is it significant?

Clydebank is historically significant as a house associated with the development of the Mernda district following the opening of the Whittlesea railway in 1889. It is representative of the small farm holdings established in the district in the late nineteenth century. It has associations with the Johnstone family, who were among the early settlers in the district and whose family retained ownership until the mid-twentieth century. (Criterion A)

Clydebank is of aesthetic significance as a late Victorian homestead in a picturesque rural setting beside the Plenty River. The aesthetic qualities of the homestead are enhanced by the bi-chromatic brick detailing and the mature garden setting, which includes two mature Canary Island palms. (Criteria E)

Primary source

Whittlesea HO Places Review, Volume 1 and Volume 2 (David Helms Heritage Planning, April 2025)

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Cockerell's Cottage, 16 Farmstead Way, Mernda Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	Cockerell's Cottage, 16 Farmstead Way, Mernda	**PS ref no:**	HO64



What is significant?

Cockerell's Cottage constructed c.1860-1870, at 16 Farmstead Way, Mernda is significant. The mature English Elm (*Ulmus procera*), and Pomegranate (*Punica granatum*) to the east of the house contribute to the significance of the place.

The additions to the south and west (rear) of the cottage and other alterations made in the twentieth century are not significant.

How is it significant?

Cockerell's Cottage is of local historical, rarity and representativeness significance to the City of Whittlesea.

Why is it significant?

Cockerell's Cottage is historically significant as a rare survivor of the former township of Separation, a speculative development that flourished and failed over a twenty year period from 1852. It is one of the oldest surviving houses in the Mernda district and demonstrates the first phase of closer settlement following the land sales of the 1850s. (Criterion A)

Cockerell's Cottage is significant as a representative example of a simple mid-Victorian timber cottage with a characteristic steeply pitched single hip roof and external brick chimneys. It is notable for the original vernacular timber construction materials and methods demonstrated by the original roof framing and timber roof shingles, which is rare. (Criteria B and D)

Primary source

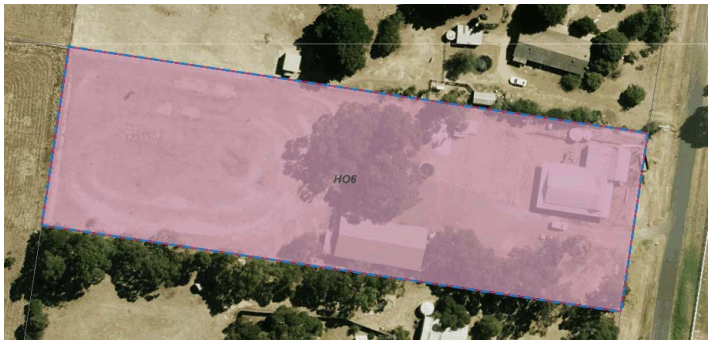
Whittlesea HO Places Review, Volume 1 and Volume 2 (David Helms Heritage Planning, April 2025)

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Cordell's Cottage, 215 Fourth Avenue, Eden Park Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	Cordell's Cottage, 215 Fourth Avenue, Eden Park	**PS ref no:**	HO6





What is significant?

Cordell's Cottage constructed c.1895, at 225 Fourth Avenue, Eden Park is significant.

The additions to the south and rear of the cottage, and the front windows and curved timber brackets and slatted timber screens to the verandah are not significant.

How is it significant?

Cordell's Cottage is of local historical and rarity significance to the City of Whittlesea.

Why is it significant?

Cordell's Cottage is of historical significance as one of two surviving houses associated with the Eden Park Estate, one of the speculative subdivisions that were encouraged by the opening of the railway to Whittlesea in 1889. It demonstrates the closer settlement that occurred in the Whittlesea district in the late nineteenth century and together with the other surviving cottage at 275 Eighth Avenue contributes to an understanding of the historic extent of the original Eden Park subdivision. (Criteria A and B)

Primary source

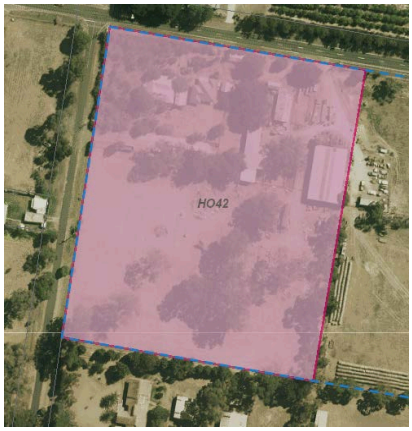
Whittlesea HO Places Review, Volume 1 and Volume 2 (David Helms Heritage Planning, April 2025)

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Craigie Lee (Hurrey Farm), 1785 Arthurs Creek Road, Yan Yean Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	Craigie Lee (Hurrey Farm), 1785 Arthurs Creek Road, Yan Yean	**PS ref no:**	HO42





What is significant?

Craigie Lee, the former Hurrey Farm at 1785 Arthurs Creek Road, Yan Yean is significant. The contributory buildings and features are:

- The bluestone homestead and the detached timber kitchen or service rooms immediately behind.
- The former dairy and adjacent corrugated iron clad building, possibly the milking shed.
- The rectangular gabled outbuilding (stables or barn) adjacent to the Arthur's Creek Road boundary.
- The two rendered brick domed cisterns or tanks.
- The mature Elms (*Ulmus sp.*) and River red gum (*E. camaldulensis*).

The other buildings on the site are not significant.

How is it significant?

Craigie Lee is of local historical, representativeness, rarity and associative significance to the City of Whittlesea.

Why is it significant?

Craigie Lee is of historical significance as evidence of the post-contact settlement and development of the Yan Yean district in the decades after the first land sales in the 1850s. It demonstrates the development of the area into a dairying district that played an important role in the supply of fresh milk and butter to Melbourne from the nineteenth to the mid-twentieth centuries. The homestead, built c.1855, is significant as one of the oldest buildings in the municipality and for its associations with George Sherwin. (Criterion A)

Craigie Lee is significant as a representative example of a family-run commercial dairy farm. The complex of buildings including homestead, dairy, milking shed, and barn are typical and demonstrate the use and development of the property as a working dairy farm by the Hurrey family from the late nineteenth century to the interwar period. The dairy, built in two stages is of note as it demonstrates improvements to farm buildings required by new regulations for dairying in the early twentieth century. (Criterion D)

The homestead at Craigie Lee is significant as a representative example of a c.1850s homestead with characteristic form and detailing. It is notable for its relatively high degree of integrity and intactness, which includes original tuckpointing to the stonework, six-over-six pane timber sash windows, chimneys with ceramic pots. The relatively large size and fully encircling verandah are also notable. (Criteria D)

The original detached timber kitchen block is of note as a rare surviving example. (Criterion B)

Craigie Lee is significant for its associations with the Hurrey family, which owned the property for over 100 years. Thomas Henry Hurrey, who owned the property from the early to mid-twentieth century gave a lifetime of service to the district, serving on the Whittlesea Shire Council for 50 years until his death in 1966, aged 88 years. A Justice of the Peace, he was twice Shire President and an active member of many other community groups. In 1962 he was awarded the MBE. (Criterion H)

Primary source

Whittlesea HO Places Review, Volume 1 and Volume 2 (David Helms Heritage Planning, April 2025)

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Donnybrook Mineral Springs (Former), 130 Springs Road, Donnybrook Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	Donnybrook Mineral Springs (Former), 130 Springs Road, Donnybrook	**PS ref no:**	HO94





What is significant?

The Donnybrook Mineral Springs at 130 Springs Road, Donnybrook are significant. The contributory features associated with the development of the place from c.1930 to c.1960 are:

- The artificial channel with rock and cement walls and the wooden timber bridge.
- The small brick building beside the channel and bridge with a gently sloping flat roof and Donnybrook Mineral Springs sign, flanked by semi-circular rock walls.
- The metal hand pump and concrete 'well' structure between the small concrete building and the channel.
- The c.1950s timber picnic shelters.
- The mature exotic and native trees.

Other features of the property, including all buildings and/or alterations carried out since 1970 are not significant.

How is it significant?

The Donnybrook Mineral Springs are of historical and aesthetic significance to the City of Whittlesea.

Why is it significant?

The Donnybrook Mineral Springs are historically significant because they were an important resource for early settlers in the area and later were a catalyst for the economic development of the town. For many years, the Springs attracted tourists to the township of Donnybrook and are seen as closely connected with the history and growth of the town. (Criterion A)

The Donnybrook Mineral Springs are aesthetically significant to the City of Whittlesea, because they are situated on the banks of the Merri Creek and the Springs, and the associated development are dotted with mature trees and form an attractive feature of the local landscape. (Criterion E)

Primary source

Whittlesea HO Places Review, Volume 1 and Volume 2 (David Helms Heritage Planning, April 2025)

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Downie House, 22 Wallan Road, Whittlesea Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	Downie House, 22 Wallan Road, Whittlesea	**PS ref no:**	HO84





What is significant?

Downie House constructed c.1891, at 22 Wallan Road, Whittlesea is significant.

The front verandah, other alterations and additions, and other buildings on the site are not significant.

How is it significant?

Downie House at 22 Wallan Road, Whittlesea is of local historical and rarity significance to the City of Whittlesea.

Why is it significant?

Downie House is historically significant as one of the oldest houses in Whittlesea and one of the few surviving nineteenth century houses in the town. It is associated with the Pint Pot Estate, a speculative subdivision, which was encouraged by the opening of the railway to Whittlesea in 1889 and contributed to the growth of the town in the late nineteenth century. (Criteria A & B)

Primary source

Whittlesea HO Places Review, Volume 1 and Volume 2 (David Helms Heritage Planning, April 2025)

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Epping State School No.1477 and residence (Former), 805 High Street, Epping Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	Epping State School No.1477 and residence (Former), 805 High Street, Epping	**PS ref no:**	HO9





What is significant?

The Epping State School No.1477, designed by the Education Department and built in 1874, and former school residence, built in 1877, now part of the Epping Primary School campus at 805 High Street, Epping are significant.

Alterations and additions and other buildings on the site are not significant.

How is it significant?

The Epping State School No.1477 and school residence at 805 High Street, Epping are of local historical, rarity and social significance to the City of Whittlesea.

Why is it significant?

The Epping State School No.1477 is of historical significance as a rural school built in response to the *Education Act* 1872, which established a free, compulsory, and secular education system in Victoria. It is associated with a major expansion of the Victorian state school system during the late nineteenth century. It is also significant for its associations with the development of Epping during the nineteenth century, which resulted in the need for a second school in the district. The former school residence is historically significant as evidence of the Education Department policy of providing residences for teachers in rural districts. (Criterion A)

The Epping State School No.1477 and residence is significant as a rare example of a nineteenth century rural one-room bluestone school with detached bluestone residence. Most examples of this school type were built of timber with attached residences and Epping is notable for less common aspects such as the bluestone construction (which was more economical than timber or brick due to the readily available local supply), and the detached residence. (Criterion B)

The former Epping State School No.1477 is of social significance as a building that has been used by the local community for almost 150 years. (Criterion G)

Primary source

Whittlesea HO Places Review, Volume 1 and Volume 2 (David Helms Heritage Planning, April 2025)

This document is an incorporated document in the Whittlesea Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

Farm Vigano, 10 Bushman's Way, South Morang Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	Farm Vigano, 10 Bushman's Way, South Morang	**PS ref no:**	HO77





What is significant?

The Farm Vigano, established and developed by the Vigano family from 1934 to 1966, at 10 Bushman's Way, South Morang is significant. The house, as constructed in stages from c.1935 to c.1966 is significant. The following buildings and features also contribute to the significance of the place:

- The stone walls lining the entrance driveway.
- The landscape setting, which contain mature exotic trees including Cypresses (*Cupressus macrocarpa*) and Pines (*Pinus sp*.) along the entrance driveway and in the gardens, two Canary Island palms (*Phoenix canariensis*) framing the main path leading from the house to the orchard, the row of Bhutan cypresses (*Cupressus torulosa*) beside the tennis court, and the Hoop pine (*Araucaria cunninghamii*) at the end of the main path leading to the orchard.
- The former caretaker's cottage.

Alterations and additions to the house dating from after 1966 including the terrace, stairs, retaining walls and pergola at the north end, along the west side and all other buildings and structures are not significant.

How is it significant?

The Farm Vigano is of local historical, associative and aesthetic significance to the City of Whittlesea.

Why is it significant?

The Farm Vigano is historically significant for its associations with the Vigano family and demonstrates the impact of migration upon Melbourne's culture during the twentieth century. Mario and Maria Vigano were among a small number of Italian emigrants who pioneered the introduction of Italian culture in Victoria through their restaurant, Mario's, which they ran for over 30 years from 1932 to 1966. Their legacy was continued by their children and grandchildren, and the family made a remarkable contribution to dining, hospitality, culture, and the arts in Melbourne in the second half of the twentieth century. The Farm functioned as an extension of Mario's restaurant, and besides supplying it with produce, became a focus of family life and a salon for progressive and influential people in Melbourne society. The size and detailing of the house demonstrate the success of the family and provides an understanding of their approach to hospitality. As Mario's Restaurant has been demolished, the Farm Vigano is now the last tangible physical connection with Mario and Maria Vigano. (Criteria A & H)

The Farm Vigano is of aesthetic significance as a large house of distinctive and individual design within a picturesque landscape setting overlooking the Plenty River. Notable features that contribute to the aesthetic qualities of the place include the low stone walls along the driveway (like mountain roads in Italy), the mature exotic trees, the paired French doors with ornate wrought iron balustrades and the boarded Italian chalet style gable ends. These details and setting of the house overlooking terraced gardens, evoke a European character with Italian cultural references that demonstrates the connection with the Vigano family. (Criterion E)

Primary source

Whittlesea HO Places Review, Volume 1 and Volume 2 (David Helms Heritage Planning, April 2025)

This document is an incorporated document in the Whittlesea Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

Goadby Lodge and Sea View Park, 105W Hunters Road, South Morang Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	Goadby Lodge and Sea View Park, 105W Hunters Road, South Morang	**PS ref no:**	HO191 (Formerly HO124, HO188)





What is significant?

The sites of Goadby Lodge and Sea View Park, established by the Popple family in the nineteenth century, at 105W Hunters Road, South Morang are significant. The following buildings and features contribute to the significance of the place.

- The small stone c.1850s outbuilding at the northeast of the property facing Hunters Road, and the associated stone foundations and ruins of the original Goadby Lodge homestead.
- The stone ruins of the Sea View Park cottage and two mature Bhutan cypresses (*Cupressus torulosa*) situated in the southeast corner of the property.

How is it significant?

The sites of Goadby Lodge and Sea View Park are of local historical, rarity and representativeness significance to the City of Whittlesea.

Why is it significant?

The sites of Goadby Lodge and Sea View Park are of historical significance for their associations with the first phase of farming settlement in the South Morang area after the Crown land sales of the early 1850s. This association is demonstrated by the small stone outbuilding, which appears to date from c.1850s, and the ruins of the Goadby Lodge and Sea View Park homesteads. The pair of Bhutan cypresses also contribute to an understanding of the development of the Sea View Park homestead and its occupation into the twentieth century. (Criterion A)

The small stone outbuilding associated with the Goadby Lodge homestead is significant as a rare example of a c.1850s farm building with characteristic form, materials, and detailing. The vernacular construction comprising

random rubble stone walls, and other details such as the roof framing of rough bush poles and timber shingles under the later corrugated iron is characteristic of c.1850s farm buildings. (Criteria B and D)

Primary source

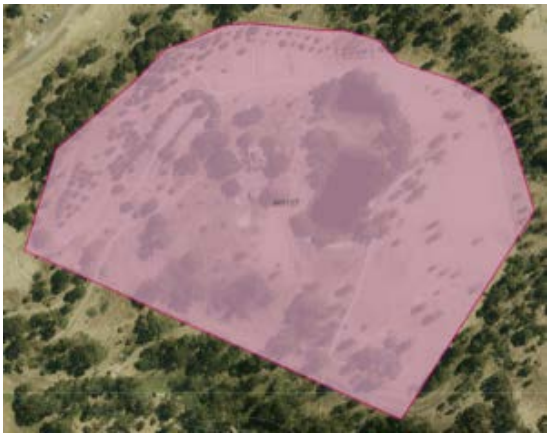
Whittlesea HO Places Review, Volume 1 and Volume 2 (David Helms Heritage Planning, April 2025)

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Hawkstowe, 994-1044 Plenty Road, South Morang Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	Hawkstowe, 994-1044 Plenty Road, South Morang	**PS ref no:**	HO127





What is significant?

Hawkstowe at 994-1044 Plenty Road, South Morang is significant. The following buildings and features contribute to the significance of the place:

- The homestead, timber cottage, former barn, former stables to the extent of the nineteenth century fabric.
- The mature Elms (*Ulmus sp.*), Cypress (*Cupressus sp.*) and River red gums (*E. camaldulensis*) surrounding the homestead complex.

Alterations and additions to the contributory buildings and other buildings on the site are not significant.

How is it significant?

Hawkstowe is of local historical, representativeness, rarity, and aesthetic significance to the City of Whittlesea.

Why is it significant?

Hawkstowe is historically significant for its associations with the first phase of farming settlement in the South Morang area after the Crown land sales of the early 1850s. It demonstrates the importance of South Morang as a farming district supplying produce to Melbourne from the mid-nineteenth century onwards. This association is demonstrated by the homestead, which was built in stages from c.1850s to c.1870, and the associated barn and stables. (Criterion A)

Hawkstowe is significant as a representative example of a nineteenth century farm complex, comprising a homestead, barn, and stables, all built of local stone and arranged around a central courtyard. The homestead is notable for uncommon details such as the paired French doors to the main elevation, while the basement room to the barn is an unusual feature. (Criterion D)

The timber cottage is a rare example of an early prefabricated, portable building. (Criterion B)

Hawkstowe is of aesthetic significance as a complex of nineteenth century stone buildings in a picturesque landscape setting containing a mix of exotic and indigenous trees overlooking the Plenty River valley. (Criterion E)

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Hazelmere, 32-36 Hayes Road, Mernda Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	Hazelmere, 32-36 Hayes Road, Mernda	**PS ref no:**	HO15





What is significant?

Hazelmere at 32-36 Hayes Road, Mernda is significant. The contributory features are the house, two brick outbuildings and covered tank, all built c.1889.

Alterations and additions to the house and outbuildings, the pool and buildings dating from after 1945 are not significant.

How is it significant?

Hazelmere is of local historical, representativeness, and aesthetic significance to the City of Whittlesea.

Why is it significant?

Hazelmere is historically significant as a house associated with the development of the Mernda district following the opening of the Whittlesea railway in 1889 and demonstrates how this encouraged the building of more substantial houses for prominent residents. It has associations with the Horner family who played an important role in the development of the Mernda district. John Horner helped establish the Mernda Mechanics' Institute and remained President from its formation in 1888 until his death in 1920. He and his wife Anna, and his daughter Alice were also staunch supporters of the Mernda Methodist Church and Sunday School. (Criterion A)

Hazelmere is of representative significance as an intact nineteenth century homestead complex, with original gabled outbuildings, built in complementary materials, and a covered tank. (Criterion D)

Hazelmere is of aesthetic significance as a late Victorian bi-chromatic brick homestead and outbuildings. The house is notable for the finely detailed brickwork, which features expressive cream brick quoining to wall corners and around doors and windows (which also have banded lintels), and diaperwork to the eaves between the paired brackets and below the windows. The intricate detailing extends to three of the four brick chimneys, which have repeating diaperwork and banded patterns, a stringcourse, and bracketed rendered cornices. The house is complemented by bi-chromatic brick outbuildings, which form a distinctive and related complex. (Criterion E)

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House (Vibon), 16 Gratwick Street, Lalor Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	House (Vibon), 16 Gratwick Street, Lalor	**PS ref no:**	HO184





What is significant?

Vibon, the house constructed in 1948-49 for the Peter Lalor Home Building Co-operative, at 16 Gratwick Street, Lalor is significant. The wrought iron and metal details including the porch screen, house name and number, and front gate contribute to the significance of the place.

Alterations and additions and other buildings on the site are not significant.

How is it significant?

Vibon at 16 Gratwick Street, Lalor is of local historical, associative, representativeness, and aesthetic significance to the City of Whittlesea.

Why is it significant?

Vibon is of historic significance as one of the earliest houses in the estate developed and built by the Peter Lalor Home Building Co-operative Society, which was established in 1947. The Co-operative financed and developed most of the homes in the estate, enabling control over the timing and character of the development, in conjunction with Saxil Tuxen, one of Victoria's leading town planner and surveyors, and architect Stanley Frew. Gratwick Street is especially notable as the first and only street fully developed by the Co-operative. The house demonstrates the approaches made to address post-war housing shortages in Melbourne, and the emergence and growth of the suburb of Lalor in the immediate post-war era. (Criteria A & H)

Vibon is of architectural significance as a representative example of a house of the immediate post-war period in the City of Whittlesea. It is typical of the practical and cost-effective standard house designs prepared by architect Stanley Frew for the Co-operative to provide options for residents and to reduce the repetition of housing forms within the Estate. Although austere in appearance, the houses show the lingering influence of the Moderne style and illustrate the transition between the inter-war and post-war housing design. Vibon is the best surviving example of standard type 'A'. Moderne influences are evident in the flat and curved roof form of the porch, the large corner window and the horizontal glazing bars to this and the other windows. (Criterion D)

Vibon is of aesthetic significance as a bungalow with Moderne influences, which is notable for the distinctive use of decorative wrought iron detailing to the porch, the screen door which features a peacock, a motif typical of the 1950s, the front gate, and the house name and number. (Criterion E)

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House and front fence (former McAuliffe House), 44 Tramoo Street, Lalor Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	House and front fence (former McAuliffe House), 44 Tramoo Street, Lalor	**PS ref no:**	HO87





What is significant?

The house (former McAuliffe House) constructed c.1960, at 44 Tramoo Street, Lalor is significant. The front fence also contributes to the significance of the place.

Alterations and the detached garage are not significant.

How is it significant?

The house and front fence (former McAuliffe House) at 44 Tramoo Street, Lalor is of local aesthetic significance to the City of Whittlesea.

Why is it significant?

The house is of aesthetic significance as a fine and intact post-war house in the Waterfall style. It is notable for its bold and complex massing, and the use of curved profile walls and windows on almost every corner of the principal facades, which is highly characteristic of the Waterfall style. Other distinctive details include the porch and French doors opening to the patio, which has integrated stairs and planter boxes, and the brick front fence with wrought iron balustrade. (Criteria E)

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Ivy Bank (Schultz Farm), 45 Bridge Inn Road, Wollert Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	Ivy Bank (Schultz Farm), 45 Bridge Inn Road, Wollert	**PS ref no:**	HO39





What is significant?

Ivy Bank, the former Schultz farm complex at 45 Bridge Inn Road, Wollert is significant. The following buildings and features contribute to the significance of the place:

- The bluestone and weatherboard farmhouse complex, including the interior of the c.1886 addition.
- The dry stone walled former milking shed, including the internal paving and adjoining mud and lathe (half-timbered) barn.
- The bluestone former barn/implement shed.
- The remains of the bluestone former piggery.
- The two bluestone wells.
- The windrow of Pine and Cypresses to the south of the complex.

Alterations and additions and buildings dating from after 1940 are not significant.

How is it significant?

Ivy Bank is of local historical, representativeness and rarity significance to the City of Whittlesea.

Why is it significant?

Ivy Bank is of historical significance as evidence of the post-contact settlement and development of the Wollert district in the decades after the first land sales in the 1850s. It demonstrates the development of the area into a dairying district that played an important role in the supply of fresh milk and butter to Melbourne from the nineteenth to the mid-twentieth centuries. Originally established as a dairy farm in 1853 by German immigrant Johann Schultz, the property is one of the earliest surviving farms in the City of Whittlesea. It is also of historical significance for its association with German settlement in the Plenty region. Germans made an important contribution to the development of the area, settling at Westgarthtown (present day Lalor) from 1851 before moving to Epping and Wollert. (Criterion A)

Ivy Bank is of representative significance as a small dairy farm complex comprising a collection of vernacular farm buildings including a house, barn, implement shed and milking shed. Constructed in various stages, the buildings demonstrate the evolution of a Victorian farm complex from the mid 1850s to the late nineteenth century and demonstrate how the naturally occurring local stone in the Wollert district was put to ready use as a building material. The development of the farm is illustrated by the house, which comprises four distinct stages of construction. Internally, this is demonstrated by the partially retained stairs within the c.1886 addition that were the original front stairs to the c.1860s section. (Criterion D)

The half-timbered barn is notable as possibly the earliest surviving structure on the site and as a rare example of mud and lathe construction, which demonstrates the transfer of the medieval German construction techniques to Victoria. The adjacent milking shed is also notable as a rare example of the use of dry stone wall construction in a farm building and for the original internal paving. (Criterion B)

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Janefield Presbyterian Church (Former), 281-285 Plenty Road, Mill Park Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	Janefield Presbyterian Church (Former), 281-285 Plenty Road, Mill Park	**PS ref no:**	HO52



What is significant?

The former Janefield Presbyterian Church, now St Petka Macedonian Orthodox Church, designed by Patrick Scanlan and built in 1861-65 by Moses Thomas at 281-285 Plenty Road, Mill Park is significant.

Alterations and additions and other buildings on the site are not significant.

How is it significant?

The former Janefield Presbyterian Church is of local historical, representativeness, aesthetic, and social significance to the City of Whittlesea.

Why is it significant?

The former Janefield Presbyterian Church is historically significant as one of three Presbyterian churches established within the Plenty Valley in the 1860s. Together with the churches at Mernda (1860) and Whittlesea (1863) it demonstrates the high numbers of Scottish settlers in the area. The conversion to the St Petka Macedonian Orthodox Church by 2000 is associated with the post-war migration to the City of Whittlesea. (Criterion A)

The former Janefield Presbyterian Church is of architectural significance for the unusual treatment of the pointed arch windows to the sides of the nave, porch, and vestry. All have rendered quoins and label moulds and are multi-paned. Those to the sides of the nave are wide and divided centrally and arched and segmented at the top to produce simple tracery, while those to the sides of the porch and vestry have unusual squat proportions. Only at the front of the nave do the windows have a more typical slender lancet form. (Criterion D)

The former Janefield Presbyterian Church is of aesthetic significance as a bluestone church in the Gothic Revival style with characteristic form and detailing including the steeply pitched slate roof, two stage buttresses, pointed arch windows and door, and low entrance porch and gabled vestry. The distinctive appearance of the building is enhanced by the fine and unusual detailing to the pointed arch windows, which stand in contrast to the

random rubble wall construction. Prominently sited on main road it is an historic landmark within Mill Park (Criterion E)

The former Janefield Presbyterian Church, now St Petka Macedonian Orthodox Church is of social significance as a place of worship that has served the local community for over 160 years. (Criterion G)

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Janefield Training Centre (Former), 30, 34, 40 & 44 Linacre Road and 2 Manchester Crescent, Bundoora Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	Janefield Training Centre (Former), 30, 34, 40 & 44 Linacre Road and 2 Manchester Crescent, Bundoora	**PS ref no:**	HO53 (Formerly HO53, HO56, HO57, HO58, HO59)



What is significant?

The former Janefield Training Centre at Bundoora comprising the following buildings designed by the Public Works Department under the direction of Percy Everett and built from 1939 to 1952 is significant:

- Former Ward F3, 30 Linacre Drive
- Former Ward F2, 34 Linacre Drive
- Former Administration, 40 Linacre Drive
- Former Ward F4, 44 Linacre Drive
- Former Special School (now Janefield Community Centre), 2 Manchester Crescent.

Alterations and additions and other buildings on the sites are not significant.

How is it significant?

The former Janefield Training Centre is of local historical, representativeness, and aesthetic significance to the City of Whittlesea.

Why is it significant?

The former Janefield Training Centre is historically significant as a facility established specifically for children with intellectual disabilities. It was one of the new institutions created by the State government following the passing of the *Mental Hygiene Act* in 1934 which led to a new approach with an emphasis on education and training of intellectually disabled children. This more progressive approach was reflected in the modern design and layout of the facility, which included a dedicated school building. (Criterion A)

The former Janefield Training Centre is representative of the institutional facilities designed by Public Works Department under Percy Everett during the late interwar period. Architecturally, these are characterised by

similar stylised architectural expression - a mix of restrained Moderne detailing overlaid with one of the interwar 'revival' styles – combined with fine brickwork detailing. The arrangement of conventional dormitory style wards in identical designs, in a group with the administration block, with the school in a separate location is also characteristic of the layout of these facilities. (Criterion D)

The Administration block and three wards are of aesthetic significance as late interwar buildings that shown the influence of the Moderne and Georgian Revival styles. The consistency of materiality (face brick, terracotta tile) form (symmetrical, hipped roof) and detailing (repetitive fenestration with multi-paned windows) is enlivened by distinctive details include the canted form of the projecting bays to the wards (a detail repeated in the expressed stairwells of the Administration block), decorative brickwork (quoining and corbelled eaves to the administration block, contrasting bands to the wards) and the a stylized rendered architrave surmounted by a rendered panel with an Art Deco motif to the main entrance of the Administration block. Situated in a curving row elevated above the road they form a prominent and distinctive grouping and are historic landmarks within the area. (Criteria E)

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Kooringal, 2025-2027 Donnybrook Road, Yan Yean Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	Kooringal, 2025-2027 Donnybrook Road, Yan Yean	**PS ref no:**	HO175





What is significant?

Kooringal at 2025-2027 Donnybrook Road, Yan Yean is significant. The following buildings and features contribute to the significance of the place:

- The homestead to the extent of the 1914 fabric, excluding later additions.
- The weatherboard stable block, excluding the later additions.
- The circular brick tank/cistern and the weatherboard gabled outbuilding beside the homestead.
- The surrounding gardens containing mature trees including Pines (*Pinus radiata*, and *Pinus sp.*) and English oaks (*Quercus robur*).

How is it significant?

Kooringal is of local historical, representativeness, and aesthetic significance to the City of Whittlesea.

Why is it significant?

Kooringal is of historic significance for its associations William Holman James who established and managed a successful shearing depot on this property from 1911-1922. It demonstrates the diversity of farming carried out in Yan Yean during the twentieth century. (Criterion A)

Kooringal is significant as a representative example of a Federation era rural homestead with associated outbuildings and a brick tank/cistern. The homestead is representative of the Federation bungalow style, with characteristic form and detailing including a dominant single hip roof with small gablets and a 'broken back' profile that extends to form a wide verandah supported by square timber posts with incised details and curved brackets. Other typical details include timber trusswork to the projecting gables, two box-bay windows containing casement window with highlights to the front elevation and tall brick chimneys with corbels. The timber stable has a typical double-height gabled form with original winching beams, loft door and brick paved flooring. (Criterion D)

Kooringal is of aesthetic significance as a picturesque Federation/Edwardian farm complex in a prominent hillside setting. The aesthetic qualities are enhanced by the perimeter plantings of Radiata pine and hawthorn hedging, fruit trees and English oaks set amongst groves of Eucalypts. (Criterion E)

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Le Page Farm (Former), 64 Gordons Road, South Morang Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	Le Page Farm (Former), 64 Gordons Road, South Morang	**PS ref no:**	HO26





What is significant?

The former Le Page farm complex at 64 Gordons Road, South Morang is significant. The following buildings and features contribute to the significance of the place:

- The c.1890 brick homestead and the adjacent stone cottage.
- The remains of a bluestone outbuilding on the west side of the entrance.
- The brick building with a gabled tile roof directly opposite the entrance.
- The section of dry stone wall along the Gordons Road frontage.

The two large sheds are not significant.

How is it significant?

The former Le Page farm complex is of local historical, rarity and aesthetic significance to the City of Whittlesea.

Why is it significant?

The former Le Page farm is of historic significance as a farm established c.1860s in the South Morang district. It demonstrates the first phase of the closer farming settlement of the Plenty Valley following the subdivision and sale of the large pastoral properties in the 1850s. Charles Le Page was active in community life being a member of the local municipal council and other organisations. The early development of the farm in the 1860s is demonstrated by the stone cottage and the ruins of the outbuilding, while the interwar outbuilding demonstrates the improvements made in the early twentieth century in response to new dairying regulations. (Criterion A)

The historic significance of the c1860s stone buildings is enhanced by their rarity value as some of the few buildings associated with the early settlement of the South Morang district. (Criterion B)

The homestead is of aesthetic significance as a Victorian symmetrical villa, with characteristic form and detailing. It is notable for the fine bi-chromatic brickwork and well-detailed rendered chimneys. Situated on a gentle rise facing east the homestead is complemented by a dry stone wall and stone and brick outbuildings, which form a distinctive complex that is an historic landmark within the local area. (Criterion E)

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Linton Park, 265 Hazel Glen Drive, Mernda Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	Linton Park, 265 Hazel Glen Drive, Mernda	**PS ref no:**	HO72





What is significant?

Linton Park, comprising the house constructed c.1895, at 265 Hazel Glen Drive, Mernda is significant.

Alterations and additions to the house including the infill of the east side verandah and the projecting multi-sided verandah/covered area, the two storey addition situated and the windows in the west wall and other buildings on the site are not significant.

How is it significant?

Linton Park at 265 Hazel Glen Drive, Mernda is of local historical significance to the City of Whittlesea.

Why is it significant?

Linton Park is historically significant as a house associated with the development of the Mernda (then known as South Yan Yean) district following the opening of the Whittlesea railway in 1889. It is representative of the small farm holdings established in the district in the late nineteenth century. (Criterion A)

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Maltzahn's Farmhouse, 127 Gardenia Road, Lalor Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	Maltzahn's Farmhouse, 127 Gardenia Road, Lalor	**PS ref no:**	HO49





What is significant?

Maltzahn's Farmhouse constructed c.1851-60, at 127 Gardenia Road, Lalor is significant.

The front verandah and alterations and additions are not significant.

How is it significant?

Maltzahn's Farmhouse is of local historical and associative significance to the City of Whittlesea.

Why is it significant?

Maltzahn's Farmhouse is of historical significance for its association with the State's promotion of German settlement. As one of five remaining farmhouses of the original Westgarthtown settlement, it is a significant reminder of the way of life of the early German settlers in Victoria. It is also significant as one of the oldest surviving houses in Whittlesea and is associated with the first post-contact phase of settlement after the initial land sales. (Criterion A)

As part of the Westgarthtown settlement, Maltzahn's farmhouse has an important association with William Westgarth, merchant, financier, politician, historian, and notable pioneer who was directly responsible for immigrant communities in Victoria. (Criterion H)

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Mayfield South Heritage Precinct, 1321, 1325 & 1345 Plenty Road, Mernda Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	Mayfield South Heritage Precinct, 1321, 1325 & 1345 Plenty Road, Mernda	**PS ref no:**	HO201



What is significant?

Mayfield South Heritage Precinct is significant. The following buildings and features contribute to the significance of the place:

- The former Britannia Inn, later The Poplars, built c.1862, at 1321 Plenty Road, Mernda. The rear skillion addition is not significant.
- The former Mernda State School No.488, built in two stages in 1858 and 1876 with alterations in 1919 at 1325 Plenty Road Mernda. Later alterations and additions including ton-original windows in the east elevation and the verandah along the west elevation connecting to the former residence are not significant.
- The former Mernda State School residence, built in two stages in 1877-78 and 1901 at 1325 Plenty Road, Mernda. Later alterations and additions including the linking structure are not significant.
- The mature trees at 1325 Plenty Road including Peppers (*Schinus molle*), Pines (*Pinus sp*.) and Sugar gums (*E. cladocalyx*).
- The Mayfield Presbyterian Church, built in 1860, and the former stables at 1345 Plenty Road, Mernda.

How is it significant?

Mayfield South Heritage Precinct is of local historical, representativeness, and aesthetic significance to the City of Whittlesea.

Why is it significant?

Mayfield South Heritage Precinct is of historic significance as evidence of the post-contact settlement of the Morang (now Mernda) district after the land sales of the 1840s. The former Britannia Inn, the former school and residence and the church are now among the oldest buildings in Mernda and demonstrate how the early development was concentrated along the Plenty Road, which was the main thoroughfare through the area. This group of buildings was at the centre of community life in the Morang/Mernda district until the opening of the

railway station in 1889 shifted the district centre further north to the intersection of Bridge Inn and Plenty roads. (Criterion A)

The former Britannia Inn is of historic significance as an example of a wayside inn established in the 1850s. It demonstrates the importance of the Epping Road as a route to the Castlemaine and Bendigo goldfields, as well as a stock route of northern pastoralists to the Melbourne markets. It is also significant for its associations with Walter Thomas who converted the building to a residence c.1878 known as The Poplars where he lived with his family until his death in 1932. (Criterion A)

The former Mernda State School is historically significant as the oldest school in the municipality and the only surviving example of a National and Common school. It demonstrates the transition of National and Common schools to State Schools following the passing of the *Education Act* in 1872. (Criterion A)

The Mayfield Presbyterian Church is historically significant as one of the oldest churches in the City of Whittlesea and as one of three Presbyterian churches established within the Plenty Valley in the 1860s. Together with the churches at Janefield (1861-65) and Whittlesea (1863) it demonstrates the high numbers of Scottish settlers in the area. (Criterion A)

The former Mernda State School is significant as a representative example of an evolved nineteenth century school complex comprising a timber school, and a detached bluestone residence set within mature trees. It is notable for retaining part of the 1858 Plenty National School built prior to the establishment of the Common Schools Board in 1862, while the additions made in 1876 and 1919 demonstrate how these early buildings were adapted and improved to meet new design standards. The residence is significant as a rare and early example of a detached type, and the 1901 additions are a rare example of a non-standard addition to provide extra accommodation. (Criterion D)

Mayfield South Heritage Precinct is of aesthetic significance as a distinctive group of nineteenth century buildings built of bluestone and timber, on generous allotments and surrounded by mature trees. The views of the buildings and their visual relationship including the space between contributes to the aesthetic values of the place, which stands in strong contrast to the surrounding suburban development. (Criterion E)

Mayfield Presbyterian Church is of aesthetic significance as a bluestone church with distinctive details including rendered quoins, smooth bluestone cills, axe-finished bluestone lintels, and ‘bullseye’ louvered vents. The rectangular multi-pane windows, which impart a Georgian character are an unusual feature based on Scottish precedents. It is an historic landmark within Mernda. (Criterion E)

Primary source

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Mayfield, Bridge Inn (1841), Thomas Mill & the Miller's Cottage, 1410 Plenty Road, 640 Bridge Inn Road & Plenty Gorge State Park, Mernda Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	Mayfield, Bridge Inn (1841), Thomas Mill & the Miller's Cottage, 1410 Plenty Road, 640 Bridge Inn Road & Plenty Gorge State Park, Mernda	**PS ref no:**	HO19, HO12





What is significant?

Mayfield Farm at 1410 Plenty Road, Mernda and the sites of the Bridge Inn (1841), the Thomas Flour Mill complex and the Miller's Cottage at 640 Bridge Inn Road & Plenty Gorge State Park, Mernda are significant. The following buildings and features to the extent of the nineteenth and early twentieth century (pre-1945) fabric contribute to the significance of the place:

Mayfield

- The homestead and adjacent brick laundry.
- The timber stables including the interior to the extent of the animal stalls, bluestone paving and loft.
- The milking shed, including the interior to the extent of the brick paving and original timber cow stalls/bales, and the dry stone wall.
- The dairy and the interior including the timber benches and stone/brick well.
- The brick tank/well and corrugated iron roof.

Bridge Inn (1841)

The archaeological remains of the Bridge Inn.

Thomas Mill and the Miller's Cottage

The archaeological remains of the mill and mill cottage, and above ground features including the weir, quarry and associated wall, water race, remnants of the mill wheel structure and remains of the bluestone lane (Berry Lane).

How is it significant?

Mayfield Farm and the sites of the Bridge Inn and Thomas Mill complex are of local historical, representativeness aesthetic, research and rarity significance to the City of Whittlesea.

Why is it significant?

Mayfield, the Bridge Inn, and the Thomas Mill are of historical significance as evidence of the post-contact settlement and development of the Mernda district from the time of the arrival of the first pastoralists and in the decades after the first land sales in the 1850s. Mayfield is one of the oldest farms in the Mernda district and demonstrates the development of the area into a dairying district that played an important role in the supply of fresh milk and butter to Melbourne from the nineteenth to the mid-twentieth centuries. Mayfield, the Bridge Inn, and the Thomas Mill have important associations with the Thomas family who purchased the Bridge Inn and the land that would become Mayfield in 1851 and remained owners until 1957. The Thomas family were among the first European settlers in the Mernda district and played an important role in the development of the local community. The family assisted with the establishment of the first school and Presbyterian Church, and Moses Thomas was the engineer for the Morang Road Board for several years and served as a Whittlesea Shire Councillor. (Criterion A and H)

Mayfield is significant as a representative example of a small, family-run dairy farm comprised of a homestead, milking shed, stables and dairy. The dairy is notable as the only example in the municipality (and perhaps one of the few in Victoria) to have an integral, internal well. The homestead is also notable for its courtyard plan, with rear (originally semi-detached) service wings accessed via the rear verandah surrounding the courtyard, which demonstrates the transition from fully detached, separate kitchens seen at other early homesteads to kitchens that were fully integrated with the house by the late nineteenth century. (Criterion D)

Mayfield is of aesthetic significance as a nineteenth century farm complex, which is an historic landmark within the Mernda district. The aesthetic qualities are derived from its prominent location on an elevated site beside the Plenty Road. Of especial note is the distinctive rustic appearance of the dairy building with its coursed bluestone walls and pointed roof, and the related backdrop created by the milking shed and homestead set within mature trees on the elevated land behind. (Criterion E)

The archaeological remains of the Bridge Inn are of historic significance as surviving evidence of one of the earliest buildings in the municipality. The remains of the Bridge Inn contribute to our understanding early pioneer commercial buildings on the outskirts of Melbourne, and the architecture of very early squatter establishments in Victoria. (Criteria A and C)

The remains of the Thomas Mill are significant as evidence of one of the oldest flour mills in Victoria. It demonstrates the early importance of the Plenty Valley as a wheat growing district and the development of flour mills along the Plenty River before the construction of the Yan Yean Reservoir greatly reduced the water supply and made the mills unviable. (Criterion A)

The remains of the Thomas Mill are significant as a rare example of a water-powered mill. This is demonstrated by the remains of the weir and water race, and the water wheel. (Criterion B)

The remains of the Thomas Mill are significant for the potential to reveal further information relating to the nature of the complex, how it was built and used and of the people who worked and lived there. (Criterion C)

Primary source

Whittlesea HO Places Review, Volume 1 and Volume 2 (David Helms Heritage Planning, April 2025)

This document is an incorporated document in the Whittlesea Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

Mernda Mechanics' Institute and former caretaker's residence, 1438-1440 Plenty Road, Mernda Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	Mernda Mechanics' Institute and former caretaker's residence, 1438-1440 Plenty Road, Mernda	**PS ref no:**	HO20







What is significant?

The Mernda Mechanics' Institute (former Yan Yean Mechanics' Institute & Free Library), designed by William Baird and built in 1888, and the former caretaker's residence, designed by William Baird and built in 1890, at 1438 &1440 Plenty Road, Mernda are significant. The supper room and kitchen added in 1925, and the porch added in 1933 contribute to the significance of the place.

The weatherboard section at the rear of the caretaker's residence is not significant.

How is it significant?

The Mernda Mechanics' Institute and former caretaker's residence are of local historical, representativeness, aesthetic, and social significance to the City of Whittlesea.

Why is it significant?

The Mernda Mechanics' Institute is historically significant for its association with the Mechanics' Institute movement and the important role it played in the intellectual, cultural, and social development of Victorians throughout the latter part of the nineteenth century and the early twentieth century. One of two mechanics' institutes established in the former Shire of Whittlesea during the nineteenth century it was the main community meeting place in the southern part of the Shire for over 100 years and served as the Council chambers from 1912 to 1939. It has associations with Walter Thomas, who was a foundation member of the institute and served as the secretary of the committee for over 40 years. Thomas was also a Whittlesea Shire Councillor for 55 years and played an important role in the development of the local area. (Criterion A)

The Mernda Mechanics' Institute and former caretaker's residence is of representative significance as a characteristic example of a Mechanics' Institute and residence. This is demonstrated by the original layout comprised of a hall, with separate rooms for cloaks and the library. The residence demonstrates the need for a caretaker to manage the building and its library collection. (Criterion D)

The Mernda Mechanics' Institute is of aesthetic significance as a substantial bluestone public building on a prominent corner site, which is an historic landmark and forms a counterpoint to the Bridge Inn Hotel on the opposite corner. The setting of the hall is complemented by the caretaker's residence, built of bi-chromatic brick. (Criterion E)

The Mernda Mechanics' Institute is of social significance as a public building that has served the Mernda community for over 130 years. (Criterion G)

Primary source

Whittlesea HO Places Review, Volume 1 and Volume 2 (David Helms Heritage Planning, April 2025)

This document is an incorporated document in the Whittlesea Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

Monier Arch Bridges (Barbers Creek & Darebin Creek), Old Plenty Road, Mernda & Bridge Inn Road, Wollert Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	Monier Arch Bridges (Barbers Creek & Darebin Creek), Old Plenty Road, Mernda & Bridge Inn Road, Wollert	**PS ref no:**	HO38 & HO122





What is significant?

The Monier Arch bridges over Barbers Creek on the Old Plenty Road at Mernda and over Darebin Creek adjacent to the Bridge Inn Road at Wollert, both designed by Monash & Anderson and constructed in 1901 are significant. The 1898 bluestone abutments of the Darebin Creek bridge also contribute to the significance of the place.

Alterations and additions made after 1901 are not significant.

How is it significant?

The Monier Arch bridges over Barbers Creek at Mernda and Darebin Creek at Wollert are of local historical, rarity and representativeness significance to the City of Whittlesea.

Why is it significant?

The Monier Arch bridges are historically significant as early road bridges in the City of Whittlesea, which demonstrate improvements made to river crossings by the early twentieth century as traffic increased. The bridges are also important for their association with John Monash and Joshua Anderson, who pioneered the use of reinforced concrete in bridge construction and introduced the Monier Arch technology to Victoria. (Criterion A)

The Monier Arch bridges are of representative significance as intact examples of simple, single span bridges using the Monier Arch technology. The evidence of the original timber balustrades illustrates changes made to reduce the load on the edges of the arch following the failure of a bridge at Bendigo with heavy brick balustrades. The Darebin Creek bridge is of also note as one of only three examples of a composite bridge where the Monier Arch has been inserted into the bluestone abutments and wing walls of a previous bridge. Consequently, it is the only Monier Arch bridge to have bluestone spandrel walls. (Criteria B and D)

Primary source

Whittlesea HO Places Review, Volume 1 and Volume 2 (David Helms Heritage Planning, April 2025)

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Moorilla, 1175 Plenty Road, South Morang Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	Moorilla, 1175 Plenty Road, South Morang	**PS ref no:**	HO76





What is significant?

Moorilla, the house constructed c.1887, at 1175 Plenty Road, South Morang is significant.

Alterations and additions and the metal clad garage on the site are not significant.

How is it significant?

Moorilla at 1175 Plenty Road, South Morang is of local aesthetic significance to the City of Whittlesea.

Why is it significant?

Moorilla is of aesthetic significance as a fine and well-detailed example of a Victorian villa in the Italianate style with characteristic asymmetrical planning. It is of note for the distinctive three-side bay window, and the highly decorative bi-chromatic brickwork, which includes eaves decoration (string course and brackets), compressed arch lintels above the windows and doors, diaperwork under the windows, wall bands, and bracketed cornices and stringcourses to the chimneys. (Criterion E)

Primary source

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Morang Bridge, Bridge Inn Road, Mernda Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	Morang Bridge, Bridge Inn Road, Mernda	**PS ref no:**	HO70





What is significant?

The Morang Bridge over the Plenty River, designed by Moses Thomas and constructed in 1866-67 on the Bridge Inn Road at Mernda is significant. The bluestone piers and abutments contribute to the significance of the place.

The concrete deck and steel safety rails and crash barriers, and other alterations associated with the installation of this deck are not significant.

How is it significant?

The Morang Bridge over the Plenty River at Mernda is of local historical, representativeness, and aesthetic significance to the City of Whittlesea.

Why is it significant?

The Morang Bridge is of historical significance as the oldest surviving road bridge in the City of Whittlesea. It is associated with the early development of the road network by the Morang Road Board and the demonstrates the need for improved river crossings created by the post-contact settlement and development of the area from the 1850s onwards. It is also historically significant as an example of a bridge built with the assistance of the Road and Bridges office of the colonial government. (Criterion A)

The Morang Bridge is of representative significance as an example of a substantial nineteenth century road bridge. The bluestone construction with angled wing walls, and piers with cutwater details is characteristic of bridges constructed during the latter half of the nineteenth century. (Criterion D)

The Morang Bridge is of aesthetic significance for the high quality of the craftsmanship used in the bluestone construction, particularly of the angled piers with dressed cutwaters, and unusual domed buttresses. (Criterion E)

Primary source

Whittlesea HO Places Review, Volume 1 and Volume 2 (David Helms Heritage Planning, April 2025)

This document is an incorporated document in the Whittlesea Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

Morang Market (Former), 1415 Plenty Road, Mernda Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	Morang Market (Former), 1415 Plenty Road, Mernda	**PS ref no:**	HO66





What is significant?

The former Morang Market at 1415 Plenty Road, Mernda is significant. The contributory features are the covered and uncovered animal pens, animal loading ramps, administration office, poultry cages shelter, tearoom, and remains of the sale ring.

How is it significant?

The former Morang Market is of local historical, representativeness, and associative significance to the City of Whittlesea.

Why is it significant?

The former Morang Market is of historic significance as the main livestock saleyards for the northern Plenty district for over 130 years. It demonstrates the importance of the local agricultural industry of this once predominantly rural area. The location of the saleyards adjacent to a hotel and close to a major intersection contributes to an understanding of the importance of the place to the local community. As well as providing economic benefits, the saleyards were of enormous social value as a community meeting place, which provided an opportunity for farmers to meet, conduct business and socialise. The tearoom is fondly remembered as the focus of the social aspect of market days. (Criterion A)

The former Morang Market is significant as a representative example of a small rural saleyards. This is demonstrated in the layout and surviving fabric, which includes covered and uncovered animal pens, animal loading ramps, administration office, tearoom, and remains of the sale ring. The simple, utilitarian buildings and structures are characteristic of rural saleyards. (Criterion D)

The former Morang Market is significant for its associations with Moses Thomas, who was instrumental in the formation and early operation of the market, which was closely associated with the Bridge Inn Hotel of which he was the owner until 1878. Moses Thomas was an important figure in the founding and development of Morang/Mernda as one of the early landowners, a builder of several early public buildings and through his involvement in the local district road board and later shire council, as well as community organisations including the local church and school. The association with Thomas is demonstrated by the location of the market adjacent to the Bridge Inn Hotel. (Criterion H)

Primary source

Whittlesea HO Places Review, Volume 1 and Volume 2 (David Helms Heritage Planning, April 2025)

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Mornmoot Stud, 390 Wildwood Road, Whittlesea Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	Mornmoot Stud, 390 Wildwood Road, Whittlesea	**PS ref no:**	HO37





What is significant?

Mornmoot Stud at 390 Wildwood Road, Whittlesea is significant. The following buildings and features contribute to the significance of the place:

- The main homestead and library, partly designed by W.M. Shields in 1921. The curved brick garden wall beside the house, and the interior of the library including all the integral bookshelves and associated fittings including the travelling ladder, and books originally forming part of Russell Chirnside's collection also contribute to the significance of the place. The curved
- The entrance driveway lined with rows of Oaks (*Quercus sp.*) and the mature trees surrounding the main homestead and library, which include various types of Cypress (*Cupressus sp.*), Elms (*Ulmus sp.*), Oaks and other exotic species.
- The outbuildings in proximity to the main homestead and library including the small weatherboard house to the south east, the weatherboard office building to the south and the small weatherboard stable (known as the stallion boxes) to the east.
- The complex of buildings to the northeast of the main homestead and library including two small red brick buildings with gabled roofs (one with distinctive vergeless gables) a large, corrugated iron clad building, a long gabled building, and a weatherboard house with a hipped roof and skillion wings.
- The gable-fronted 'gatehouse' adjacent to the main entrance.

How is it significant?

Mornmoot Stud is of local historical, representativeness, rarity, and aesthetic significance to the City of Whittlesea.

Why is it significant?

Mornmoot Stud is of historic significance as a dairy farm established and developed by Russell Chirnside who played an important role in the development of the dairying industry in Victoria. Using foundation cattle from his Uncle George Chirnside's Jersey Stud at Werribee Park, he bred cattle of great dairy capacity, which contributed to the rapid increase in butter production in Australian and New Zealand in the early to mid-twentieth century. The Chirnside herds at Werribee Park and Mornmoot were credited with establishing the popularity and success of Jersey cattle and the excellence of Mornmoot was recognised by winning the Victorian Government standard

herd test nine times, including seven in succession from 1935 to 1942. Chirnside was a member of the Jersey Herd Society from 1928-49, of which he served on the committee and was vice-president for several years. It is also of historic significance for its later establishment as a prominent horse stud and home to famous race horses such as *Century* the 1978-79 Champion Sire of Australia. (Criterion A)

Mornmoot Stud is significant as a representative example of a model dairy farm, which was largely developed during the interwar period. This demonstrated by the range of buildings including stables, dairy, and sheds, as well as worker's accommodation. (Criterion D)

The house at Mornmoot Stud is of aesthetic significance as a late Edwardian bungalow with distinctive Arts & Crafts detailing within a mature garden setting. Details that contribute to the aesthetic qualities of the house include the complex hip and gable roofs clad in terracotta tiles, the oiled weatherboard cladding, decorated gabled ends with timber screens and terracotta shingles, tapered rendered chimneys with bracketed caps and terracotta pots and recurring use of Art Nouveau decorative motifs. Of note is the unusual 'cranked' plan of the library, which adds to the highly picturesque character of the place. The siting of the house and garden on a rise above the Plenty River and the long driveway with its avenues of mature Oak trees also contribute to the setting and adds to the picturesque character. (Criterion E)

The library at Mornmoot Stud is of historic and representative significance as one of the finest private libraries in Victoria. Historically, the library illustrates the cultural life and interests of prominent families such as the Chirnsides and the tradition of incorporating a library in a country house of any stature. For an owner such as Russell Chirnside—with both country-house antecedents and an exceptionally large and fine book collection—the design of this critical space was attended with special attention. The library at Mornmoot is significant is a rare example of an Arts and Crafts inspired design for such a specific purpose; its bookcases are highly unusual, intact examples of a stacking bookcase system on an extraordinarily extensive scale; and the Chirnside-provenanced books are a contributory part of this library ensemble, illustrating the life and interests of one of Victoria's most passionate bibliophiles, and a figure of uncommon interest in the cultural and social history of Victoria. (Criteria A, B and D)

Primary source

Whittlesea HO Places Review, Volume 1 and Volume 2 (David Helms Heritage Planning, April 2025)

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Mount View (Graff Farm), 32W Eminence Boulevard, Doreen Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	Mount View (Graff Farm), 32W Eminence Boulevard, Doreen	**PS ref no:**	HO74





What is significant?

The Mount View (Graff Farm) site at 32W Eminence Boulevard, Doreen is significant. The contributory features are:

- The remnant brick chimneys forming part of the shelter structure.
- The infilled well.
- The five mature Pepper (*Schinus molle*) and remnant fruit trees.
- The size of the allotment.

The shelter structures, signage, bins, and park furniture are not significant.

How is it significant?

The Mount View (Graff Farm) site at 32W Eminence Boulevard, Doreen is of local historical significance to the City of Whittlesea.

Why is it significant?

The Mount View (Graff Farm) site is historically significant as place that is associated with the settlement and development of small farms in the Doreen area during the mid to late nineteenth century. It is associated with Johann Graff, who purchased this property in the 1850s and was among the many German migrants who settled in this area and remained in the ownership of the Graff family until well into the twentieth century. While the farm complex has been demolished, the remnant chimneys, infilled well mature Pepper and remnant fruit trees and its siting on one of the highest points in the area enables it to be understood as rare evidence of the pre-suburban farming development of Doreen. (Criterion A)

Primary source

Whittlesea HO Places Review, Volume 1 and Volume 2 (David Helms Heritage Planning, April 2025)

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Neumann Farmhouse, 15 Neumann Road, Doreen Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	Neumann Farmhouse, 15 Neumann Road, Doreen	**PS ref no:**	HO73



What is significant?

The Neumann Farmhouse site at 15 Neumann Road, Doreen is significant. The contributory features are:

- The reconstructed house to the extent of the external, materials form and detailing that replicates the original farmhouse on the site.
- The concrete tank and its cover.
- The mature Cypress.
- The size of the allotment.

The fencing is not significant.

How is it significant?

The Neumann Farmhouse site at 15 Neumann Road, Doreen is of local historical significance to the City of Whittlesea.

Why is it significant?

The Neumann Farmhouse site is historically significant as place that is associated with the settlement and development of small farms in the Doreen area during the mid to late nineteenth century. It is associated with Carl Neumann, who purchased this property in the 1850s and was among the many German migrants who settled in this area, and with the Bassett family, who were locally important landowners and prominent members of the local community. While the house is not original, it has been designed to closely resemble the original farmhouse and this together with the mature Cypress, concrete tank, and the large size of the allotment (when compared to the surrounding suburban blocks) and its siting on one of the highest points in the area enables it to be understood as rare evidence of the pre-suburban farming development of Doreen. (Criterion A).

Primary source

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Simpson Farmhouse, 100 Cravens Road, Mernda Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	Simpson Farmhouse, 100 Cravens Road, Mernda	**PS ref no:**	HO119





What is significant?

The house constructed c.1880, at 100 Cravens Road, Mernda is significant.

Alterations and additions and other buildings on the site are not significant.

How is it significant?

The house at 100 Cravens Road, Mernda is of local historical and representativeness significance to the City of Whittlesea.

Why is it significant?

The house is historically significant as farm established during the 1870s on land that was part of Separation, a speculative development that flourished and failed over a twenty-year period from 1862. It is representative of the small farm holdings established in the Mernda district in the latter part of the nineteenth century. (Criterion A)

The house is significant as a representative example of a nineteenth century farm residence, which is characteristically simple in its design and decoration. It also demonstrates the use of materials that could be sourced on the property or in the local area, as evidenced by rough-hewn saplings used for the verandah posts. (Criteria D)

Primary source

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South Morang Stationmaster's Residence (Former), 11 Old Plenty Road, South Morang Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	South Morang Stationmaster's Residence (Former), 11 Old Plenty Road, South Morang	**PS ref no:**	HO187





What is significant?

The former South Morang Stationmaster's Residence, designed by the Victorian Railways and constructed c.1889, at 11 Old Plenty Road, South Morang is significant.

Alterations and additions are not significant.

How is it significant?

The former South Morang Stationmaster's Residence is of local historical, rarity and representativeness significance to the City of Whittlesea.

Why is it significant?

The former South Morang Stationmaster's Residence is historically significant as a place associated with the Whittlesea Railway, which opened in 1889 and played an important role in the development of the towns and districts extending along the Plenty Valley. It demonstrates the practice of the Victorian Railways in providing residences for station staff from the nineteenth century onwards. (Criterion A)

The significance of the former South Morang Stationmaster's Residence is enhanced by its rarity value as one of only two surviving nineteenth century buildings associated with the Whittlesea Railway. (Criterion B)

The former South Morang Stationmaster's Residence is significant as a representative example of the standard class of detached stationmaster's residences provided by the Victorian Railways in the late nineteenth century. This is demonstrated by the T-plan with a gabled roof and original details such as the six-over-six pane windows that are characteristic of this type and the location close to the railway line. (Criterion D)

Primary source

Whittlesea HO Places Review, Volume 1 and Volume 2 (David Helms Heritage Planning, April 2025)

This document is an incorporated document in the Whittlesea Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

St John's Church of England, 789-795 High Street, Epping Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	St John's Church of England, 789-795 High Street, Epping	**PS ref no:**	HO8



What is significant?

St John's Church of England, built in 1869, at 789-795 High Street, Epping is significant.

The 1998 alterations and additions to the church and other buildings on the site are not significant.

How is it significant?

St John's Church of England is of local historical, representativeness, aesthetic, and social significance to the City of Whittlesea.

Why is it significant?

St John's Church of England is historically significant as the second oldest Anglican church in the City of Whittlesea. It demonstrates the early development of the Anglican church in the formerly rural districts to the north of Melbourne as land was opened for selection. As one of three churches opened in Epping during the 1860s, it demonstrates the development of the district into a permanent, established settlement. (Criterion A)

St John's Church of England is of representative significance as a church in the Gothic Revival style with Early English influences. This is demonstrated by the steeply pitched slate roof, pointed arches to windows and entry door, two stage buttresses, and low entrance porch. A notable detail is the circular stained-glass window and triangular vent within a pointed arch stone panel in the form of plate tracery. (Criterion D)

St John's Church of England is of aesthetic significance as a bluestone church with fine and distinctive detailing including the walls of squared, snecked rubble with quoins to the corners, corbelled eaves to the parapeted gables and Fleur-de-lys finial to the porch gable, diamond pattern leadlight glass to the lancet windows and the plate tracery incorporating a circular stained-glass window and triangular vent to the main gable. (Criterion E)

St John's Church of England is of social significance as a church that has served Epping and surrounding districts for over 140 years. (Criterion G)

Primary source

Whittlesea HO Places Review, Volume 1 and Volume 2 (David Helms Heritage Planning, April 2025)

This document is an incorporated document in the Whittlesea Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

St Joseph's Catholic Church, 1490 Plenty Road, Mernda Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	St Joseph's Catholic Church, 1490 Plenty Road, Mernda	**PS ref no:**	HO69





What is significant?

St Joseph's Catholic Church, designed by T.A. Kelly and built in 1879-1883, at 1490 Plenty Road, Mernda is significant.

The c.1990 flat roofed addition is not significant.

How is it significant?

St Joseph's Catholic Church at Mernda is of local historical, aesthetic, and social significance to the City of Whittlesea.

Why is it significant?

St Joseph's Catholic Church is historically significant as the second oldest Catholic church in the City of Whittlesea. It demonstrates the early development of the Catholic church in the formerly rural districts to the north of Melbourne as land was opened for selection. It also demonstrates the development of Mernda into a permanent, established settlement. (Criterion A)

St Joseph's Catholic Church is of aesthetic significance as a Gothic Revival church constructed of coursed, squared bluestone with characteristic form and detailing including the two-stage buttresses, steeply pitched slate roof, pointed arch windows (with diamond pattern leadlight and door, and low entrance porch. Distinctive details included the rusticated stone corbels with pointed capitals, the Celtic stone cross at the apex of the front gable and the large circular stained-glass window with a label mould in the front elevation above the porch. Situated on a prominent site, it is an historic landmark within Mernda. (Criterion E)

St Joseph's Catholic Church is of social significance as a church that has served Mernda and surrounding districts for over 120 years. (Criterion G)

Primary source

Whittlesea HO Places Review, Volume 1 and Volume 2 (David Helms Heritage Planning, April 2025)

This document is an incorporated document in the Whittlesea Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

Thomastown Village, 1/4 & 4 (part), 10 & 16 (part) Spring Street and 1W Stewart Street, Thomastown Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	Thomastown Village, 1/4 & 4 (part), 10 & 16 (part) Spring Street and 1W Stewart Street, Thomastown, Thomastown	**PS ref no:**	HO192 (Formerly HO31, HO50, HO130)



What is significant?

Thomastown Village is significant. The following buildings and features contribute to the significance of the place:

- The Methodist Cemetery established c.1855, at 1W Stewart Street. The surviving headstones, grave surrounds, and mature Pepper trees (*Schinus molle*) are contributory elements.
- The former Wesleyan Methodist Church built in 1875 and 1879, Unit 1, 4 Spring Street and the adjoining mature Pepper trees at 4 Spring Street.
- The former Thomastown State School No.631, designed by the Education Department in 1877 and the 1924 porch addition, facing High Street and part of Thomastown Primary School, 10 & 16 Spring Street.

How is it significant?

Thomastown Village is of local historical, rarity, and aesthetic significance to the City of Whittlesea.

Why is it significant?

Thomastown Village is of historic significance as evidence of the post-contact settlement of the Thomastown district after the land sales of the 1840s and is associated with the establishment of a close-knit Wesleyan community. Along with the Westgarthtown German settlement it was one of two communities that formed the basis of early settlement in the Thomastown district and demonstrates the important influence of religious affiliations in the development of communities in the nineteenth century. The precinct has associations with the pioneering Thomas family who gave the district its name, donated land for the school and cemetery and assisted in the establishment of the church. (Criterion A)

The former Thomastown State School No.631 is historically significant as an early State school in the municipality, which replaced the original Denominational church established by the Wesleyan Church in 1855. It demonstrates how state education gradually replaced church and denominational schools after the passing of the *Free, Compulsory and Secular Education Act* in 1872. (Criterion A)

The Methodist Cemetery is of historic significance as a rare example of a churchyard cemetery. By the time of European settlement in Victoria, such cemeteries had become less popular, and few were developed in the colony. It may be the only private Wesleyan burial ground in Victoria, and it contains the graves of many of the original Wesleyan settlers in the district including John and Mary Thomas and other members of the Thomas family, after whom the area is named. (Criteria A & B)

The former Wesleyan Methodist Church is of aesthetic significance as a Victorian era Gothic Revival church built in bi-chrome brick. The use of cream bricks as decorative quoining to the windows and openings, coping to the parapet gables and trim to the buttresses is distinctive and the setting of the building is enhanced by the Pepper trees. (Criterion E)

The Methodist Cemetery is of aesthetic significance as an evocative landscape comprised of remnant graves, some ruined, set within mature trees. (Criterion E)

Primary source

Whittlesea HO Places Review, Volume 1 and Volume 2 (David Helms Heritage Planning, April 2025)

This document is an incorporated document in the Whittlesea Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

Tower Hill, 145 Selkirk Road, Woodstock Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	Tower Hill, 145 Selkirk Road, Woodstock	**PS ref no:**	HO174





What is significant?

Tower Hill, comprising the bluestone homestead built c.1860 for Daniel O'Sullivan, at 145 Selkirk Road, Woodstock is significant.

Alterations and additions to the house made after 1936 are not significant.

How is it significant?

Tower Hill is of local historical and representativeness significance to the City of Whittlesea.

Why is it significant?

Tower Hill is historically significant as a c.1860s homestead, which is associated with the first phase of farming settlement in the Woodstock district after the Government land sales (Criterion A).

Tower Hill is significant as a representative example of a c.1860 bluestone homestead with characteristic form and detailing including the steeply pitched 'broken back' roof that forms a return verandah and the symmetrical facade. Other early details include the two-over-two timber sash windows and brick chimneys. (Criterion D)

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Turner's Bakery (Former), 107 Schotters Road, Mernda Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	Turner's Bakery (Former), 107 Schotters Road, Mernda	**PS ref no:**	HO23





What is significant?

The former Turner's Bakery, constructed in 1891, at 107 Schotters Road, Mernda is significant. The shop and residence, bakehouse, carriage house, stables and domed tank/well contribute to the significance of the place

Alterations and additions to the shop and residence including the rear weatherboard section, new door to the side wall of the shop section and the verandah, and the verandah to the bakehouse are not significant.

How is it significant?

The former Turner's Bakery is of local historical, representativeness, and aesthetic significance to the City of Whittlesea.

Why is it significant?

The former Turner's Bakery is historically significant as one of the oldest commercial buildings in the municipality, and as a bakery that served the Morang/Mernda and northern Plenty Valley district for over 60 years. It is associated with the development of Morang (Mernda) that followed the opening of the Whittlesea Railway in 1889. The bakery is associated with Charles and Stephenson Turner, who were prominent members of the local community. (Criterion A)

The former Turner's Bakery is significant as a representative and intact example of a nineteenth century bakery complex, which retains all the typical component parts including a shop and residence, detached bakehouse with original oven, associated stabling and carriage room (that demonstrates the horse-drawn delivery of bread to the local area), and domed well, which supplied water. (Criterion D)

The former Turner's Bakery residence and shop is of aesthetic significance as a late nineteenth century shop and residence with distinctive detailing. The aesthetic qualities of the place are derived from the bi-chromatic brick in red with cream expressed as decorative quoining, corbelling, and patterning to the walls and chimneys, and the rendered parapet to the shop, which features a scalloped and stepped profile and an arched pediment with a swag detail, 'C. Turner Baker' in thin raised letters and vermiculated panels (Criteria E)

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Whittlesea Court House (Former), 74 Church Street, Whittlesea Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	Whittlesea Court House (Former), 74 Church Street, Whittlesea	**PS ref no:**	HO34





What is significant?

The former Whittlesea Court House, designed by the Public Works Department in 1864, and the portable lock up, at 74 Church Street, Whittlesea are significant. The original internal furniture and fittings including the judge's bench, witness dock and clerk's desk also contribute to the significance of the court house.

The disabled ramp to the court house and the toilet block are not significant.

How is it significant?

The former Whittlesea Court House and the portable lock up are of local historical, rarity, representativeness, and aesthetic significance to the City of Whittlesea.

Why is it significant?

The former Whittlesea Court House is historically significant as the oldest court house in the municipality. The court house and the portable lock-up are associated with the early history of law and order in the areas to the north of Melbourne as they were settled and developed in the 1850s and 1860s, especially following the influx of workers at the nearby Yan Yean Reservoir project. The portable lock-up is the only surviving building associated with the first police station established at Yan Yean in 1854, and while it is no longer on its original site, the location adjacent to the court house enables the original use to be understood and interpreted. The court house also demonstrates the growing importance of Whittlesea as an administrative centre for the Upper Plenty region during the late nineteenth century. It is also associated with the Whittlesea District Road Board, which held regular meetings here until the formation of Whittlesea Shire in 1875. (Criterion A)

The portable lock-up is significant as a rare surviving example of this once-common building type. (Criterion B)

The former Whittlesea Court House is significant as a representative and intact example of a mid-nineteenth century brick court house. This is demonstrated by the Italianate form and detailing characterised by a low-pitched slate roof with a pedimented gables, asymmetrical form, and restrained brick embellishment, including a projecting string course and expressed circular vents. The significance of the place is enhanced by its high degree of intactness, which includes original internal courtroom furniture and fittings. (Criterion D)

The former Whittlesea Court House is of aesthetic significance as an Italianate style brick court house with very restrained detailing and an austere appearance. Situated on a prominent corner site, it is an historic landmark within Whittlesea. (Criterion E)

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Wollert State School No.1861 (Former), 455 Epping Road, Wollert Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	Wollert State School No.1861 (Former), 455 Epping Road, Wollert	**PS ref no:**	HO51





What is significant?

The former Wollert State School No.1861, designed by the Education Department and built in 1877, at 455 Epping Road, Wollert is significant.

Alterations and the skillion addition on the west side and other buildings on the site are not significant.

How is it significant?

The former Wollert State School No.1861 is of local historical and rarity significance to the City of Whittlesea.

Why is it significant?

The former Wollert State School No.1861 is of historical significance as a rural school built in response to the *Education Act* 1872, which established a free, compulsory, and secular education system in Victoria. It is associated with a major expansion of the Victorian state school system during the late nineteenth century. It is also significant for its associations with the development of Wollert during the nineteenth century, which resulted in the need for an improved school in the district. (Criterion A)

The former Wollert State School No.1861 is significant as a rare example of a nineteenth century rural one-room bluestone school. Most examples of this school type were built of timber and Wollert is notable for less common aspects such as the bluestone construction (which was more economical than timber or brick due to the readily available local supply) with brick quoining. (Criterion B)

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Yan Yean Store Storage Shed (Former), 100 Old Plenty Road, Yan Yean Statement of Significance (David Helms Heritage Planning, April 2025)

Heritage Place:	Yan Yean Store Storage Shed (Former), 100 Old Plenty Road, Yan Yean	**PS ref no:**	HO179





What is significant?

The former storage shed associated with the Yan Yean Store, constructed c.1935, at 100 Old Plenty Road, Yan Yean is significant.

The residence on the site is not significant.

How is it significant?

The former Yan Yean Store storage shed is of local historical, representativeness, and aesthetic significance to the City of Whittlesea.

Why is it significant?

The former Yan Yean Store storage shed is historically significant as a building that is associated with the development of the Yan Yean district during the interwar period. General stores played an important role in the development of local communities and this building, which was used for the storage of grains and farming supplies, is a reminder of the role provided by the Yan Yean Store in serving the local needs of the farming community in the twentieth century. (Criterion A)

The former Yan Yean Store storage shed is representative of the simple buildings used to store larger goods and materials associated with farming that were typically associated with rural stores of the early to mid-twentieth century. (Criterion D)

The former Yan Yean Store storage shed is of aesthetic significance as a distinctive rural building within an area that is becoming increasingly urbanised. The simple gabled form, clad in corrugated iron and the prominent siting on the front boundary make it an historic landmark within the local area. (Criteria E)

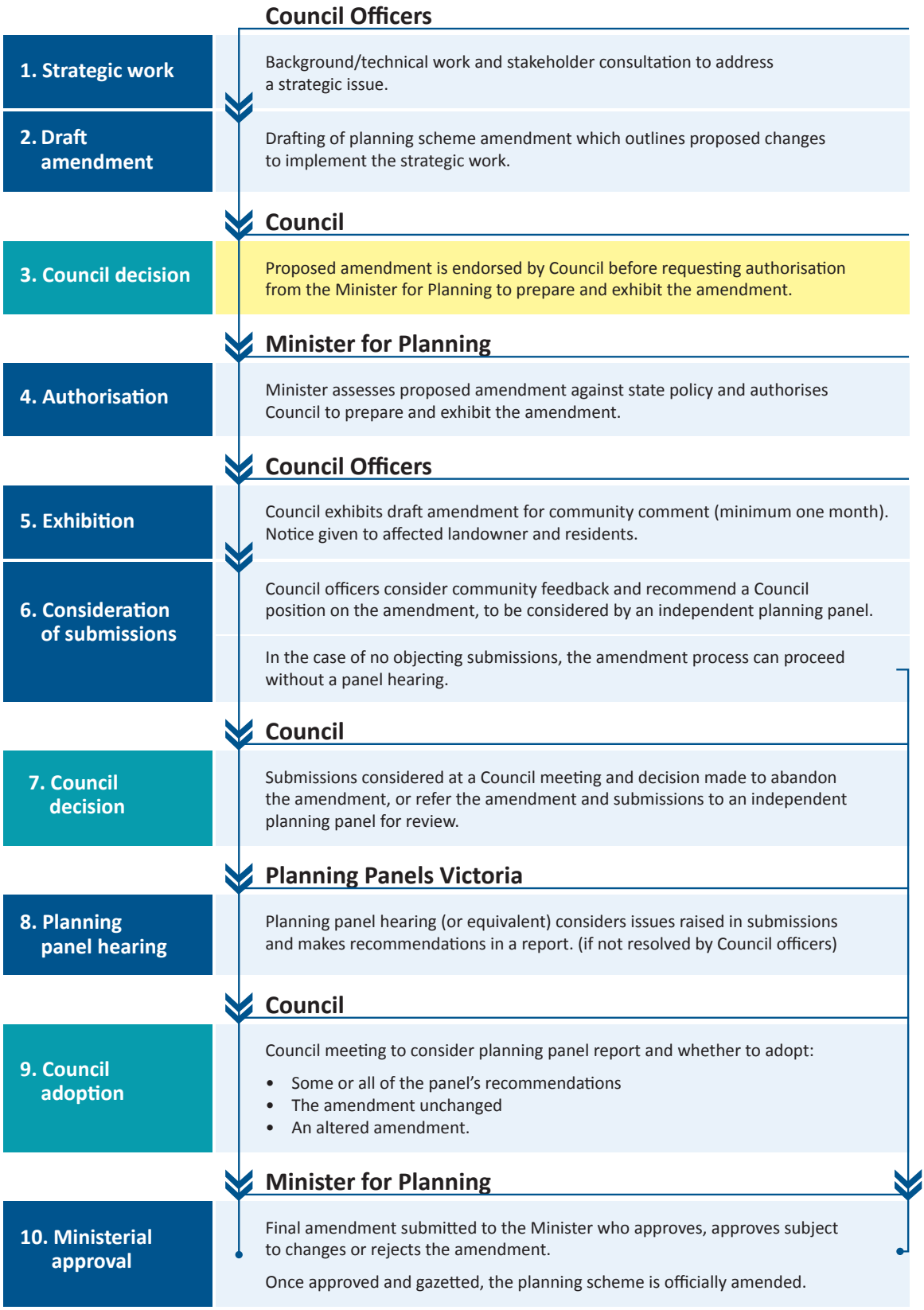
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Planning Scheme Amendment statutory process

Council-led amendments



5.4 Audit and Risk Committee Charter and Appointment of Chair

Director/Executive Manager: Executive Manager Office of Council & CEO

Report Author: Unit Manager Compliance & Governance

Executive Summary

The purpose of this report is to present Audit and Risk Committee matters requiring Council approval, in accordance with the *Local Government Act 2020* and the Audit and Risk Committee's Charter. Specifically, Council is asked to consider:

- Approval of the revised Audit and Risk Committee Charter (Attachment 1); and
- Appointment of Bruce Potgieter as Independent Chair for a term commencing 22 October 2025 and concluding 30 September 2027.

These actions will ensure compliance with legislative requirements, provide continuity of leadership, and support the effective governance and oversight of Council's audit and risk functions.

Officers' Recommendation

THAT Council:

1. **Approve the Audit and Risk Committee Charter (Charter) at Attachment 1.**
2. **Note the adopted Charter will be made available on Council's website.**
3. **Resolve to appoint Mr Bruce Potgieter as the Audit and Risk Committee Independent Chair for a term commencing 22 October 2025 and concluding 30 September 2027.**

Background / Key Information

Audit and Risk Committee Charter

Section 54 of the *Local Government Act 2020* requires Council to prepare and approve an Audit and Risk Committee Charter (Charter), to ensure effective oversight and governance of Council's audit and risk functions.

In line with the Audit and Risk Committee Work Plan, the Charter is reviewed every two years, or more frequently if required. The current Charter was approved by Council at its meeting on 21 May 2024.

Following the resignation of the Audit and Risk Committee (Committee) Chairperson (Chair), and informed by benchmarking with other Councils and consultation with Committee members, the review of the Charter included the following amendments:

- Reducing the number of Committee members from six to five, with three required to be independent members, aligning with the practice of comparable Councils and noting that the current membership collectively brings a broad range of skills and experience.
- Amending the quorum requirement from three independent members to two, consistent with the revised membership structure and ensuring appropriate oversight is maintained.
- Reducing the minimum number of meetings from five per year to four, reflecting the Committee's efficiency.

The revised Charter continues to meet legislative requirements, aligns with sector practice, and ensures the Committee can operate effectively and efficiently.

Prior to being presented to Council (Attachment 1), the amendments to the Charter were approved out of session by the Audit and Risk Committee.

Audit and Risk Committee Chair

Section 53 of the *Local Government Act 2020* requires Council to establish an Audit and Risk Committee that consists of a majority of members who are not Councillors, and for the Chair to also be an independent member.

In accordance with the Committee's Charter, the Chair must be an independent member and is appointed by Council for a term determined by Council.

Following the resignation of the Committee Chair at their meeting of 9 September 2025, all independent members were invited to express interest in the role. It is recommended that Bruce Potgieter be appointed as the independent Chair for a term commencing 22 October 2025 and concluding at the end of his current membership on 30 September 2027.

Over the past four years, Bruce has demonstrated strong commitment and made invaluable contributions at Committee meetings. His expertise across audit and risk has provided Council officers with valuable feedback and insights, and his leadership will support the continued effective functioning of the Committee.

The appointment of Bruce as Chair ensures compliance with legislative requirements, provides continuity and stability for the Committee, and supports effective governance oversight.

Alignment to Community Plan, Policies or Strategies

Alignment to Whittlesea 2040 and Community Plan 2021-2025:

High Performing Organisation
We engage effectively with the community, to deliver efficient and effective services and initiatives, and to make decisions in the best interest of our community and deliver value to our community.

Considerations of *Local Government Act (2020)* Principles

Financial Management
The cost is included in the current budget.

Community Consultation and Engagement
No community consultation or engagement is required in relation to this report.

Other Principles for Consideration

Overarching Governance Principles and Supporting Principles

(a) Council decisions are to be made and actions taken in accordance with the relevant law.

(i) The transparency of Council decisions, actions and information is to be ensured.

Public Transparency Principles

(b) Council information must be publicly available unless—
(i) the information is confidential by virtue of the *Local Government Act* or any other Act; or
(ii) public availability of the information would be contrary to the public interest.

Council Policy Considerations

Environmental Sustainability Considerations
No implications.

Social, Cultural and Health
No implications.

Economic
No implications.

Legal, Resource and Strategic Risk Implications
The actions in this report ensure compliance with Sections 53 and 54 of the *Local Government Act 2020*.

Implementation Strategy

Communication
There is no further communication requirements required relating to the matters contained in this report.

Critical Dates
Following Council approval, there are no immediate critical dates associated with these matters.

Declaration of Conflict of Interest

Under Section 130 of the *Local Government Act 2020* officers providing advice to Council are required to disclose any conflict of interest they have in a matter and explain the nature of the conflict.

The Responsible Officer reviewing this report, having made enquiries with relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

Attachments

1. Audit and Risk Committee Charter October 2025 Review [**5.4.1** - 12 pages]



Audit and Risk Committee Charter

Last Approved by Council: 21 May 2024

Review Date: 20 May 2026

Responsible Department: Office of Council & CEO

A place for all

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1. Purpose

City of Whittlesea has established an Audit and Risk Committee (Committee) under the *Local Government Act 2020* (Act) to support Council in discharging its oversight responsibilities.

The minimum functions and responsibilities of the Committee include the following, which the Charter must include:

- monitor the compliance of Council policies and procedures with:
    - the overarching governance principles; and
    - the Act and the regulations and any Ministerial directions.
- monitor Council financial and performance reporting;
- monitor and provide advice on risk management and fraud prevention systems and controls; and
- oversee internal and external audit functions

The Committee also provides oversight of other key areas of governance including the soundness of internal controls and the effectiveness of compliance management systems.

The Charter aims to achieve the above in accordance with the Act, by setting out the Committee's objectives, authority, and reporting, administrative and governance arrangements.

2. Authority and Support

The Audit and Risk Committee Charter (Charter) is established under s 54 of the *Local Government Act 2020* and sets out the basis of membership, terms of appointment and remuneration of Committee members.

The Committee is an independent advisory committee to Council, does not exercise any legal or executive powers or authority to implement actions in areas over which management has responsibility and does not have any role in investigating Council decisions or other concerns of the operations of Council.

The Committee will:

a) Provide advice and make recommendations to Council on matters relating to areas of its responsibility.

b) Seek any relevant information it requires from Council, Council Officers (who are expected to co-operate with the Committee's requests) and external parties.
c) Meet with Council Officers, internal and external auditors and other parties as required to discharge its responsibilities.
d) Through the Chief Executive Officer, the Committee will have access to appropriate management and administrative support to enable it to discharge its responsibilities effectively.

3. Committee Governance

3.1 Charter

The Committee will review its Charter every two years or more frequently, if required, and provide recommendations to Council on proposed improvements.

3.2 Committee Membership

3.2.1 Composition

The Committee will consist of ~~six~~ five members appointed by Council, ~~four~~ three of whom must be independent members. Council employees cannot be members of the Committee.

3.2.2 Chairperson

The Chairperson will be an independent member and will be appointed by the Council for a term the Council deems appropriate.

The Committee is authorised to appoint an Acting Chair, from the independent members present, when required.

3.2.3 Appointment of Members

In appointing both Councillor and independent members, Council will consider gender and diversity to ensure a balanced membership.

Where vacancies exist for Councillor membership, following a general election, and where the Council has not yet resolved to appoint up to two Councillors on the Committee, the Mayor has the authority to appoint no more than two Councillors to temporarily fill those vacancies until new appointments are resolved by the Council.

3.2.4 Member Skill and Experience

The members, taken collectively, will have a broad range of skills and experience relevant to the operations of the Council including expertise in financial management, risk management and experience in public sector management.

3.2.5 Tenure of Members

Independent members will be appointed for an initial period not exceeding three years and may be re-appointed for a further three-year period.

At the time of appointment of the Mayor and Councillor members, an additional Councillor member will be appointed as a proxy when either of the two appointed Councillor members are unable to attend a committee meeting.

Council may adjust the initial period of an independent appointment to allow for mid-term appointments, and to avoid situations where all member terms expire within proximity of each other.

3.2.6 Recruitment

Recruitment of independent members will be via a publicly released expression of interest (EOI) coordinated by a panel comprising the ARC Chair or their delegate, the mayor or their delegate, and the Council's Chief Executive Officer (CEO) or their delegate.

Following the EOI, the panel will make a recommendation to the Council for their formal consideration.

3.2.7 Induction

New members of the Committee will receive relevant information and briefings on their appointment to assist in meeting their responsibilities.

3.2.8 Remuneration

An annual fee, subject to periodic review, will be set by Council and paid quarterly to independent members.

The annual fee will be automatically indexed in alignment with the rate cap % each 1 July.

The CEO may, at their discretion, elect to pay independent members an extraordinary meeting payment.

3.2.9 Personal Returns

Members of the Committee must be fully aware of their responsibilities regarding the management of interests in relation to the discharge of their duties as a member of the Committee. Management of interests includes the proper management of any conflicts of interest as and when they may arise.

Independent members are required to complete Personal Interest Disclosures, although these will not be published online. Returns will be completed in March and September biannually. Independent member Returns will not be published online but will form part of each Committee meeting agenda for transparency.

3.2.10 Legislative Obligations

Section 123 (Misuse of position), s 125 (Confidential information) and Division 2 of Part 6 (Conflict of interest) of the Act, apply to independent members of the Committee as if the member were a member of a delegated Committee of Council. Members of the Committee must be fully aware of the statutory definitions of general and material conflicts of interest as set out in Part 6 Division 2 of the Act.

3.3 Reporting to Council

The Committee will formally report to Council biannually on its activities. These reports will summarise the Committee's activities, including its findings and recommendations.

The second of these reports will provide an overview of the full year of Committee activities and will be published on Council's website.

The Chair of the Committee will be invited to present a summary of the Committee's activities at a Councillor forum annually.

In addition to these reports, a summary of the unconfirmed minutes of Committee meetings will be provided to the next available Council meeting after each Committee meeting.

4. Committee Performance

The Committee will undertake an assessment of its performance annually, and:

- review the results of the assessment to identify any opportunities for performance improvement, including suggestions for improvements to this Charter;
- agree on improvement actions and embed them into forward plans; and
- report to Council on the outcomes of the assessment process.

The Committee Chair, in conjunction with officers, will be responsible for ensuring agreed actions are undertaken.

5. Committee Operations

5.1 Meetings

5.1.1 Frequency

The Committee will meet at least ~~five~~ four times a year.

5.1.2 Additional Meetings

Additional meetings may be called by agreement between the CEO and Chair of the Committee.

5.1.3 Quorum

A quorum shall comprise ~~three~~ two independent members (which may include the Chair) and one Councillor member.

5.1.4 Attendance

Face to face meetings is the preferred method to hold Committee meetings, however:

- the Committee Chair or CEO may request a meeting be held entirely virtually; or
- a member may, 24 hours prior to the Committee meeting, seek approval from the Chair to attend virtually. The Chair may approve and must not reasonably refuse any request to attend a meeting virtually.

Councillors are welcome to attend each Committee meeting to observe, but in doing so, do not have voting rights.

Other Councillors or observers that have questions of the Committee must refer them to the mayor who will liaise with the Committee Chair for a response.

The Committee may request to meet with the internal and/or external Auditors with no management in attendance, as required.

Committee meetings are closed to the public.

The CEO will facilitate the logistics of the meetings of the Committee, including the preparation and maintenance of agendas, minutes, and reports, and invite members of the management team, internal and external auditors, and other external parties to attend meetings as observers and to provide pertinent information, as necessary.

5.1.5 Meeting Schedule

The Committee will develop and adopt an Annual Work Plan that outlines how it intends to fulfil its requirements under this Charter.

5.1.6 Distribution of Meeting Papers

Meeting agenda papers will be prepared and provided to members, where possible, at least eight working days in advance of meetings.

5.1.7 Minutes

Minutes will be taken at each meeting. A summary of the unconfirmed minutes (excluding confidential minutes) will be publicly presented at the next available Council meeting then presented to a committee meeting for confirmation.

5.2 Independent Specialist Advice

Subject to prior agreement with the CEO, the Committee can access independent specialist advice where it believes that is necessary to execute its duties.

6. Areas of Responsibility

6.1 Financial and Performance Reporting

a) Review significant accounting and external reporting issues, including complex or unusual transactions, transactions, and assumptions used and processes applied for balances in areas where judgement is required, changes to accounting policies, recent accounting, professional and regulatory pronouncements, and legislative changes, and understand their effect on the annual financial report.
b) Monitor changes to the Local Government Performance Reporting Framework (LGPRF) and understand the impact of those changes on the disclosures required in the Annual Performance Statement.
c) Review the draft annual financial report and draft annual performance statement and the Governance and Management Checklist and consider whether they are complete, consistent with information known to Committee members and with Standards, reflect appropriate accounting treatments, adequately disclose Council's position, and reflect significant adjustments (if any) arising from the audit process.
d) Review with management and the external auditors the results of the audit, including any difficulties encountered by the external auditors.
e) Recommend to Council the adoption of the annual financial report and annual performance statement.
f) Review the content of periodic management financial reports prior to Council as required.

6.2 Internal Controls

a) Monitor the compliance of Council policies and procedures with the overarching governance principles.
b) Monitor key Council policies, systems, controls, financial and performance reporting, fraud and prevention systems and controls, and ensure they are reviewed regularly and update where required.
c) Monitor significant changes to systems and controls including whether those changes significantly impact Council's risk profile.
d) Ensure that a program is in place to test compliance with systems and controls.

6.3 Fraud & Corruption Prevention and Control

a) Monitor and provide advice on risk management and fraud prevention systems and controls.
b) At an appropriate time receive reports from management about actual or suspected instances of fraud, theft or corruption within Council including analysis of the control failures and action taken to address each event.
c) Review reports by management about actions taken by Council to refer such matters to appropriate integrity bodies.
d) Review the findings of examinations by regulatory or other independent agencies, and any auditor (internal or external) observations and confirm that management has taken appropriate action to address the findings.

6.4 Internal Assurance Plan

a) Monitor Council's internal assurance program, where applicable.
b) Note reports on internal assurance reviews and management responses to recommendations.
c) Note actions by management on internal assurance review findings and recommendations.

6.5 Risk Management

a) Annually review and provide advice on the effectiveness of Council's risk management framework and activities conducted by the Internal and External Auditors and any other assurance providers to give assurance over that framework.
b) Monitor Council's risk appetite statement and the degree of alignment with Council's risk profile.
c) Monitor Council's risk profile and the changes occurring in the profile.
d) Monitor Council's treatment plans for significant risks, including the timeliness of mitigating actions and progress against those plans.
e) Monitor the insurance programme annually prior to renewal.
f) Monitor the approach to business continuity planning arrangements, including whether business continuity and disaster recovery plans have been regularly updated and tested.

6.6 Internal Audit

a) Maintain and review periodically the Internal Audit Charter to ensure it provides an appropriate functional and organisational framework to enable Council's internal audit function to operate effectively and without limitations.
b) Review and recommend to Council for approval the three-year strategic internal audit plan and the annual internal audit plan.

c) Monitor progress on the delivery of the annual internal audit plan.
d) Review and endorse proposed scopes for each review in the annual internal audit plan.
e) Review reports on internal audit reviews and management's response to the recommendations.
f) Monitor action by management on internal audit findings and recommendation.
g) Meet with the leader of the team delivering the internal audit plan at least annually in the absence of management.
h) Review the effectiveness of the internal audit function and ensure that it has the appropriate authority and no unjustified limitations on its work.
i) Ensure the Committee is consulted regarding any proposed changes to the appointment of the internal audit service provider.

6.7 External Audit

a) Review the annual external audit scope and plan proposed by the external auditor prior to the commencement of each year's audit process.
b) Discuss with the external auditor any audit issues encountered in the normal course of audit work, including any restriction on scope or access to information.
c) Ensure that significant findings and recommendations made by the external auditor, and management's responses to them, are appropriate and are acted upon in a timely manner.
d) Review on an annual basis the effectiveness of the external audit process.
e) Consider the findings and recommendations of any relevant performance audits undertaken by VAGO and monitor Council's responses.
f) Meet with the external auditor at least annually in the absence of management.

6.8 Compliance Management

a) Monitor systems and processes implemented by Council for compliance with legislation and regulations and the results of management's follow-up of any instances of non-compliance.
b) Obtain regular reports from management on any significant non-compliance matters.
c) Receive in camera updates from management on the findings of any examinations by regulatory or integrity agencies (whether related to investigations at Council or other agencies), such as the Local Government Inspectorate, the Ombudsman, IBAC, etc. and monitor Council's responses, other than matters under investigation by an integrity agency.

6 Notices of Motion

No Notices of Motion

7 Urgent Business

8 Reports from Councillors and CEO Update

9 Tabled Reports

No reports

10 Confidential Business

Under section 66(2) of the *Local Government Act 2020* a meeting considering confidential information may be closed to the public. Pursuant to sections 3(1) and 66(5) of the *Local Government Act 2020*.

Recommendation

THAT the meeting be closed to the public for the purpose of considering details relating to confidential matters in accordance with Section 66(2)(a) of the *Local Government Act 2020* as detailed.

10.1 Kindergarten Position Paper

11 Closure