
Heritage of the City of Berwick



City of Berwick Heritage Conservation Study
1993

Heritage of the City of Berwick

Identifying & caring for important places

Report prepared by

Context Pty Ltd

1993

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The City of Berwick Heritage Conservation Study was funded jointly by a 1991/92 National Estate Grant (No. 930), the Department of Planning and Development and the City of Berwick.

The study was undertaken by Context Pty Ltd for the City of Berwick. The consultants were responsible for the preparation of this report. The material contained in the report represents the main results of the study. The views expressed and conclusions reached are those of the consultants and do not necessarily reflect the opinions or policies of any of the funding bodies.

The consultant study team is listed below:

Chris Johnston	Project manager
Dr Carlotta Kellaway	Historian
Vanessa Walker	Architectural researcher
Isabel Ellender	Archaeologist
Peter Lumley	Horticultural botanist

Cover photograph: Harkaway State School, 1908. (Courtesy of Max Thomson)

Foreword

The City of Berwick Heritage Conservation Study developed from the community perceptions and recommendations regarding cultural and social values contained in our Conservation Strategy December 1991. Heritage which is valued and well preserved has many positive benefits for our community. One of the most important of these is that it offers one means of fostering a sense of identification and belonging amongst the residents of the area.

It was considered vital that a City of Berwick Heritage Conservation Study take place to identify those elements of our heritage which are worthy of preservation and protection before they are lost forever.

The name of the City of Berwick Heritage Conservation Study reflects the importance placed on heritage in the Cultural and Social Values section on the Conservation Strategy of the City of Berwick.

The *Charter for the conservation of places of cultural significance (Burra Charter)*, accepted as the authoritative guide to conserving important places in Australia, defines the processes and principles used in conservation. In this respect:

'Conservation means all the processes of looking after a *place* so as to retain its cultural significance. It includes *maintenance* and may according to circumstance include *preservation, restoration, reconstruction* and *adaptation* and will be commonly a combination of more than one of these.'

The City of Berwick Heritage Conservation Study Steering Committee was formed to oversee the preparation of the study, as a first step in caring for our heritage. The next challenge to our community is to continue the process through review and implementation.

The Steering Committee hopes that the wider community will develop a commitment to heritage in conjunction with the ongoing process of implementing the Conservation Strategy of the City. This will be vital to our past, present and future identity.

City of Berwick Heritage Conservation Study Steering Committee

Acknowledgements

The consultants have received considerable assistance from many people throughout the study, including a number of property owners who have shared information about the history and development of their property.

The painstaking assistance provided by members of the Steering Committee, chaired by Dr. Bruce Collier, has been especially valuable. A project on historic local houses by Harkaway Primary students, and a collection of research essays on local history topics by Berwick Secondary College students made available by Dr. Collier, proved most useful. City of Berwick officers Mike Tyler, David Westlake, Fiona Murray and Frank Gough have given freely of their time. Other Steering Committee members Cr. Tom Gyles, David Hill (representative of the Victorian National Estate Committee and Heritage Branch of the Department of Planning and Development), Stephen Hallet, Dimitee Hogg Ramage and Elspeth Longney have also provided helpful assistance. Particular mention should go to Committee members, Louise Reeve, descendant of district pioneer families and daughter of the local historian Norman Beaumont, and to Dr. Deborah Stephan, Historical Officer. Dr. Stephan helped in many ways and gave us access to the Local History Archive at the Narre Warren Library. Peter Meeking, City Valuer, and his staff, helped greatly by allowing us to use their splendid collection of property files.

Staff of other Councils have also assisted, especially the Valuers Department at Pakenham, which holds early Berwick rate records, and Michael Tonta who provided material from the City of Dandenong Archives.

Members of historical societies in the area and individuals interested in local history, have helped in many ways with their special knowledge. We owe a special debt to Max Thomson, who generously shared with us his considerable knowledge of places at Narre Warren, Narre Warren North and Harkaway, and gave us access to his fine photographic collection. Thanks also to Alan Wanke and Beryl Exell for help with places at Harkaway, Sam Warne and Bill Hudson for information about Berwick, and Maria Harding, who has been researching Doveton's History.

A number of other heritage practitioners have provided access to their data bases and files. Special thanks must go to Dr. Miles Lewis and Peter Navaretti. The National Trust and Department of Planning and Development have allowed us access to their research files. Judy Scurfield, Map Library, State Library of Victoria, and staff at the Central Plan Office have provided access to their map collections. Staff at the Registrar-General's Office and Titles Office have helped us understand the history of early land ownership and later subdivision throughout the study area.

The Steering Committee appreciates the contributions of the following:

- The Councillors and officers of the City of Berwick
- The Community
- The funding bodies, namely, the Australian Heritage Commission, the Victorian Department of Planning and Development and the City of Berwick.
- The co-operation of property owners and occupiers.

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PART 1: INTRODUCTION

Introduction

Background

The City of Berwick Heritage Conservation Study arises from a recommendation in the City's Conservation Strategy (section 2.3.3). After applying for and receiving partial funding for the project, the City commissioned Context Pty Ltd to conduct the study. The consultants were appointed in May 1992 and completed their preliminary survey in June. They were commissioned in late July for Stage 2, and the work was completed as agreed in August 1993. The study budget funded a total of 19 weeks work over this period.

Purpose of study

The City of Berwick Heritage Conservation Study seeks to identify, document and recommend ways to conserve historic places throughout the City.

Scope

The study brief requires the study to consider buildings, areas, gardens and trees of historical or special significance in each locality of the City of Berwick, including those on Crown Land or owned by the city.

The specific tasks required are summarised under *Methods* below.

Assessment of Aboriginal heritage places was not able to be included as a major part of the study due to budget limitations; a brief summary of existing information on important Aboriginal places has been prepared by Isabel Ellender, consultant archaeologist, and included in Part 3 of this report. The City of Berwick Local Conservation Strategy does recognise the significance of the past and present Wurundjeri culture. A special study of Aboriginal places should be commissioned jointly by the City and the Wurundjeri community.

Objectives

The study brief specified the objectives as being to:

- identify, evaluate and document post-contact places of cultural significance in the study area
- to make recommendations for the conservation and management of identified places of cultural significance.

Management & funding

Funds for the study came from three sources. A grant of \$10,000 was provided by the Commonwealth Government under the National Estate Grants Program 1991/92 (Project No. 930). The City of Berwick contributed \$15,000, and the Department of Planning and Development \$10,000.

The study was managed by a Steering Committee comprising:

- Councillors - Cr Kirsty Lottkowitz (to August 1992), Cr Tom Gyles.
- City of Berwick officers - Mike Tyler, David Westlake, Fiona Murray, Dr. Debbie Stephan
- Victorian National Estate Committee and Heritage Branch of the Department of Planning & Development - David Hill
- City of Berwick Local Conservation Strategy Implementation and Review Committee - Dr Bruce Collier (Chair), Elspeth Longney.
- A person representing historical interests - Louise Reeve
- A person representing real estate or development industry - Stephen Hallett
- A representative of arts and cultural interest - Dimitee Hogg Ramage.

A representative of the Wurundjeri Tribe Land and Compensation Cultural Heritage Council Inc was invited to participate.

Methods

Previous studies

In designing the study, the consultants sought to build on existing knowledge about the heritage of the City. During the preparation of the South-Eastern Growth Area Plan released in 1990, preliminary heritage assessments were undertaken.

An historical overview and architectural survey of the Berwick-Pakenham corridor by the former Ministry for Planning and Environment provided an historical overview and a preliminary list of places within the proposed growth corridor. A comprehensive study of the whole City was recommended.

At the same time a preliminary survey of Aboriginal sites was conducted, resulting in a number of new sites being identified. Further detailed work was recommended during the development planning stage.

Key elements

The project involved four key elements:

1. **Environmental analysis & history:** an analysis of the natural and cultural landscape, the dominant historical themes, and the community's sense of place. The results of this work are contained in Part 2.
2. **Investigation of heritage places:** each place of potential heritage value was visited, its history researched and its significance assessed. The most significant places are documented in Part 3.
3. **Community values & information:** informing the community of the study and enabling people to contribute their ideas about what is valued as a part of the City of Berwick's heritage.
4. **Heritage Program:** a program of policies and action to assist with caring for heritage places was devised within the framework provided by the City of Berwick Conservation Strategy and Council's planning policies.

Stages

The project was conducted in two stages. In Stage 1, the Preliminary Survey, the consultants were required to refine the study methods, determine the allocation of time between the different components of the study and prepare a preliminary list of places worthy of investigation, a list of the major historical themes and a bibliography of historical source materials.

In refining the study methods, priority was given to:

- sound research and investigation to identify, assess and document the significance of the area's heritage assets
- analysing the requirements for the conservation of significant places, considering the role and mechanisms available to local government.
- devising a practical program to encourage conservation of heritage places within the City
- producing a final report to inform the community of the important features of the City's heritage and the opportunities to assist with its conservation.

The results of Stage 1 were presented to the Steering Committee for approval prior to proceeding with Stage 2, which represents the major portion of the study. The tasks described below formed the major components of this stage.

Historical research

The historical research task involved:

- updating the preliminary bibliography, adding sources located during the course of the study
- researching and writing a brief history of the City of Berwick, linking that history to the heritage places that remain today (see Part 2).
- using the historical themes developed in Stage 1 as a framework for the environmental history and comparative analysis of places
- researching the history and development stages of buildings, structures and areas

Field investigation of places

To provide an adequate information base on significant places, the following tasks were undertaken:

- comprehensive field survey throughout the municipality to locate places contained on the preliminary list (Stage 1) and identify other places worthy of assessment. A survey form was used to record these places, and each place likely to be of at least local significance was photographed.
- compilation of a computer-based inventory of basic information on all places identified

Analysis of significance

Information relevant to assessing the significance of a place was gathered through historical and architectural research. Consultation with people knowledgeable about the place, such as past and present owners, proved a valuable source of information.

The criteria used to assess significance are discussed in the following section - *Valuing our heritage*. In assessing the significance of each place, the criteria were considered and comparisons made with similar places known to the consultants within the municipality and elsewhere.

Documentation

Of the many significant places throughout the city, those assessed as being of the greatest significance have been documented in this report. For each of these places there is a brief history and description, followed by a statement of significance, a succinct statement of the reasons for its inclusion.

Where a place had already been thoroughly investigated and its significance assessed through previous studies, this work was not duplicated.

Heritage Program

To develop a set of policies and practices that reflect community views and values, the requirements of sound conservation practice, and the responsibilities of the City of Berwick.

Preparing a Heritage Program (linked to the Conservation Strategy) involved:

- Consideration of factors that will impinge on the conservation of significant places (for example, existing zoning, condition of the place, opportunities for continuing or new uses, land tenure, development proposals, and so on)
- Evaluation of Council's current policies and planning scheme requirements in terms of their potential impact on significant places.
- Recommending policies and actions suited to conserving significant places within the City of Berwick, including consideration of the need for planning measures, the effect of Council's own internal policies and procedures, the need for support and assistance for property owners, opportunities for community information and education.
- Proposing procedures for giving effect to the Heritage Program, including an implementation timetable, recommendations on developing detailed policies, controls and guidelines, drafting of statutory controls; development of internal procedures to guide Council; development of an incentives package for property owners; assessment of the need for community information or specific guidelines.

Community information & values

The task of informing the community about the study was agreed to be primarily the responsibility of the Steering Committee. The consultants prepared a preferred consultation program, parts of which were able to be implemented by the Steering Committee.

During the development of the City of Berwick Conservation Strategy, a questionnaire and local workshops asked the community to identify which places they considered to be part of the City's heritage. The results are reported on in the *City of Berwick Conservation Strategy* (1991).

To inform the community about the study, the Steering Committee and Council officers:

- placed articles in the Berwick City Bulletin (April/May 1992, July/August 1992, April 1993)
- prepared a display during World Environment Week 1992, using a leaflet prepared by the consultants
- in April 1993, prepared a leaflet for inclusion in the New Residents Kit and distribution at the Council's offices

The local media assisted with articles in the following papers: Berwick Journal 6.4.1992, 22.3.1993, Pakenham Gazette 17.3.1993.

Owners or occupiers of properties being surveyed were left a leaflet about the study during the field survey phase. This leaflet was prepared by the consultants. A draft broadsheet on recognising and protecting important heritage places was prepared for the 1993 Heritage Festival but was unable to proceed. This concept may be taken up by the City of Berwick in future.

Limitations

The scope of the study was determined by the funding available. This limited the number of places able to be researched. The amount of work required to complete the study extended beyond the available funds, and the consultants have contributed many weeks work at no additional cost to the City to complete the project.

One of the most important sources for building research are the rate books. The pre-1960 rate books are held at the Shire of Pakenham, with the earliest being 1876 (the location of the 1862 to 1875 rate books is not known). These rate books are easily accessible but are not on microfilm.

The rate books were used in researching individual places, but present substantial problems to the researcher. Entries in the rate books are by the name of the rate payer, who is often not the owner, making it difficult to trace a property year by year. The amount of information contained in the ratebooks on each place is very limited. For example, the earliest entries list names of ratepayers in alphabetical order with brief descriptions of the rated property such as the number of acres, Section No., NAV (Net Annual Value) and if the owner or a tenant occupies the property. However, descriptions of any buildings or developments on the land are rare and limited to commercial and public buildings. By the 1880s more houses were being listed, although many would pre-date this period.

The Valuer's records (property files and cards) are arranged in street number order, and commence in the mid 1960s. These records were used extensively during the study, and proved to be a valuable and accessible source. There are also building permit files post-1973, one for each application.

The Registrar General's Office records were used extensively during the study, particularly the General Searches made when a piece of land is registered with a volume and folio number. These searches begin with the Crown Grant and end with the first application for title. Using these records, it was possible to discover the original and other early owners of a number of historic properties, especially Harkaway's German farms.

Valuing our heritage

Introduction

Essentially heritage studies are interested in the physical evidence of history and the associations of a place with past people and events. Evidence and associations may remain in:

- **places:** buildings, structures, plantings, sub-surface remains; land use patterns etc.
- **known sites with no evidence:** some activities leave no trace or such ephemeral remains that they quickly disappear (eg. an explorer's camp; a landing place). The general location of such an event or activity may be common knowledge locally and the site may have a continuing value.
- **names:** place names often provide a record of past activities (eg. Old Coach Road)

Heritage studies are also concerned with understanding the value attributed to a place by the community associated with that place or locality. This value is commonly known as social value. In this study, our understanding of social value has been derived from the questionnaire and workshops conducted during the development of the City of Berwick Conservation Strategy.

What does the community value?

During the development of the Conservation Strategy two processes enabled people in the community to identify places that were of some significance to them. These were:

- a questionnaire
- community workshops.

The responses provided a lot of information, of which we were particularly interested in how people define heritage, and the specific places regarded as significant to the community.

Each of these aspects is briefly discussed below.

Specific places

The specific places identified in either the questionnaire or at the workshops have been added to our data base of historic places, and each place coded to identify that it is of community significance.

It is far harder to answer the question - how important are each of these places to the local community? The best measure will be whether the community supports this report and is willing to see public funds used to help conserve significant properties.

What is seen as 'heritage'

Many responses focused on buildings, identifying heritage as, for example, all buildings with an historic past. Other types of places recognised as part of the heritage included:

- Berwick township - High Street precinct; older housing areas; plantings; whole town.
- trees, avenues
- rural heritage and rural landscapes
- parks & gardens
- landmarks and viewing places.

Most of the buildings mentioned were the well-known examples that are generally in public or community ownership or located in the main street of a township. Frequently mentioned examples included:

- former Berwick Post Office & Court House
- The Old Cheese Factory
- Berwick Mechanics' Institute
- Berwick Inn
- Harkaway Bell Tower
- Myuna Farm.

Parks and tree plantings that rated a mention included:

- Akoonah Park
- Plantings in the median in High Street Berwick
- Brechin garden
- Wilson Botanic Park
- Buchanan Park
- Avenue plantings and Avenues of Honour

Areas, historic sites and landscapes recognised included:

- Berwick Village
- Casey Airfield
- Harkaway Cemetery
- Cardinia Creek
- Churchill National Park.

A number of people referred to the age of places as a measure of their significance: for example *all buildings over 75 years old* (ie. say pre 1920) or *all buildings over 100 years old* (ie. say pre 1890) or *all buildings over 50 years old* (ie. say pre 1940).

Some responses indicated that condition was a major issue, and that only places in good condition should be considered to be kept: for example comments such as *historic buildings in reasonable condition; any that are old and solidly built; any solid building that can be turned into restaurants (etc); good examples that can be economic and used practically.*

And other responses also identified the need to conserve only those buildings that can be used: for example comments such as - *only those with practical use*.

Most responses seem to recognise specific places worth keeping, but some people considered there were few left: for example comments such as *most have gone* and *most have been destroyed*. There was some comment about the destruction of Brechin.

Most responses were positive and identified places worth keeping, however, some people hedged their answer with a comment about the condition or future use of a place.

A few people rejected the idea of keeping heritage at all: for example: *no areas need to be preserved*, while some thought heritage was less important than other issues.

Heritage significance

Berwick contains a lot of physical evidence that tells us something about the past. Not all such evidence can be or should be protected. This means selecting the places that are important enough to be conserved. In judging the value of a place, there are certain questions that need to be considered such as:

- What aspects of the history of an area does the place represent?
- What are the factors which contribute to the heritage value or significance of the place?
- How does it rate against other similar places? For example - Are there other places like it? Is it the best or a representative example of its type? Is its value enhanced by being part of an area or group of sites?
- How valuable is a place to the community, or to particular parts of the community?

Criteria

Nature of significance

As required in the brief, our work was guided by the *Charter for the conservation of places of cultural significance* (*The Burra Charter*) a charter developed by Australia ICOMOS. The Charter defines cultural significance as being aesthetic, historic, scientific or social value for past, present or future generations.

From these four adjectives, more specific criteria can be developed to help describe why a place has significance (ie. the nature of significance). In most instances a place is significant for several reasons and all aspects of its significance need to be considered.

These terms mean:

Aesthetic: aesthetic value includes aspects of sensory perception

Historic: historic value encompasses the history of aesthetics; science and society (and therefore architecture).

Scientific: the scientific or research value of a place depends on the importance of the data involved and the extent to which a place can contribute further substantial information. (This criterion is often applied to archaeological sites)

Social: social value embraces the qualities for which a place has become a focus of spiritual, political, national or other cultural sentiment.

A place may be important because its physical form and fabric demonstrates its significance. A place may also be important because it was associated with significant events even though no physical evidence remains.

The following criteria, which expand on the four values defined above, were used by the consultants in assessing identified places and preparing the statements of significance.

History: Does the place provide physical evidence of history? For example, is the place:

- important for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, state or locality
- important in demonstrating a distinctive way of life, custom, process, land-use or function no longer practised, in danger of being lost, or of exceptional interest
- important in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, land-use, function or technique)
- important for the way it represents aspects of national or local sentiment, values or concepts.

Design: Does the place demonstrate a particular design style or tradition in relation to the type of place? For example, is the place:

- important for its technical, creative, design or artistic excellence, innovation or achievement
- important as an illustration of the typical fashions, styles and tastes of a past period.

Aesthetic value: Does the place demonstrate qualities that are considered to contribute to contemporary aesthetic values?

Social value: Does the place have strong or special associations with a particular community or group for social, cultural, symbolic or spiritual reasons?

Research value: Does the place have the potential to provide information (through a process of research and investigation) that will contribute to a greater understanding of the history of the locality or beyond?

Association: Does the place have close or special associations with individuals or organisations and groups whose activities have been significant within the history of the locality or beyond?

Degree of significance

The degree of significance refers to its relative importance compared to other similar known examples. It is usually summarised as the following categories

National or state significance:	part of the heritage of Australia or Victoria
Regional significance:	part of the heritage of Melbourne's outer eastern region
High local significance:	an essential part of the heritage of the City of Berwick
Local significance:	part of the heritage of a locality within the City of Berwick, of historical interest (although lacking in the integrity required for a higher ranking), or of probable significance but requiring further research and assessment.
Contributory significance	a place that contributes to the significance of a heritage area or precinct. Individually such a place would not be of local significance.

A priority is also often placed on places of national and state significance in heritage studies. Usually, only a small proportion of heritage places in a municipality are of state or national importance, whereas the majority will be of local significance. Places of local importance are those that create overall character and appearance of a municipality, and their conservation may therefore be more important. This study has focused on places of high local, regional, state and national significance. The budget did not allow research on places identified as of local significance or probable local significance. These places are listed and briefly described at the end of each section within Part 3. Further research on these places is recommended and some may prove to be of greater importance than has been recognised in this study.

Statement of significance

Finally, these assessments are then presented as a statement of significance for each place. A statement of significance aims to state both the nature and degree of significance. For example:

This 1860s artisan's cottage is of regional historical significance as a rare survivor in an area of predominantly 1940s and 1950s houses, and for its associations with early artisans including ... It is of local architectural significance as a surviving early timber cottage with various intact elements such as ogee spouting and twelve-paned windows.

Results

During the study, 223 places were identified and entered into the database. The following analysis by level of significance is provided below:

National or state significance	10
Regional significance	32
High local significance	82
Local significance	72
Contributory	13

Another 14 places of some historical interest were also noted.

Study products

The results of the study comprise:

1. This report
2. Map series indicating the location of each place
3. Nominations to the Register of the National Estate, a requirement under the National Estate Grants Program.
4. Copies of historical research materials gathered by the consultants from sources such as the Central Plan Office and Registrar General's Office. These have been placed in the Local History Archive in the Narre Warren Library.
5. A file of field survey and research information containing:
 - negatives of all places photographed during the study
 - some information on places ranked as of local significance; as the study resources did not extend to the writing up of these places the data gathered by the consultants has been supplied to the Council to enable this task to occur at some future time.

PART 2: ENVIRONMENTAL HISTORY

Environmental history

Introduction

The Berwick district with its rich black volcanic soil, abundant grasses and excellent water supply, became well-known as a predominantly rural area with many large and well-kept dairy farms as well as some notable cattle, sheep and horse studs. In earlier times before the British colonisation of Australia, the Berwick area was the home of the Bunurong and Wurundjeri, who hunted and camped along the Cardinia Creek and endowed the sites they inhabited with spiritual meanings. Some of these sites remain as part of the region's heritage. It is hoped that a special study will be conducted in the future to document this important aspect of Berwick's history.

After a brief squatting period, new patterns began to emerge which are illustrated in surviving buildings and other structures. A few of these historic places relate to the early pastoral era but far more are associated with the district's development as a prosperous farming area. The growth of Berwick township as a major service centre for a rich dairying and agricultural region is of particular importance in the district's history. The remaining evidence of early German settlement at Harkaway is another major theme. It has been important, also, to consider how much the traditional rural image of Berwick has been changed this century by industrial and residential development on its western side near Dandenong.

The aim of the present study has been to explore the historic themes which have helped to shape the City of Berwick's cultural landscape as it is today. An attempt has been made to determine what remains to illustrate the history of the City of Berwick in the form of buildings, other structures, ruins, sites and precincts. The heritage items (some of which are extremely rare) are precious to the City's special identity and have historic and other values. In some respects, such as the important sites associated with the first contact between Aboriginal and European cultures, and the number of surviving farming properties, the Berwick district is unusual among areas in urban growth corridors close to Melbourne.

More needs to be done, especially the exploration and assessment of the district's Aboriginal heritage. It is hoped that the present study will help to increase community awareness of the City's heritage. It is also hoped that the identification and research process begun in the study will continue and lead to the protection of important heritage places.

Wurundjeri heritage

Members of the Wurundjeri and Bunurong tribes were the first to make history in the area now within the City of Berwick. They hunted and camped in the district, finding ample food resources along the many creeks (and particularly the Cardinia Creek), in the swamps, on the profuse grasslands and within the forests of red gum, box, peppermint and manna gums. In earlier times there were also areas of scrubland dominated by the tea-tree, melaleuca and banksia with low-growing heath.¹ Greenstone was quarried and transported and traded into the territory of the Bunurong² a neighbouring tribe closely linked to the Wurundjeri by marriage and trade ties.³ The Bunurong appear to have followed set paths through the Wurundjeri territory. One such path was most probably along the Cardinia Creek.⁴

The Aboriginal people created sites that contain important evidence of a distant past and to which they attribute spiritual meaning. Some of these sites are known to remain today and include two sites at Harkaway. One is in an area known to local whites as 'Bald Hill', where axe heads have been found.⁵ There are reports also that a corroboree was held in 1858 on the properties of John Milne and Edward Halleur, district pioneers, on the Harkaway Road. An axehead was found years later near this site by Fred Fritzlaff, the last blacksmith in Berwick.⁶

There are now one thousand direct descendants of the Wurundjeri people living in the Berwick region who are legally responsible for protecting the parts of their heritage that remain. A special study will be sought in the future, it is hoped, to fully document this important aspect of the district's history.

The present study is only concerned with the time since British settlement began. This had a profound effect on the local tribes with the introduction of European diseases, the wholesale clearing of vegetation, the introduction of hoofed animals and the subsequent disappearance of native grasses, and the drainage of flood plains and swamps, which destroyed many traditional Aboriginal food resources. Quarrying of the basalt deposits on the hills above Berwick destroyed evidence of earlier quarrying.⁷

Historic places which demonstrate the meeting of the Aboriginal and European cultures include the *Dandenong Police Paddocks* (or Native Police Depot and Narre Warren Protectorate Station), Churchill Park Drive, Endeavour Hills. This significant historical and archaeological place was chosen in 1837 as the headquarters of a newly-established Corps of the Native Police. In 1841, it was selected as the central station of the Westernport Protectorate formed to protect Aboriginal groups from the impact of British colonisation. At the same time it became the headquarters of the 1842 Corps of Native Police. In 1853, the area was handed over to the newly-constituted Victoria police as the site for their Stud Depot for horse breeding. It remained central to Mounted Police work until 1931 when the Stud Depot was moved to Bundoora.⁸ During 1964 Dandenong Council demolished two of the three remaining buildings on the site - the Police Studmaster's House and granite stables. The remaining building, a dairy, was demolished about 1974.⁹ The site is now managed by the Dandenong Police Paddocks Reserve Committee of Management.

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1. Laurajane Smith, *The Berwick-Pakenham Corridor*, Victoria Archaeological Survey, 1989, pp.5-10, 16; Maria Hansen Fels, *The Dandenong Police Paddocks*, Victoria Archaeological Survey, 1990, vol 1., pp.1-2.
 2. Smith, p.13.
 3. Smith, p.16.
 4. Smith, p.16.
 5. Norman E. Beaumont, James F. Curran and R. H. Hughes, *Early Days of Berwick*, Berwick, 1979 edition, pp.94-95.
 6. Beaumont, Curran and Hughes, p.69; information supplied by Louise Reeve.
 7. Smith, p. 13.
 8. Fels, vol.2, p.1.
 9. David Rhodes, *The Dandenong Police Paddocks*, An Archaeological Survey, Victoria Archaeological Survey, 1990, p.17.



A map of the region prepared by William Thomas, Assistant Protector of the Aborigines, showing the Nerre Nerre Warran Aborigine Station, 1840

(From G. Presland *Land of the Kulin* by permission of the author)

The site of the *Police Paddocks* has particular significance for the Wurundjeri as part of the traditional clan territory owned by ancestors of the present-day Wurundjeri Aboriginal community. It also formed part of the tribal boundary of the Woiworung and Bunurong (Westernport tribes) and was probably an important meeting place. The Police Paddocks were selected by the Woiworung and Bunurong as the site of the Westernport Aboriginal Protectorate Station and the first, third, and fourth Native Police Headquarters. It is an area where ancestors of the Wurundjeri maintained contact with their traditional land.¹⁰

Pastoralists and farmers

Pastoralists

When the first European settlers came to the Berwick region, they were attracted by the same features that made the area attractive to Aboriginal people. An 1847 survey map of the lands between Toomuc Creek and 'the Great Swamp' (that is, the Koo-Wee-Rup Swamp, now drained), noted that the area was 'heavily timbered' with 'white gum, box and native hop', and that there was 'open grassy land' and 'good grassy land timbered with box, mimosa and acacia'. In the vicinity of the present Berwick and Harkaway, there was 'good black soil timbered with Acacia and Eucalyptus'.¹¹

A few years later, when the Township of Berwick was laid out, Surveyor Robert Hoddle commented on the light sandy soil thickly timbered with Box - Gum - Cherry and Lightwood' and the 'fine agricultural land'. He also noted 'basalt' deposits near the township.¹² Thirty years later, although the Berwick district had been settled from the 1830s or 1840s, Andrew Garran described 'a thick jungle of ti-tree scrub extending from Hallam's Road to Narre Warren'.¹³

The Berwick district proved most suitable for pastoral and agricultural development. The process of pastoral licenses and later land selection resulted in the subdivision of the land, clearing the splendid red gums and other forest timber for stock, crops and for building timbers.¹⁴ The changes caused by clearing and the introduction of cattle and sheep over large grazing areas altered the Berwick landscape forever and created the pastoral scene valued today and seen by many as under threat from suburban development.

From 1837 to 1846 grazing licenses were taken up in the Port Phillip area, as Victoria was known before its separation from the mother colony of New South Wales in 1851. Squatting licenses of ten pounds per year were issued for any run. Under this system almost the whole of Port Phillip (with the exception of the Mallee Scrub in the north-west), was acquired by the squatters. They held runs covering vast tracts of country. Land within the present Berwick City boundaries was in the Western Port District, one of the two squatting districts in Port Phillip.

The particular suitability of the Berwick district for grazing purposes was confirmed by the famous pioneer stockman, Hugh Peck, who declared that,

'that area...from just beyond Dandenong in the west, to the Bunyip in the east...carried a great deal of native grasses, and with its good rainfall, fattened cattle in spring and summer'.¹⁵

10. D. Rhodes, p.4.

11. *Continuation of the Survey of the Toomuc Creek to the Great Swamp*, by W. S. Urquhart, 1847.

12. Syd. B33, *Berwick Town Plan*, Hoddle, c1852.

13. Andrew Garran, *Picturesque Atlas of Australasia*, Melbourne, 1886, quoted in Paul Hicks, *Architectural Survey of the Berwick-Pakenham Corridor*, Historical Survey, 1989, p.6.

14. Beaumont, pp.2-3.

15. Hugh Peck, *Memoirs of a Stockman*, Melbourne, 1974 edition, p.178.

New regulations were gazetted in 1847 allowing squatters to purchase pre-emptive rights to their homestead blocks. Pastoral run holders who previously held grazing leases (sometimes called 'grass rights')¹⁶ were able to purchase up to six hundred and forty acres of their runs before any land in the locality was made available to the general public. This privilege was given in recognition of their pioneering efforts. Pre-emptive right plans, which had to be lodged with the authorities, remain as important historical documents. They show improvements such as buildings, fences, tracks and wells.¹⁷

Under the provisions of this legislation, the colony of Victoria was divided into three districts: Settled, Intermediate and Unsettled. The City of Berwick area fell within the Settled District, which embraced all land within twenty-five miles of Melbourne with the Cardinia Creek as its eastern boundary.¹⁸

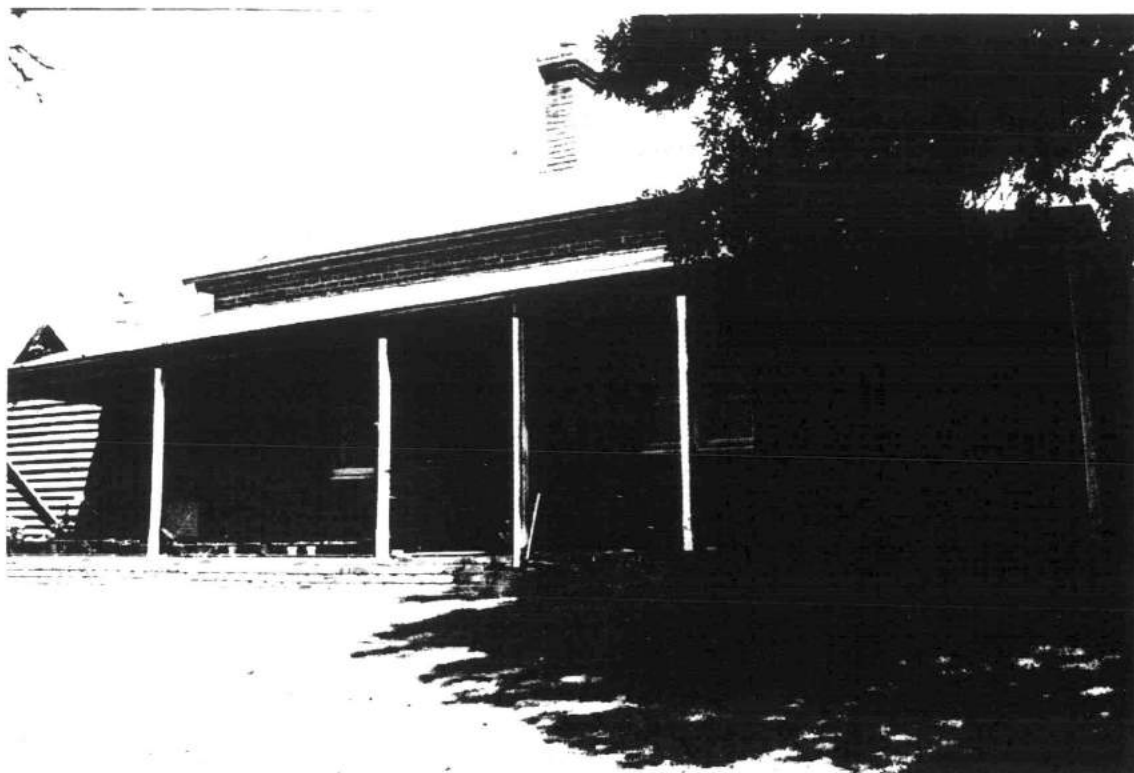
The Berwick region runs tended to be smaller than those in other pastoral areas in the colony, and to stock cattle rather than sheep.¹⁹ Little evidence remains of these runs that once covered most of the Berwick region nor of the homesteads associated with them. Surviving homesteads with the possible exception of Gardiner's and James Robertson's are located outside the City of Berwick.

There has been some debate about the earliest and most important pastoral run holder within Berwick City boundaries. Lands Department and other records suggest that it was Captain Robert Gardiner, who arrived in Victoria in 1837. Early maps indicate Gardiner's Station in Crown Allotment 17 (the future site of *Edrington*), fronting Cardinia Creek and on the Gippsland Road. It is south of the Berwick Township Reserve, which was established on part of Gardiner's original Berwick run.²⁰ Gardiner reputedly built a first house about 1845-50 east of Cardinia creek and soon afterwards 'a stone house on high ground west of the creek', calling it Melville Park.²¹ This was also on Crown Allotment 17.²² It is possible that the small brick cottage and associated sandstone stables on the Edrington site was Gardiner's second home. The later history of this property is discussed in another section. After selling Melville Park and subdividing his Berwick properties, Gardiner reputedly purchased St. Enoch's Station near Skipton.²³

Some pastoralists under the Pre-Emptive Right legislation took the opportunity to purchase their homestead blocks and, where possible, adjoining land. Gardiner, as well as the 120 acres in his Berwick run homestead block, also purchased seven nearby allotments. The other run-holder in the Berwick City area was the auctioneer Thomas H. Power, M.L.C., owner in the 1850s of Eumemmerring (on the site of the present-day Endeavour Hills and Doveton). Power secured part of this homestead block, 400 acres in 'Power's Paddock' and an additional six allotments. Neither Gardiner nor Power were satisfied with their purchases. Gardiner originally wanted 1280 acres and Power, 640 acres.²⁴

Landowners who purchased Berwick allotments at this time often turned to dairying in addition to, or in place of grazing. A number of families such as the Buchanans and Wilsons already in the area bought blocks, their combined purchases giving them a solid stake in the future development of the district. Over the years these families added to their first allotments, increasing the total size of family holdings. These comparatively wealthy landowning families tended to wield a degree of influence in local organisations such as roads boards, shire councils, hospital and other committees.

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16. Lynette J. Peel, *Rural Industry in the Port Phillip Region. 1835-1880*, M. U. P., 1974, pp.49-53.
 17. P. Cabena, H. McRae and E. Bladin, *The Lands Manual: A Finding Guide to Victorian Land Records, 1836-1983*, Royal Historical Society of Victoria, Melbourne, 1989, pp.2-3.
 18. Graeme Broomfield, 'The Land and its Uses', pp.14-15.
 19. Broomfield, p.20.
 20. *County of Mornington*, Bibbs, 1866; Roll Plan 25, *Parish of Berwick*, 1850s.
 21. *In the Wake of the Pack Tracks*, p.10. Gardiner's brother Abraham was also associated with this house.
 22. National Trust File No. 4461.
 23. *In the Wake of the Pack Tracks*, p.10.
 24. M. Morgan, *Crown Lands Pre-Emptive Right Applications in Victoria 1850-1854*, p.19.



Early cottage at Edrington

(Context Pty Ltd, 1993)



Blacksmith's shop at The Springs

(Context Pty Ltd, 1992)

Their holdings and residences contrasted markedly with the smaller farm allotments and more modest dwellings of the German Lutherans at Harkaway. As Peck has commented:

Gardiner lived on the run until the days when the leases were subdivided and sold, when the Wilson brothers, the Buchanans and Gibb bought the best of the rich Berwick hills. These hills besides being noted for high-class stud stock to the present day have yielded fortunes in extensive basalt quarries.²⁵

Maps from the 1850s onwards show these early Berwick freehold properties. Gardiner's eight allotments each contained between 300 and 600 acres with the exception of his homestead block. Three had Cardinia Creek frontages.²⁶ Gardiner, as a major local landholder, was influential within the local community. Surveyor Hoddle commented when the Berwick Township was laid out that a site for a church and schoolhouse had been chosen as 'required here by Gardiner and others'.²⁷ This site on the corner of Lyall Road and the Gippsland Road was the location chosen instead for the Berwick Hotel.

A number of buildings associated with these influential landholding families remain today as an important part of Berwick City's heritage. In addition to the early building at *Edrington*, which may have associations with Gardiner, *Quarry Hills* (Quarry Hills Drive), is significant as the home in 1854 of William Wilson. It has been described as 'the oldest house in Berwick' and was associated with a successful dairying and wheat farming property.²⁸

Unfortunately, Wilson House, the early home of James Wilson, has gone but a venerable Moreton Bay Fig Tree marks the site.²⁹ One of the best-known examples of the homes of influential pioneer landowners is *Burr Hill* (Burr Hill Court) at Berwick, associated with Hon. James Buchanan M.L.C., a Scottish pioneer who settled in Berwick in the 1850s, growing wheat and grapes and breeding prize cattle. Burr Hill was his retirement house, dating from the 1860s with extensions in the 1880s.³⁰

Nothing is known to remain in the present-day industrial landscape of Doveton to recall Power and his Eumemmerring run.

The finest home of early major landholders in the Berwick area is undoubtedly the historic *Springfield* (Homestead Road). Originally known as The Springs, it was reputedly built at Berwick in 1855 for William John Turner Clarke (1801?-1874), pastoralist and landowner.³¹ After Clarke's death in 1874, it became the property of his son, Sir William John Clarke (1831-1897), stud-breeder and philanthropist, who was interested in scientific farming.³² Springfield was part of a dairy farm complex with a cheese factory added in 1875, 'the most elaborate of a number of such factories in the Berwick area' and now the only surviving example. Springfield is a significant example of Sir W. J. Clarke's scientific farming methods and of his 'upgrading of properties into model tenant farms complete with the latest technology and equipment'.³³

This property illustrates another important aspect of land use in the Berwick district - the holding of large areas of land by wealthy absentee landowners, who leased blocks to local farmers or employed them as managers.³⁴ Edwin Greaves was appointed as manager of Clarke's Berwick Estate. Later, Greaves bought 1620 acres of the Estate, built a new house called *The Springs* (Greaves Road) after the original homestead and the natural springs on the property, and ran sheep there. *Springfield* and *The*

25. Peck, p.186. (cf. Hoddle plan).

26. Bibbs 1866 map.

27. Syd. B33, *Berwick Town Plan*, Hoddle, c1852.

28. *In the Wake of the Pack Tracks*, p. 12; E. C. Henry, *Six Homesteads of Berwick*, p.15.

29. Viewed with Max Thomson, 15 February 1993; Beaumont, p.36.

30. Beaumont, p.114 (early photograph).

31. *Australian Dictionary of Biography*, vol.1, pp.228-229.

32. *Australian Dictionary of Biography*, vol.3, pp.422-424.

33. Ministry for Planning and Environment File No. 603911E.

34. Beaumont, pp.17-18.

Old Cheese Factory (Homestead Road) property, judged of national importance, is now in public ownership and regarded as among the most significant heritage places in the City of Berwick.³⁵

A more modest residence from the pioneer period is an old timber house at Narre Warren North. The *Former Robertson property* (Belgrave-Hallam Road) is reputedly associated with James Robertson, owner of early Crown land. Robertson had a cattle run north-east of Berwick. His nephew, George Washington Robinson, was another important pioneer farmer, and also architect, engineer and builder. He designed a number of notable local houses.³⁶

Timber-getters

Some timber-getters arrived in the Berwick district even before the pastoralists, attracted by the splendid red gum and other timbers. Living in wattle and daub huts, they 'took out thousands of feet of timber for works in the infant city of Melbourne'.³⁷ Saw-pits were set up and the timber transported back to Melbourne by bullock cart and dray. Some of the timber 'was sawn into blocks for paving the streets of Melbourne'.³⁸

The results of these pioneer sawyers' efforts are demonstrated by the almost total disappearance of the thickly timbered areas shown on early maps as a distinctive feature of the Berwick district. Today, the City of Berwick is concerned about saving remnants of the *Casuarina* forest at Endeavour Hills and several specimens of indigenous River Red Gum on the Gunn's Road reserve. However, the wattle and daub huts of the timber-getters and early district timber mills have long since gone.

Early German farmers

The German Lutheran families who settled in Harkaway in the 1850s are among the district's earliest farmers. Gottlab Wanke and Johann Bischoff were among the first, purchasing Crown Allotments of 640 acres and 597 acres in the 1853 government sale.³⁹ Both properties were bounded on the north by King Road (or Koenig Road as it was then called). The Bischoff property stretched to Cardinia Creek.⁴⁰ Two years earlier, Wanke was one of sixteen German farming families who purchased land at Thomastown from William Westgarth, designed as part of a German settlement there. Wanke almost immediately sold his Thomastown land, went gold-mining but, when he was unsuccessful, settled at Harkaway.⁴¹

Harkaway and Thomastown were only two of a number of German settlements established in Victoria between 1840 and 1860. Small groups of Germans also settled at Germantown (now Grovedale), near Geelong; at Greensborough, around Doncaster, Bulleen and Nunawading, and at Oakleigh. These settlers sometimes came to Victoria via South Australia. Groups of Germans also emigrated in large numbers during this period to other parts of the world including Texas.⁴²

These German settlers were farming people who normally settled in rural areas outside townships. They chose undulating to hilly land in the higher rainfall areas, as at Harkaway. 'They were hard-working farmers and characteristically owned their own small farms and farmed them intensively'.⁴³

The progress of the Harkaway German settlement followed a similar pattern. These families primarily engaged in clearing the land and growing wheat, oats and potatoes, and were 'also very active in dairying'.⁴⁴ Like the Doncaster Germans, they mainly came from Silesia.⁴⁵

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35. Ministry for Planning and Environment File No. 603911E; E. C. Henry, *Six Homesteads of Berwick*, pp.29-34.
 36. *In the Wake of the Pack Tracks*, p.111; Max Thomson, *Little Hills*, 1839-1977, pp.4,5.
 37. Beaumont, p.3.
 38. Beaumont, p.3.
 39. Registrar-General's Office Search Notes 41635, 21226. Wanke's name was sometimes spelled Gottlieb, or Johann Gottlieb.
 40. Registrar-General's Office Search Notes 41635, 21226.
 41. Robert Wuchatsch, *Westgarthtown*, 1985, pp.16, 27.
 42. *Rural Industry in the Port Phillip Region*, p.72.
 43. *Rural Industry in the Port Phillip Region*, p.72.
 44. *Rural Industry in the Port Phillip Region*, p.72.

Wanke and Bischoff immediately subdivided their large Harkaway allotments and sold land to other German families including the Koenig, Bruhn, Walsdorf, Aurisch, Hessell (after whom a local road was named), Scholtz, Schloche, Lensing and Meyer families.⁴⁶ In addition, the early land owner, Robert Gardiner, sold the northern half of Crown Allotment 8 to Wanke. This land was on the south side of Koenig Road between Wanke's first allotment and Bischoff's property.⁴⁷ German families also bought land north of Koenig Road in Crown Allotment 3. An 1855 Lands Department map shows the land purchased by William Wiese and John M. F. Fritzlaff, who was associated with the construction of a number of Harkaway buildings. This property was typical of those sought by German Lutheran farmers with its 'good red soil', and was bounded on both sides by 'patches of stringy bark'. Koenig Road was marked as 'Cattle Road to Water' and ran to the Cardinia Creek. A track from Dandenong ran through this property as far as the Stoney Creek in an adjacent Crown Allotment.⁴⁸

As in other German settlements, a Lutheran School, Church and Cemetery were established⁴⁹ in the 1860s. A few of the early Harkaway German farm cottages have survived, or at least parts of them. The Harkaway settlers did not appear to have the money or time to build the more substantial traditional German buildings of other settlements, such as the well-built bluestone farmhouses and stables at Thomastown. Among the Harkaway homes which have survived are also a number built by wealthier English or Irish settlers, who bought land already cleared by the Germans.⁵⁰

The hawthorn hedges lining local roads, the *Harkaway cemetery* and the *reconstructed 1869 bell-tower* (Hessell Road), and a small number of cottages and cottage sites are important reminders of Harkaway's German Lutheran heritage. Outbuildings at *Warrenwood* (formerly Hillcroft) in Hessell Road may be all that is left of the Wanke family's second home. However, *Wickham* on King Road, a cottage built of handmade bricks for 'Butter' Meyer in the 1860s with 1920s additions, remains.⁵¹ A mud and wood cottage with extensions and alterations at the rear, known as *Kilfera* (King Road), was built circa 1856 for the settlers Wiese and Fritzlaff. This building was used as the Harkaway post office at an early date and between 1946 and 1970.⁵² Its heritage value has been recognised by its inclusion on the registers of the National Trust, Historic Buildings Council of Victoria and the Australian Heritage Commission. Farmhouses associated with the Hillbrich and Tschentscher families have also survived. There are also a number of cottage sites, one of which, the *Bruhn* site on King Road, is marked by a poplar tree.

Other district farming families

The discovery of gold in the early 1850s in colonial Victoria resulted in a rapid influx of population, while demand for increased food production led to the opening up of country lands. There was a new emphasis on dairying and cultivation. The process of subdivision which began with the carving up of pastoral runs continued into the 1860s. During this period a series of Land Acts were passed, which allowed the sale and selection of Crown Lands. Under the 1860 *Land Sales Act* three million acres of country lands were surveyed into allotments of 80 to 640 acres and made available for selection. No person could generally select more than 640 acres annually. The land had to be paid for outright or half paid for and half leased.

Further areas were opened up for selection under the *Land Act* (1862) and the 1865 *Amendment Act*. Finally, the new *Land Act* in 1869 opened up the whole colony of Victoria for selection, including unsurveyed land.

45. *Rural Industry in the Port Phillip Region*, p.72.

46. Subdivisional plans for Crown Allotments 6 and 9.

47. Registrar-General's Office Search Notes 2680.

48. *Plans of Portions of Land in the Parish of Berwick*, Crown Lands Department, 1855-56.

49. Wuchatsch, p.55.

50. *In the Wake of the Pack Tracks*, p.105.

51. *The Gazette*, April 1992, (Article 'Wickham-one of Harkaway's finest').

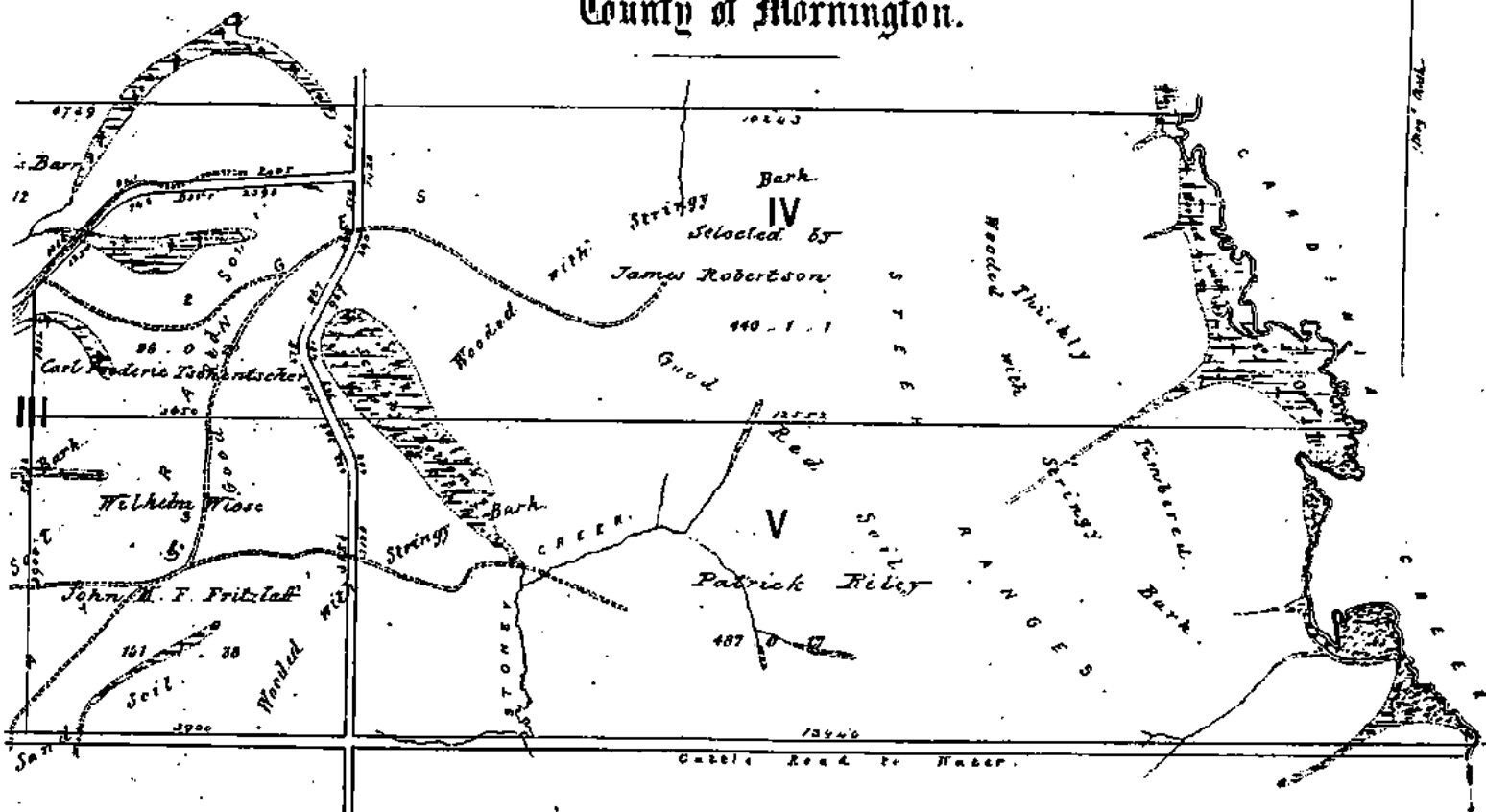
52. Ministry for Planning and Environment File No. 603870; *The Gazette*, 11 Oct. 1972, (Article 'Harkaway Home classed 'C' by National Trust').

PLAN OF PORTIONS OF LAND

IN THE

PARISH OF BERWICK,

County of Mornington.



Plan of land ownership, Hartaway, 1855

(Map Room, State Library of Victoria)

The selectors of unsurveyed land pegged out their claims and then applied for survey. Under this Act land was held under licence for three years before it could be purchased. Furthermore, selectors were required to live on and make improvements to the land before purchase.⁵³ The passage of these Acts in the 1860s further encouraged the trend from the 1850s in the Berwick district in which landholders like Gardiner and Wanke carved up their Crown Allotments into smaller and smaller farm properties.⁵⁴

Among the homestead buildings associated with this new wave of district farmers, one of the most historically significant is *Hillsley* (Robinson Road). This brick house built in 1866 with later extensions, was the second home of George Washington Robinson, (nephew of the pioneer James Robertson), farmer, architect and builder. Robinson's farm was run as an orchard property. He is associated with the design of a number of important brick homes for district farmers. They include *The Grange*, *Cleveland* (now *Aranmore*), and *Troups* (now *Glencairn*).⁵⁵ All have survived except *The Grange* (a'Beckett Road), which was built for the important a'Beckett family.⁵⁶ John Troup, a Scottish farmer, established a fine herd of Ayrshire cattle on his *Glencairn* (Robinson Road) property at Narre Warren North.⁵⁷ This house with its tuckpointed brickwork has a convex verandah and a complex garden layout. *Aranmore* (the former *Cleveland*, *Aranmore Crescent*), was originally a four-roomed brick cottage but had alterations and additions in the 1920s. The pioneering Barr family worked this property from the 1860s.⁵⁸ The Robinsons, a'Becketts, Troups and Barrs were all represented on the Berwick Shire Council and were prominent local residents. Another early farming property, *Ardblair*, (known now as *Beaumont Farm*, *Beaumont Road*), was built for James Buchanan in 1854 and later owned by Mrs L. D. Beaumont, Buchanan's daughter, in the 1890s. Mrs Beaumont with her husband bred Ayrshire stud cattle, Southdown sheep and Suffolk Punch farm horses on this property.⁵⁹

Sheep and dairy farms continued to be a feature in the Berwick district. One of the most notable farms in later years is *Roads End* (*Beaumont Road*) built in the 1920s for Sir Sidney Sewell. This important dairy farm complex will be discussed in a later section.

Soldier settlers

A later process of land subdivision was started after both World Wars with the intention of providing small farms for returned soldiers. The *Royal Commission into Closer Settlement* in 1913 suggested dairying as the most profitable activity on small blocks. The *Land Purchase Board* followed this advice and recommended that soldier settlers should engage in dairying alone or dairying combined with cash crops, in the well-watered districts of the State.⁶⁰ There was a great rush of applicants between 1919 and 1920.⁶¹

At Narre Warren North a fairly successful settlement was established with several flower-growers and market gardeners still on the land after many years. The Hallam Valley Settlement on the other hand was a complete failure.⁶²

53. *The Lands Manual*, pp.3-4.

54. Peel, p.134.

55. Ministry for Planning and Environment File No. 603911E; 'Robinsons: *The Millionaires of Narre North*'.

56. *In the Wake of the Pack Tracks*, p.119.

57. *In the Wake of the Pack Tracks*, p.119.

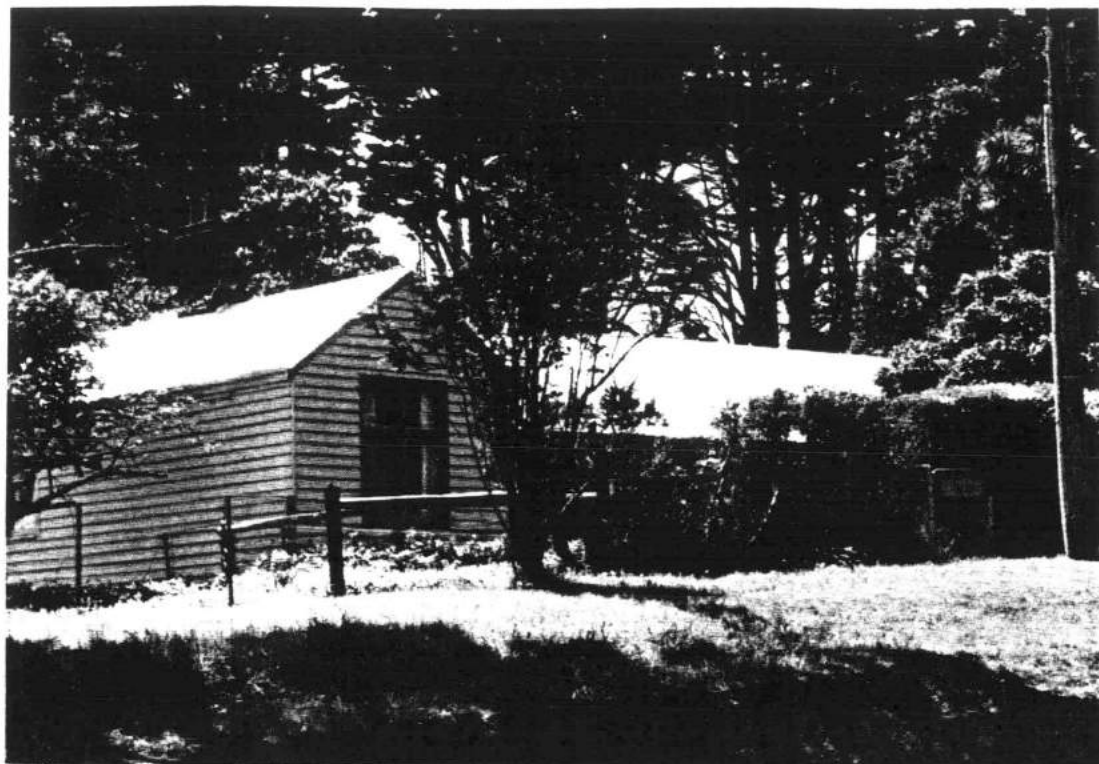
58. *In the Wake of the Pack Tracks*, p.118.

59. *In the Wake of the Pack Tracks*, p.13; Beaumont, pp.27, 37.

60. Neil Gunson, *The Good Country: Cranbourne Shire*, Melbourne, 1968, p.194.

61. *The Good Country: Cranbourne Shire*, p.200.

62. Hicks, p.35.



Kilfera, an early house built c1856 for settlers Wiese and Fritzlaff

(Context Pty Ltd, 1992)



Aurisch monument, Harkaway Cemetery

(Context Pty Ltd, 1992)

In 1922 the Hallam Valley Settlement Scheme purchased a section of the former Clarke Springfield Estate for closer settlement by returned soldiers.⁶³ This land was subdivided in 1927 into small blocks (16-20 acres) intended for vegetable growing. Failure was due mainly to the inexperience of the settlers who were not used to running small farms and the lack of suitable markets. Within three years settlers were leaving and by 1936 none were left.⁶⁴

Similar schemes were tried after the Second World War. One was on land acquired from the former Clarke estate in Homestead Road, Berwick. A few remaining houses once occupied by soldier settlers can be seen still in Homestead and Narre Warren North Roads.

Towns and transport

The earliest townships

The first permanent townships in the City of Berwick were established after the early surveys of the 1850s carried out as part of the land selection process. These townships with their schools, churches, hotels and shops provided services for the pioneer farming communities. Because Berwick was on the main road to Gippsland, it served a much wider community than just those within the present City of Berwick boundaries.

An 1847 regional survey showed only a few scattered sheep and cattle stations and outstations in the Berwick district, linked by tracks from Dandenong, surrounded by grasslands and native bush, and watered by the Dandenong, Eumemmerring and Cardinia Creeks and the Great Swamp.⁶⁵ It was only in the 1850s and 1860s with the subdivision of the large pastoral runs and the sale of homestead and other Crown Allotments, that the Village Reserves of Berwick and Narre Warren (now Narre Warren North) began to appear on official maps.

Berwick

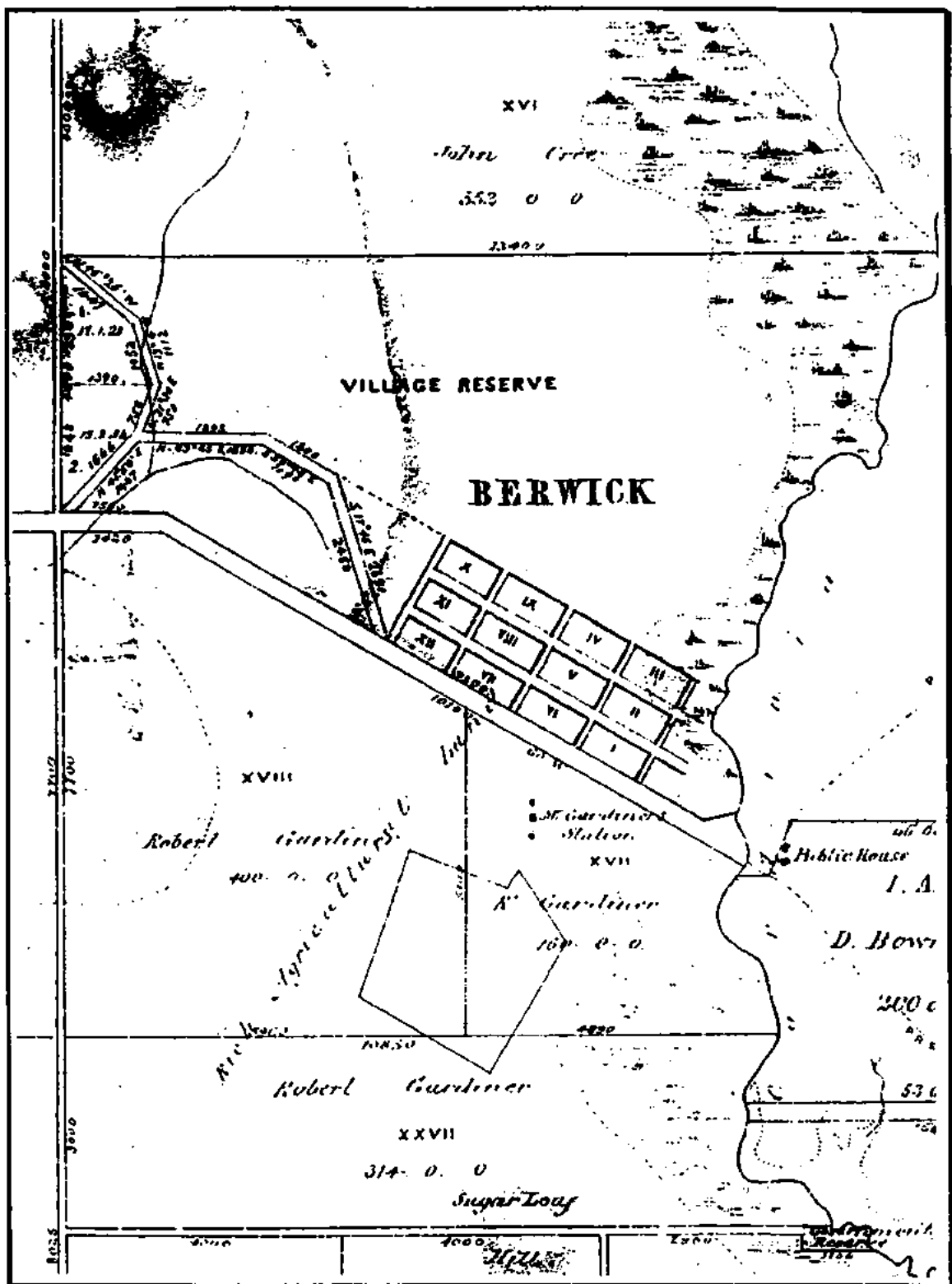
This locality was known earlier as Kardinia Creek and only later became Berwick. This name was from the birthplace of the pioneer settler, Captain Robert Gardiner, at Berwick-upon-Tweed, North of England, a name he also gave to his Berwick pastoral run.⁶⁶ The bear chained to the base of a tree on Berwick's official Coat of Arms is taken from the Coat of Arms of Berwick-upon-Tweed.⁶⁷

An early Roll Plan of the Parishes of Dandenong, Berwick, Cranbourne and Pakenham showed the Berwick Village Reserve on the north side of the Gippsland Road beside the Cardinia Creek with twelve town allotments marked out. These blocks stretched east from Campbell Street to Cardinia Street and were bounded on the north by Palmerston Street. On the other side of the road 'Mr Gardiner's station' was indicated on 'rich agricultural land'.⁶⁸ A *Berwick Town Plan* of the same era signed by Surveyor Robert Hoddle commented that:

The blocks numbered are the only ones pegged out at present, which as far as I can learn will be sufficient for the requirements of the locality for some time.⁶⁹

The allotments of three major purchasers of land adjoining the township, Gardiner, Wilson and English (or Inglis) were indicated as well as the 'main road' and 'old tracks' around an intended extension of the town westward. The development of the road system will be discussed later.

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- 63. Nigel Lewis & Associates, *The Springfield Project*. (Historic Structures Report for the City of Berwick).
 - 64. Hicks, p.35.
 - 65. *Continuation of the Survey of the Toomuc Creek to the Great Swamp*, W. S. Urquhart, 1847.
 - 66. Beaumont, p.16.
 - 67. Beaumont, p.viii.
 - 68. *Roll Plan. Parish of Berwick*, c1854.
 - 69. *Syd. B33 Berwick Town Plan*, Robert Hoddle, c1852.



Plan of Berwick Village Reserve, c1854

(Central Plan Office)

The proposed town site and a Berwick Common (120 acres on the east side of Berwick Hill running down to Cardinia Creek), were proclaimed in 1861.⁷⁰ The gradual extension of the township was shown on later maps. An 1858 map by M. Callanan, Assistant Surveyor, gave some of the street names chosen for that time - High Street for the main Gippsland Road, with parallel streets - Wilson (after a local family), Elgin (collector of the Elgin marbles - sculptures from the Parthenon now held in the British Museum, London) and Palmerston (Prime Minister of England). The names of cross streets included Cardinia (an Aboriginal name), Lawrence, Neill, Havelock, Campbell and Edwards.

A road skirting the Wilson property towards Harkaway was named Lyall Road,⁷¹ a name still in use. A cemetery allotment of eight acres was indicated near the northern Village Reserve boundary, now Inglis Road. Some of the street names had been changed already by 1871, when the township was extended even further. The township then comprised 32 blocks extending from Lyall Road (named after a local pastoralist) to Cardinia Street and was bounded on the north by Brisbane Street (after a local landowner). Large suburban allotments adjoining the township (by this time comprising more than twenty blocks) were shown in Callanan's survey of that year.⁷² Today, only a few of the early street names including High Street for the main road remain.

The growth of the Berwick township, particularly along High Street, and the gradual increase in the number and size of its buildings may be estimated by comparing a surviving 1877 woodcut of the town with an 1887 photograph⁷³ and later views. Early township development was west of Campbell Street. The land to the east included in the first town grid didn't become a residential area until much later.

Only a few very early township buildings remain today on Berwick Hill (now called the *Berwick Village*), an important local precinct, so those that remain have great rarity value. They include the *Berwick Inn* (known earlier as the Border Inn and Ye Berwick Inn). Its earliest portion dates from the 1850s. A local landmark for more than one hundred and forty years, this hotel was used as the first police court and the first licensing court in the 1860s, and the Berwick Road Board held its first meetings there.⁷⁴ Another building from that era, the *Berwick Mechanics' Institute* (High Street), dates from 1862, and was moved to its present site in 1878.⁷⁵ The *Berwick Cemetery* (Inglis Road), which may date from as early as 1858, also survives.

Harkaway

Although the German Lutheran settlement was established at an early date and contained a church, school and cemetery, as a focus for the local community, an official township was never proclaimed there. Today, only the *cemetery* and *bell-tower* (Hessell Road), *Kilfera* (King Road), an 1858 mud and brick house, and the *Harkaway Primary School* (1874-76), remain from its pioneer years.⁷⁶ However, a small township service centre was established at the intersection of Harkaway and King Roads with a cluster of buildings around the Primary School, including farm houses, a *former post office* and later, the *1909 Harkaway Hall* (King Road). Hawthorn hedge plantings and a *Memorial Avenue* (1914-18, Harkaway Road), mark the entrance to this historic precinct.

70. Beaumont, p.16.

71. *The Township of Berwick*, M. Callanan, 1858. Lyall made an early attempt to drain the Koo-we-rup Swamp.

72. *Town and Suburban Lots*. Berwick, M. Callanan, 1871.

73. Beaumont, opp. p.16; opp. p.24.

74. Beaumont, pp.128-129.

75. Beaumont, pp.43-44.

76. John Wells & Maggie Mackie, *Berwick. Some Aspects*, Melbourne, 1980, p.56. (Contains a sketch of the little village school).



Narre Warren North township c1895 - the old store with Mechanics' Institute in background, and Raduchel's blacksmith shop on the right.

(Max Thomson collection)



Narre Warren township - the corner store and bakery in the background, c1920

(Max Thomson collection)

Narre Warren North

Another small farming township, Narree Worran (now Narre Warren North), was established in the 1860s. When the Government surveyed the Parish of Narree Worran, the township was laid out in one and a half acre blocks with two properties divided into residential blocks. The present recreation ground and the site of the hall were originally reserved for a cemetery.⁷⁷ An 1867 map of *Village Allotments Parish of Narree Worran* sketched a township, bound on the south by the road from Dandenong (Mornington Road), and on the north by the road 'to the Emerald Diggings' (a'Beckett Road). A site for a Wesleyan Church was marked on this map.⁷⁸ The *Narre Warren North Primary School* in a'Beckett Road remains from the early days. It was opened in 1877 and built by Henry Powis of Dandenong. An old brick *store*, also used as a post office, built for George Rae, a district pioneer, about 1880, also remains but without its original verandah. Known for many years as Ellis and Bailey's, it stands at 15 Main Street.⁷⁹

Berwick District Road Board

After colonial Victoria was separated from New South Wales, and during the gold rush period, a *Roads Act* was passed in 1853 creating a central road board with the authority to build main roads and co-ordinate the activities of district road boards.⁸⁰ The Berwick Road Board formed on 14 November 1862⁸¹ was the earliest form of local government in the Berwick region. It was a most important body, which governed a vast area far larger than the present City of Berwick. It was dominated at first by local wealthy landowners. The original nine members included Francis Barr, James Buchanan, Gottlab Wanke and John Troup, all influential early settlers. The Board's first meetings were held in the Border Inn at Berwick but offices were erected soon after in 1865 at the top of the Berwick Hill. The Board functioned until 5 May 1868 when the Shire of Berwick was proclaimed incorporating three Ridings: Berwick, Pakenham and Scoresby. In 1889, the Scoresby Riding severed and became the Shire of Ferntree Gully. The Berwick Road Board members in 1868 became the new Berwick Shire Councillors. Wilson (an important Berwick resident) became president, Wanke was auditor, and Buchanan and Barr were members.⁸² In 1901, the Shire headquarters were moved to Pakenham. This change may have lessened the influence of the Berwick Councillors.

The important role of Berwick within the region during the last century was further consolidated by the formation of a Berwick branch of the Port Phillip Farmers' Society (known from 1856 as the Mornington Farmers Society). Abraham Gardiner, Captain Robert Gardiner's brother, was a member of the first committee.⁸³ About 1875, a ploughing match was held on James Buchanan's *Ardblair* farm. The winner was Lotha Schmidt of Harkaway.⁸⁴ The Mornington Farmers Society was the oldest farming society in Victoria. The Berwick branch, (called the Berwick and District Agricultural and Horticultural Society), is a surviving member.

The road network

Transport has been a major theme in the history of the City of Berwick. One of the issues facing district squatters was 'the need for an effective stock route between Gippsland and Melbourne'.⁸⁵ The creation of road boards was the first step towards the drawing up of systematic plans, the carrying out of district road surveys, the construction of new roads⁸⁶ and the raising of finance to pay for them.

77. *In the Wake of the Pack Tracks*, p.117.

78. *Village Allotments Parish of Narree Worran*, M. Callanan, Surveyor, 12 July 1867.

79. Max Thomson, *Little Hills*, pp.18, 21, 54.

80. Bernard Barrett, *The Civic Frontier*, pp.86-87.

81. *In the Wake of the Pack Tracks*, p.19.

82. *In the Wake of the Pack Tracks*, pp.20-21.

83. Beaumont, p.57.

84. Beaumont, p.60. Unfortunately Schmidt's farm no longer survives.

85. Hicks, p.17.

86. The Central Plan Office holds a large collection of both Old Road and New Road plans.

Early attempts to find the best route from Melbourne to Dandenong and into Gippsland resulted in the formation of a route starting in Brighton, progressing to Cheltenham, and then on to Dandenong.⁸⁷

In 1858, most significantly for Berwick, the Victorian Government undertook the formation of a road from Melbourne to Sale. A sum of thirty thousand pounds was allocated for the section from Melbourne to Bunyip.⁸⁸ This road was completed in 1865.⁸⁹

Some of the problems associated with improving Berwick's roads related to the area's hilly terrain. When the township of Berwick was being laid out in the 1850s, Hoddle commented on the 'old track road' which 'the general traffic passes on', as 'passing over a steep hill'. He thought that a proposed track skirting around Wilson's land was 'the best route...for the settlers to the north, that is, the German settlers at Harkaway'.⁹⁰

The Berwick settlement received a further impetus with the introduction of regular coach services in 1865. Coach services ran six times weekly from Berwick to Melbourne and three times weekly from Berwick to Sale. Passengers changed coaches within the Border Inn yard.⁹¹ A section of an old road alignment known as *Old Coach Road* survives. This remnant road extends northward off the Harkaway Road with a steep incline to the ridge. It is constructed of basalt (bluestone) rubble. The earliest road to Harkaway, a section was known as the 'Glue Pot' because of its sticky and slippery red clay surface. There is no conclusive evidence of whether it was used for coaches, although coach services did come to the district in 1865 and the 'deviation road' (the present Harkaway Road) was not constructed until 1890. The width of the road would suggest that it was designed for vehicular traffic.⁹² It is now used only as a fire track.

Although the Country Roads Board was constituted in 1912, it did not become effective until after the 1914-18 War. Maps prepared by the Australian section of the Imperial General Staff in 1922 and 1924 show the upgrading of Berwick's roads by that time. Priority was obviously given to major roads or roads associated with district rail services. The main Gippsland Road was metalled as was the road from *Narre Warren Railway Station* (Webb Street), to Narre Warren North, and the road between Hallam Railway Station and the Gippsland Road. The Harkaway Road was metalled along the section near Berwick but further away was unformed. The old Koenig (now King) Road at Harkaway (the site of a number of German properties) was still unmade and reduced to a mere track as it approached Cardinia Creek. The Mornington Road, which passed through the Narre Warren North area, had been formed but not metalled. There were only unmade roads in the Doveton area.⁹³

The Gippsland Road became a State Highway in 1925 and is now called the Princes Highway, except for the section between Lyall Road and the Beaconsfield-Emerald Road at Berwick. This section of road, which includes the Berwick Boulevard, is called High Street, as it was in the 1850s.

Rail

The arrival of rail services made a considerable impact on access to local and regional markets and led to the development of Berwick's farming communities. *Berwick Railway Station* was completed in 1877. This 'gave a further boost to the town' and increased the business of the Wilson Quarry, a major local industry. In about 1885, a siding was built to bring stone from the quarry. The Wilson siding, the original railway cottages and the old station have gone.⁹⁴

87. *In the Wake of the Pack Tracks*, p.31.

88. Beaumont, p.20.

89. Beaumont, p.32.

90. *Syd B33. Berwick Town*.

91. Beaumont, p.25.

92. Correspondence, Norman E. Beaumont to the City of Berwick, 19 Sept., 1983; *The Dandenong Advertiser*, 13 May, 22 May, 19 June 1890. (Accounts of the opening of the new road).

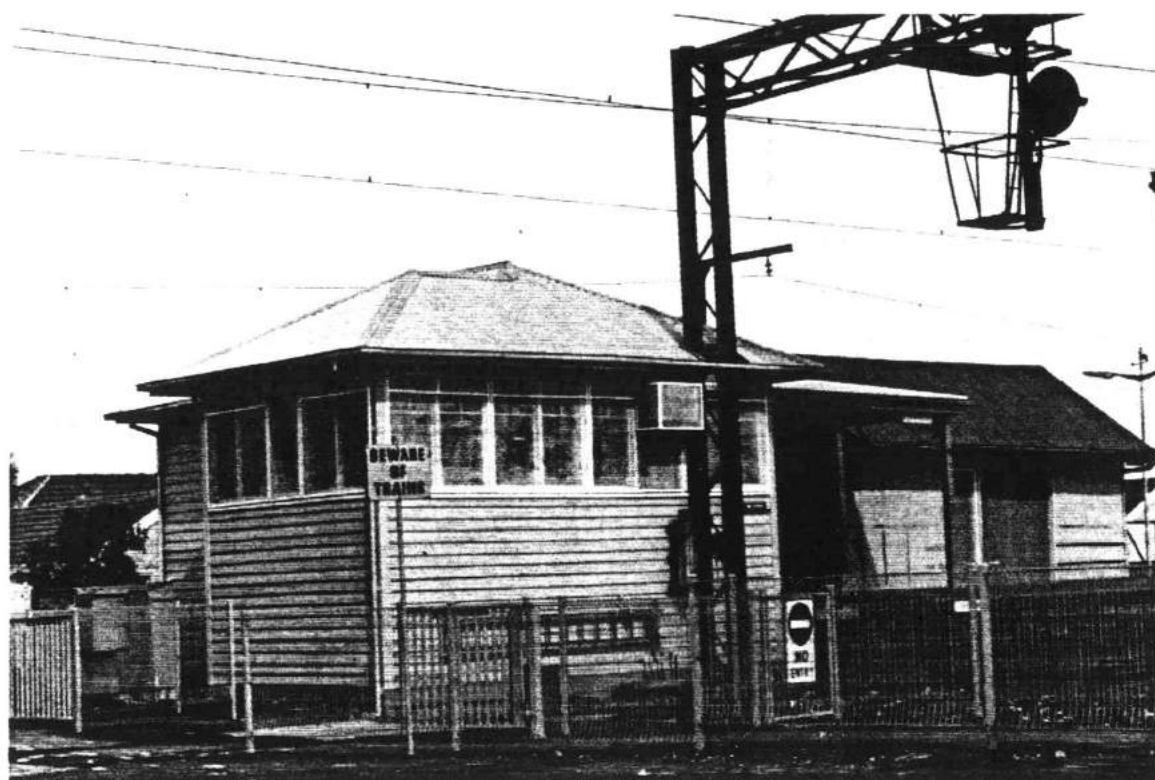
93. *Cranbourne. Victoria*, prepared by Australian Section Imperial General Staff, June 1922; *Ringwood Victoria*, Aug. 1924.

94. Hicks, p.23; Wells & Mackie, pp.30-31.



Old Coach Road: the view north to Harkaway

(Context Pty Ltd, 1993)



Narre Warren railway station & signal box

(Context Pty Ltd, 1992)

The *Narre Warren Station* (Webb Street), completed in 1882 remains. It originally carried wheat, milk, butter and cream daily to Melbourne. The opening of this station was followed by the formation of the new township of Narre Warren. This left Narre Warren North (the old Narre Warren) as a small village town with little prospect of growth until recent times.⁹⁵

Other localities

Hallam

A railway station was also built at Hallam (known originally as Eumemmerring and then as Hallam's Road) in 1880 but, unlike Narre Warren, did not result in the creation of a new township. This was most probably because, unlike Narre Warren, the Hallam railway did not run close to the Gippsland Road, and this area lacked men like Sydney J. Webb to support the development of settlement around the new station.⁹⁶ Hallam, which was known at first as Hallam's Road was settled by a small farming community in the 1850s.⁹⁷ In the early 1860s it had a general store run by William and Mary Hallam. This was followed by the building of Hallam's Road Hotel on the same site. The *Hallam's Road Hotel* (Princes Highway) is all that remains today of this early farming settlement,⁹⁸ with a later 1890s weatherboard house, the *White Peacock* (Princes Domain Drive), now used as a reception centre.⁹⁹ The Hallam area continued to be occupied by small farms until the 1950s, when Hallam was developed as an alternative to the Housing Commission Estate at Doveton. Both developments were designed to provide homes for the employees of the H. J. Heinz, General Motors Holden and International Harvester companies.¹⁰⁰

Doveton

Like Hallam, Doveton remained a small farming centre until the 1940s and 1950s. Known originally as 'Eumemmerring', Doveton was located on the pastoral run of that name owned in the 1850s by T. H. Power. He secured part of his homestead block under Pre-Emptive Right legislation, his PR block being indicated on early maps as 'Power's paddock'.¹⁰¹ The 'numerous fern gullies' along the Eumemmerring Creek were noted there still in the late 1890s.¹⁰² Doveton owes its name to Captain Doveton who lived there late last century and early this century.¹⁰³ Some Victorian houses which remain in *Doveton Street* are a reminder of the area's earlier, rural history. Most of the early buildings, however, disappeared with the construction of the *Doveton Housing Commission Estate* and the three major factories on the Princes Highway, a name which came into official use for the Gippsland Road when it became a State Highway in July 1925, after the visit of the Prince of Wales.¹⁰⁴

Endeavour Hills

This area was also once part of Power's Eumemmerring run and was a rural community until quite recently. An early property, *Four Oaks* in Cardigan Street which remains, was built c1883 for Dr. John Tremearne of Creswick. It was the original homestead on the large Grassmere Estate sold in 1888 at the height of the land boom and transformed later into suburban Endeavour Hills.¹⁰⁵

95. Wells & Mackie, pp.22-23.

96. Deborah Stephan, 'Hallam, 1830-1930', 1993, p.10.

97. Registrar-General's Office Search Notes 31400, (William Hallam). The land of Crown Grantee Murphy was subdivided into small farms in 1855-57.

98. Wells & Mackie, P.61; Deborah Stephan, *A small farm at Hallam: The Andrews 1854-1934*, 1992, p.2.

99. Information supplied by Dr. Deborah Stephan.

100. 'Hallam since 1930', p.11.

101. *Featr. Plans Parish of Eumemmerring*, pp.502 & 503.

102. *Beaconsfield Guide Book*, p.38.

103. *In the Wake of the Pack Tracks*, pp.88-89; Title Vol. 2144, Folio 42 8662; City of Berwick rate records.

104. *In the Wake of the Pack Tracks*, p.32.

105. Registrar-General's Office Search No.20037 (Tremearne); *South Bourke and Mornington Journal*, 18 Nov., 1888.

Major service centre

Following the advent of the railway, improvements in the road network, the advancement of old towns and the formation of at least one new town, the Berwick district townships settled into their role as important service centres for agricultural and dairying communities in the region. From the 1880s, new churches, schools, mechanics institutes and commercial buildings were constructed. Many township buildings from the Victorian era (particularly from the 1880s boom years) have survived as well as some from the first decades of this century and the inter-war years. They form a rich local heritage. In Berwick, three churches in the High Street date from this period of development - *St Andrew's Uniting Church* (1879-88), *Christ Church* (1876-77), and the *Former Christian Meeting House* (Church of Christ) in 1886. Berwick's *Court House* and *Post Office* complex, built in 1884-85 has served the community for many years, with the post office finding a new use several years ago as offices for Andrew Gray and Associates, solicitors. The former Rechabite Hall, now the *Masonic Hall*, dates from 1886.

Likewise a number of schools were built in most of the townships, and many remain today, including parts of the *Berwick Primary School* (Peel Street, 1870s), *Harkaway Primary School* (King Road, 1874-76) and *Narre Warren North Primary School* (a'Beckett Road, 1874). Two private schools favoured by more well-off district families were the *Berwick Boys' Grammar School* (Brisbane Street, now *Mary Blackwood House*), and *St Margaret's Girls' School*, (Gloucester Avenue). The fine *Avenue of Oaks* in Church Street, Berwick, was planted in memory of Old Boys from the Grammar School who died in the 1914-18 War.

Surviving significant commercial buildings in Berwick's High Street precinct include the former Paternoster's Store dating from 1884. Part of this building remains within the present *Berwick Licensed Supermarket*. There is also a twentieth century addition that makes a contribution to the streetscape. The 1920s half-timbered shop group at 71-75 *High Street* was financed by Sir Sidney Sewell of Roads End, (Beaumont Road), and was once known as the Blue Plate Tea Rooms and Jan's Tea House.¹⁰⁶

A group of commercial and public buildings at Narre Warren at the intersection of the Princes Highway and Webb Street form part of an early post-1880 town centre associated with the opening of the nearby railway station. The group includes a former bakery a former blacksmith's shop, the 1891 *Mechanics' Institute* (Webb Street), and a later 1960s hay and corn store.¹⁰⁷

Many townscapes were enhanced, also, by special precincts, parks, Avenues of Honour and Memorial Avenues at the entrances to the town centres, such as the fine *Oak Avenue* at Narre Warren. These trees, planted by S. J. Webb, a district pioneer, in 1890, came from the famous Nobelius Nursery at Emerald.¹⁰⁸ The southern row was lost when the highway was duplicated in 1970.

An example of the district's engineering heritage, which helped maintain an adequate water supply to Berwick and beyond, is the *Lysterfield Reservoir* at Narre Warren North. Linked with the Beaconsfield aqueduct, this reservoir supplied water to the Hallam Valley, Berwick, Cranbourne and other small inland towns as well as a number of Port Phillip Bay and Western Port towns.¹⁰⁹

Tourism

Despite the many changes and developments throughout the Berwick district, its townships retained a village-like character within a surrounding countryside dotted with small farms, well into the present century. Residents of more urbanised parts of Melbourne were attracted to the picturesque rural landscape. With improvements to transport, including the extension of rail services, better roads and the advent of the motor car and bus, tourism flourished. An 1899 tourist guide described Berwick as 'an exceedingly pretty little township on the Gippsland line' and spoke of 'delightful drives' through the district.

106. City of Berwick rate records; information supplied by Bill Hudson.

107. *Berwick City News*, 21 Nov. 1991.

108. *From Bullock Tracks to Bitumen*, Shire of Berwick, 1962, p.60.

109. Beaumont, p.116.



Berwick Post Office & Court House early 1900s

(Berwick Local History Archive, Narre Warren Library)



Harvesting at Kelly's, King Road, Harkaway, c1910

(Max Thomson collection)

One of the most interesting was through Harkaway 'and thence to the township of Narre Warren, which nestles among the hills'. This is now Narre Warren North. The township of Berwick was complimented for its 'good buildings' including the Shire Hall 'where the local magnates meet once a month to transact the municipal business'. Harkaway reminded this writer of 'English scenery on account of the many cultivations and the long rows of neatly kept hawthorn hedges'.¹¹⁰

Some tourists preferred to walk rather than drive, even after the advent of the car. Robert Henderson Croll, Vice-President of the Melbourne Walking Club, writing in 1928, suggested a 'One Day Walk' from Berwick to Belgrave after catching the Sunday train to Berwick Railway Station. He thought that carrying a small billy, 'skilfully camouflaged with brown paper (would) avoid hurting the feelings of such Sabbatarians as you may encounter'.¹¹¹ Passing an old house, Tyrone, at Old Narre Warren, Croll enthused about a walk:

along a lane with high hawthorn hedges, which present a magnificent sight in spring, for they are veritable banks of bloom, ...At the foot of the lane is a creek rich in wattles and the soft-foliaged swamp tea-tree...Altogether a choice corner...¹¹²

Tyrone, now known as *Treverbyn Farm*, still exists in King Road, Harkaway. It was built c1880 for the early farmer, Robert Kelly.¹¹³

Artists

The Berwick district landscape and its village-like townships also attracted a number of artists to the area, some of whom stayed and made their homes within the City of Berwick. Among those are a number who made their mark in the cultural and artistic life of Victoria and beyond. They included the Boyd family, who were associated with *The Grange* property in a Beckett Road at Harkaway, now unfortunately gone. Both Martin Boyd, the novelist, and the notable artist Arthur Boyd Jnr., spent time at this property. Fortunately the Arthur Boyd murals at *The Grange* were rescued by Dr. Joseph Brown before the building went. Arthur Streeton was a visitor at *Inveresk* on High Street, Berwick, where he painted the Brown family. At Harkaway, Jessie Traill's *Studio* remains. Jessie Traill has left many paintings and sketches of the local landscape as she knew it. Lady Casey and her aunt, Ellis Rowan, the distinguished woman painter, painted at *Edrington*. More than 100 of Rowan's works were in Lady Casey's possession when she died. The silks, recently restored, are still held locally.

Professor Jock Marshall, Foundation Professor of Zoology at Monash University, who lived at *Quarry Hills*, was instrumental in establishing the Monash Art Advisory Board and numbered among his friends the artists Cliff Pugh, John Percival and Russell Drysdale. *Quarry Hills* was filled with a fine collection of paintings with a Drysdale mural in the dining room and a Pugh mosaic in the bathroom. A fabulous collection of paintings at *Roads End*, when the home of Sir Sidney and Lady Sewell, included works by McCubbin, Roberts, Phillips Fox and Conder.¹¹⁴

Local industry

Many important local industries have flourished from an early date. Examples include grazing for meat production, timber-getting, quarrying, dairying (butter, milk and cheese), the growing of wheat and potatoes, and, after the Second World War, secondary industry. The City of Berwick's Coat of Arms recognises the importance of its local industries. It includes a bull's head (beef and dairy cattle), a lamb (primary products), and a bluestone wall (quarrying). The two black horses are included because of the importance of the horse in the early days, particularly in the coaching period.¹¹⁵ Much

110. *Beaconsfield Guide Book*, pp.38-39.

111. Robert Henderson Croll, *The Open Road in Victoria*, Melbourne, 1928, p.34.

112. *The Open Road in Victoria*, p.34.

113. Information supplied by Max Thomson.

114. Helen Millicer, 'A Brief Cultural review of the City of Berwick', 1991.

115. Beaumont, p.viii.

remains within Berwick City boundaries to tell the story of these ventures, including old farm properties, buildings and historic sites.

Dairying

The most important industry in the early period was dairying, with *Springfield* and *The Old Cheese Factory* (Homestead Road; discussed in an earlier section) the best known property. 'Butter' Meyer's *Wickham* (previously Ratharnay), in King Road, Harkaway, was another early dairying property. Many small farmers at Hallam and Doveton also turned to dairying. The 1899 *Beaconsfield Guide Book* discussed the importance of farming in the district in these words:

The chief occupation of the farmers in the district is dairying, and they are justly celebrated for their dairy produce;¹¹⁶

An important 1920s dairy farm, *Roads End* (Beaumont Road), was associated with Sir Sidney Sewell, a well-known Victorian cancer specialist. Sewell was partner in a joint dairying company with Edwin Flack, helping to establish one of Victoria's pioneer Friesian herds which held both Australian and world records for milk production.

Cattle and sheep studs

G. L. Wilson and L. D. Beaumont of Ardblair (Beaumont Road; now *Beaumont Farm*) kept notable Ayrshire cattle studs, with Beaumont also establishing the first Southdown sheep stud in the district.¹¹⁷

Sheep, cattle and horse-breeding continued to be important industries within the Berwick district. On the eve of the new century, one writer described:

several large and well-appointed farms, where horse and cattle raising are carried on, and the herds of several Berwick breeders have a good reputation throughout the entire length and breadth of the colony. Sheep are also raised, but to a limited extent, as only portions of the district are suitable to this kind of stock.¹¹⁸

Three existing farming properties where important sheep studs were located, are the Baillieu family's *Minta* (Soldiers Road), *The Springs*, (Greaves Road), where the Greaves family ran a sheep stud at the turn of the century, and *Pine Lodge* (King Road), a sheep farm that turned to dairying in the 1960s.

Quarrying

Quarrying was a very early local industry. Aboriginal groups reputedly quarried prior to the arrival of Europeans. The Berwick bluestone quarries were part of the original Wilson pastoral properties. When the brothers James and William divided their holding, William took the southern portion. Subsequently, in 1859, William opened the Berwick Quarry. Stone was used by Berwick and adjoining Shires for roadmaking and later, railway construction. In about 1884, William Wilson Jnr. started contracting and took over the quarry from his father. Shortly afterwards a siding for the Wilson Quarry was constructed on the Berwick railway line. Wilson worked the quarry until 1918.¹¹⁹ It has been estimated that this quarry:

played a big part in the advancement of towns in west and south Gippsland by pouring thousands of yards of metal into the stations of Warragul, Drouin, Korumburra and intervening towns.¹²⁰

The Daniel Brothers reopened the quarry just before the Second World War. It was then purchased by Bayview Quarries and in October 1966 by Boral Ltd. They provided 'stone for the great number of residential subdivisions spreading eastward from Dandenong'.¹²¹ The original quarry is now closed.

116. *Beaconsfield Guide Book*, p.38.

117. Beaumont, pp.37, 39.

118. *Beaconsfield Guide Book*, p.38.

119. 'Wilson Blue Stone Quarries, 1870-1977', H.S.C. Local History Option. Lionie Tuit, 1986.

120. Evan C. Henry, *History of Berwick Bluestone Quarries*, in *Mining and Geological Journal*, 1972.

121. 'History of Berwick Bluestone Quarries', in *Mining and Geological Journal*, 1972.

The site is owned by the City of Berwick and known as the *Wilson Botanic Park*, a community recreation area.¹²² The Wilson railway siding (known as the railway spur site), no longer exists.

Secondary industry

In the 1950s, the rural character of the western end of the City of Berwick was transformed into an industrial area. The development of a number of important secondary industries on the outskirts of Dandenong with an increased demand for labour and housing for the workers employed there has led to changing patterns within the City of Berwick. One result was that Doveton, formerly an area of small farms, developed into an industrial suburb with a town centre and a large residential *Housing Commission Estate*. The Princes Domain Estate was developed at Hallam and Endeavour Hills, once a rural area, was converted into a residential suburb.

The earliest industry in Doveton was the abattoirs.¹²³ Later, in 1950, a lace factory was established in Lace Street on land purchased in 1942 on the Princes Highway close to Eumemmerring Creek. This factory was founded by William A. Smith Pty. Ltd., a firm from Nottingham which had been 'bombed out' during the War. The company worked in Doveton for several years but later moved to Russell Street in the City and is now in Collingwood.¹²⁴ None of the Doveton lace factory buildings remain.

In the same year three international companies moved into the Doveton area. *International Harvester Company* bought land at the junction of the South Gippsland and Princes Highway. In 1952 a major truck plant was officially opened, expanding in 1953.¹²⁵ By 1973, this plant employed workers of thirty nationalities and depended heavily on casual labour.¹²⁶

During 1954, another automotive plant, *General Motors-Holden*, purchased 154 acres on the same side of the Princes Highway, which later increased to 318 acres. By the end of 1956, a body and assembly plant was in operation, enabling the company to assemble its car bodies in Victoria for the first time.¹²⁷ It was a 'reflection of the importance of the company in the local community that it received its very own railway station'.¹²⁸ This station, known as *General Motors*, still services shift and other workers at the GMH plant.¹²⁹

A third company, *H. J. Heinz*, opened a big new plant and its Australian headquarters in the Doveton area.¹³⁰ This was claimed to be 'the largest food processing plant in the Southern Hemisphere' and an 'architectural show-piece'.¹³¹ It won the *Architecture and Arts* 1955 Award for the best designed building erected in Australia in that year.¹³²

Doveton Riding

The Doveton area (known earlier as Eumemmerring), had been part of the Shire of Berwick since its inception in 1868. In 1956 the City of Dandenong sought to annex the industrially important western section of Berwick Shire, which adjoined Dandenong's borders. This included the sites of the three huge complexes of GMH, International Harvester and Heinz, as well as the large *Doveton Housing Commission Estate*.¹³³

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122. 'History of Berwick Bluestone Quarries', in *Mining and Geological Journal*, 1972.
 123. Information from Dr. Bruce Collier. More information required for this pioneer industry.
 124. Berwick. *Evolution of a City*, 1988.
 125. *In the Wake of the Pack Tracks*, p.89.
 126. Hicks, p.37.
 127. *In the Wake of the Pack Tracks*, p.89.
 128. Hicks, p.37.
 129. Hicks, p.37.
 130. *In the Wake of the Pack Tracks*, p.89.
 131. *The Heinz Story*.
 132. *Architecture and Arts*, March 1955.
 133. *In the Wake of the Pack Tracks*, p.22.



some of the Quarry Team 1907

Workers at Wilson's Quarry, 1907

(Berwick Local History Archive, Narre Warren Library)



GMH: the beginning of the Doveton plant, Sept. 1955

(Dandenong & District Historical Society)

In 1964, in recognition of the extensive development on the Berwick Shire's western boundary, a new Doveton Riding was formed from part of the Berwick Riding. The Shire then comprised five Ridings: Doveton, Berwick, Beaconsfield, Pakenham and Iona.¹³⁴ In 1970, the Shire of Berwick sent a stern letter to the City of Dandenong advising that:

this Council strongly objects to the selfish and parochial way your Council has attempted to gain more finance for your City by making this Application to the Minister to acquire the high Municipal revenue producing area of the Doveton Riding of the Shire of Berwick.¹³⁵

After a long legal battle the Shire of Berwick retained this important area.¹³⁶ Later, on 14 February 1973, it was announced that the Berwick and Doveton Ridings of the Shire would be constituted as the City of Berwick, which was proclaimed on 1 October 1973.¹³⁷

Houses

The story of settlement in an area is told most vividly in its surviving houses. However, it is often the later and more substantial homes that remain rather than the very early, more primitive structures. The rare remaining early houses consequently have great historical significance. The earliest homes of European settlers in the Berwick district were said to be wattle and daub cottages built near the banks of the Cardinia Creek. When this area became public parkland, these settlers had to move. Nothing remains today of those pioneer dwellings.

Very little remains either of early homes from the pastoral era, apart from the small brick cottage and sandstone stables on the *Edrington* (High Street) property, once known as Melville Park. This cottage is said to be the second home of Robert Gardiner, holder of the original Berwick run that covered most of the district. Another house, the *Former Robertson property* on the Belgrave-Hallam Road at Narre Warren North, is associated with pioneer James Robertson, owner of the cattle run Watwillroon, north-east of Berwick. Unfortunately little remains of the original fabric of this house although some old timber may have been used during its rebuilding this century.

Farm houses

The pastoral era lasted for a relatively short time in the Berwick district. At an early stage Berwick developed into a farming community in which dairying, cheese-making, agriculture, the breeding of horses and cattle, and the planting of orchards were major occupations over many decades and into recent times. This development is reflected in the district's domestic buildings. In fact, the Berwick district is quite remarkable for the number of farmhouses that remain, ranging from the humble cottages of early German settlers at Harkaway to more substantial homestead complexes on large rural properties. All eras are well represented. There are still a number of Victorian and Edwardian farmhouses, which have sometimes been incorporated into later houses, or remain as outbuildings associated with newer homesteads. Some of the earlier houses illustrate interesting colonial building techniques. There are also some splendid examples of large farmhouses of the early twentieth century, inter-war period and later, some architect-designed. Although subdivision has greatly reduced the size of many of the once-extensive district farm properties, the remaining farmhouses of Narre Warren North, Harkaway and Berwick, with a few rare survivors in newer areas to the west, have helped preserve Berwick's traditional rural character.

Early farmhouses

An early farm house in which primitive building techniques were used is *Kilfera* (King Road) at Harkaway, built about 1856 by and for the German settlers William Wiese and John M. F. Fritzlaff, carpenter/builders. The old part of this house, (once used as a local post office), comprises two rooms

134. *In the Wake of the Pack Tracks*, p.22.

135. *Berwick. Evolution of a City*.

136. *In the Wake of the Pack Tracks*, p.89.

137. *In the Wake of the Pack Tracks*, p.89.

with walls constructed with a wooden frame and battens supporting a mud infill. This house may be typical of early German cottages at Harkaway, using local materials. It is the only known example of this building type remaining in the Berwick district.

Quarry Hills (Quarry Hills Drive) is believed to be the oldest house in Berwick and was the home of pioneer farmers, William and James Wilson, possibly as early as 1854. The 1850s section is now hidden by later extensions, yet the house remains much as it was when the Wilsons owned it in the 1880s. It has particular importance as a model for local construction in which bricks were manufactured on site and a cheese room was incorporated into the homestead complex.

Another 1850s Harkaway farmhouse, *Wickham* (King Road, formerly Ratharnay), the home of Wilhelm 'Butter' Meyer, a Swiss settler with a butter-making business, and the original detached smokehouse were constructed of clay bricks made on the property. As at Quarry Hills, the hand-made bricks were produced on the site.

Burnbank (Beaumont Road) at Berwick, also regarded as one of the district's earliest farmhouses, has an earlier c1854 section, although considerably altered, within the later structure. It appears today as an elegant Victorian villa with a timber ashlar finish. It was once the home of pioneer farmer Robert Buchanan, who with his brother James, bred Ayrshire cattle. *Burr Hill*, (Burr Hill Court) the Berwick farmhouse built for the Hon. James Buchanan, MLC, in 1878 as his second home, retains some original features which may date from the 1850s. These include an old wine cellar and kitchen at lower ground level.

A somewhat later example of a modest nineteenth century farmhouse is the brick Victorian home, *Doveton Heights*, one of two houses of that era remaining in Doveton Avenue. They are rare survivors from Doveton's past before it changed from farmland to a residential and industrial suburb.

Larger farm homesteads

Some district farm properties, however, boasted substantial brick or timber residences. This was particularly true of homesteads built on extensive allotments for prosperous Narre Warren North, Berwick and Harkaway farmers. Three notable farm homesteads built at Narre Warren North in the 1860s and early 1870s remain as fine examples of the work of George Washington Robinson, (nephew of the pastoral pioneer, James Robertson), who designed and built them. Unfortunately, a fourth, *The Grange* (a'Beckett Road), built for the a'Beckett family has gone. Stylistically, they are typical of their period. *Glen Cairn* (Robinson Road), once the mixed farming and dairying property of Scottish pioneer John Troup, is an important and early homestead in the district. It is characterised by its convex verandah roof, tuck-pointed brickwork, triple light windows, Italianate eave brackets and remnants of an earlier garden layout.

The former Cleveland, now *Aranmore*, (Aranmore Crescent, also designed and built by Robinson) was the home from 1862 of early Narre Warren settler, Francis Barr, and his family. Originally a four-roomed brick house, it was added to in the 1920s when the brick work was rendered and the roof form altered. Today, the house presents a 1920s appearance with a broad gabled hip roof with protruding hip section but contains earlier parts internally.

Robinson's own home, *Hillsley* (Robinson Road), was built about 1872 and used at first for orchard purposes and later for vegetable growing and grazing. This farmhouse is remarkably intact with an undecorated verandah returning on both sides and a series of double-hung, six-paned windows with characteristic arched lintels. Built as Robinson's second home, Hillsley in its important garden and rural landscape setting has 1935 extensions that blend sympathetically with the earlier structure.

A landmark building, *Melrose* (Harkaway Road) at Harkaway, is an imposing and substantially intact brick house on an elevated site with a tower commanding panoramic views of the surrounding countryside. It was built in 1875 as a rural retreat for John Edward Deeble. Later, it became a training farm for boys between 1938 and 1958 and then was used as the homestead of horse and cattle studs.

Not all larger farm homesteads were built in brick, some were substantial weatherboard residences. One example of an early 1880s weatherboard homestead, *Four Oaks* (Cardigan Street), is a rare survivor at Endeavour Hills. This property brings back memories of when the district's suburban west was open land dotted with farmhouses. This property was the original homestead on the Grassmere

Estate, auctioned in 1888 at the height of the land boom. This extensive estate was owned in the early 1880s by Dr. John Tremearne of Creswick.

After the 1880s land boom burst and following the depression of the early 1890s, when recovery returned in the late 1890s, some prosperous district farmers began to build themselves fine new houses on large allotments. *Minard* (Manuka Road), an Edwardian brick and timber villa residence, dates from this period. It was built about 1897 on a hill overlooking Berwick township within the prestigious Manuka Park property owned by Malwyn a'Beckett, civil servant, brother of W. A. C. a'Beckett of The Grange. Malwyn married Affra Robinson, sister of George Washington Robinson, local architect and builder. *Minard* with its high gabled roof, and the 1875 Manuka Park homestead (now demolished) were associated later with the celebrated Manuka Park Andalusian Stud, the Victorian home of this southern Spanish breed.

Farmhouses with cheese factories

Cheese-making was an important district industry and many early farms, such as the Wilsons' *Quarry Hills* (Quarry Hills Drive), once had cheese rooms or, in the case of the larger properties, associated cheese factories. The survival of buildings used for cheese-making in remaining farm complexes illustrates an important phase in Berwick's history.

The historically important *Springfield* (Homestead Road) at Berwick is probably the most notable early property with an associated cheese factory. This homestead was reputedly built about 1855 for W. J. T. ('Big') Clarke, pastoralist and landowner. The *Old Cheese Factory* was constructed in 1875 for Clarke's son, Sir William Clarke, who became known for his upgrading of properties into model tenant farms complete with the latest technology and equipment. The factory building was designed by the architect George Browne and was constructed of hand-made bricks. It is the only cheese factory of its type remaining in the Berwick district and forms an integral part of this important early dairy farm complex.

The lower floor of the factory, a two-storey structure, was used for making the cheese and the building was designed to maximise insulation and has a cavity brick wall with a nine inch external layer and an internal wall of half that thickness. The roof is double-layered for insulation, with hardwood shingles beneath a corrugated iron cladding. The factory's first manager was the farmer and cheese maker Murdoch MacDonald, a Scot who arrived in Victoria about 1853.

Another early Berwick farm, *Beaumont Farm* (Beaumont Road, the former Ardblair) constructed about 1854 for pioneer settler, James Buchanan, has an 1860s two-storey section used for cheese-making. A large proportion of the original house remains today, the kitchen being the oldest part. This building is joined by more recent additions to the former cheese factory. The floor of the upper level is constructed of hand-hewn beams. The handmade brick walls are rendered and painted. The Buchanans were also involved in cattle breeding and wheat growing. One of the district's earliest and most important farms, *Beaumont Farm* provides good examples of colonial building technology of the 1850s, 1860s and 1890s.

The splendid 1920s *Roads End* (Beaumont Road) farm complex at Berwick, which will be discussed in a later section, is said to have once had a cheese factory or dairy associated with its role as a major district dairy farm.

Outbuildings

Remaining outbuildings can tell us much about the origins and historical development of a farm property. They provide clues about exactly when the farmhouse was built and about early ownership and usage. Some of the largest district properties are notable for the number and importance of their outbuildings. In this dairying district, as we have seen, these may include a cheese room or even a large cheese factory. There may be a farm complex comprising homestead, stables, dairy and miscellaneous sheds.



Melrose, a fine landmark building

(Context Pty Ltd, 1993)



Cheese factory at Springfield homestead, built in 1875

(Context Pty Ltd, 1992)

Oatlands (Narre Warren North Road) at Narre Warren is an outstanding example of a farm complex with a large number of outbuildings. Anthony Burden Kent, a district pioneer, was the original owner of this property. The farm includes a substantial brick homestead with granite foundations built in 1890-92, an old cottage, cool stores built in 1943 and attached residence, two-storey stables and other outbuildings. The property, a local landmark, is remarkable for its plantings of exotic trees, old orchard trees and remnant Hawthorn hedges.

Another farm property with an exceptional number of remaining outbuildings, *The Springs* (Greaves Road) at Narre Warren South, was the home of the Greaves family, pioneer English farmers who established important Border Leicester and Southdown sheep studs. This complex includes a 1903 red brick Queen Anne style residence with an associated brick cottage, stables and a very intact blacksmith's shop, a valuable facility on a large farming property. The residence is mainly intact, and is of symmetrical design with Federation features such as a large bay window set diagonally at the north-east corner, two tall potted chimneys and a gabled hip roof. Internally, the house retains a lot of its original carpentry. The blacksmith's shop is constructed of handmade bricks, and its hearth and bellows are still operational. The stables north of the blacksmith's shop have a broad gable roof with a loft and pulley below the ridge.

The Hessel Road property *Warrenwood* (once known as Hillcroft), was owned by Dr. Ernst Gottlob Wanke, prominent German settler, and later, by his son Immanuel. This farm has interesting outbuildings, but both earlier farmhouses have gone. The outbuildings may date from the Wanke ownership and include a large barn, a glass house with its original brickwork and a milking shed and dairy. The glass house may have been used by Bertha, Immanuel's wife, a keen gardener. There is also a fine example of an old dairy currently used as stables. This building has a brick floor in part with a wooden floor mounted on granite boulder and tree stump supports. It is probable that the remains of a cheese press exist beneath the floor.

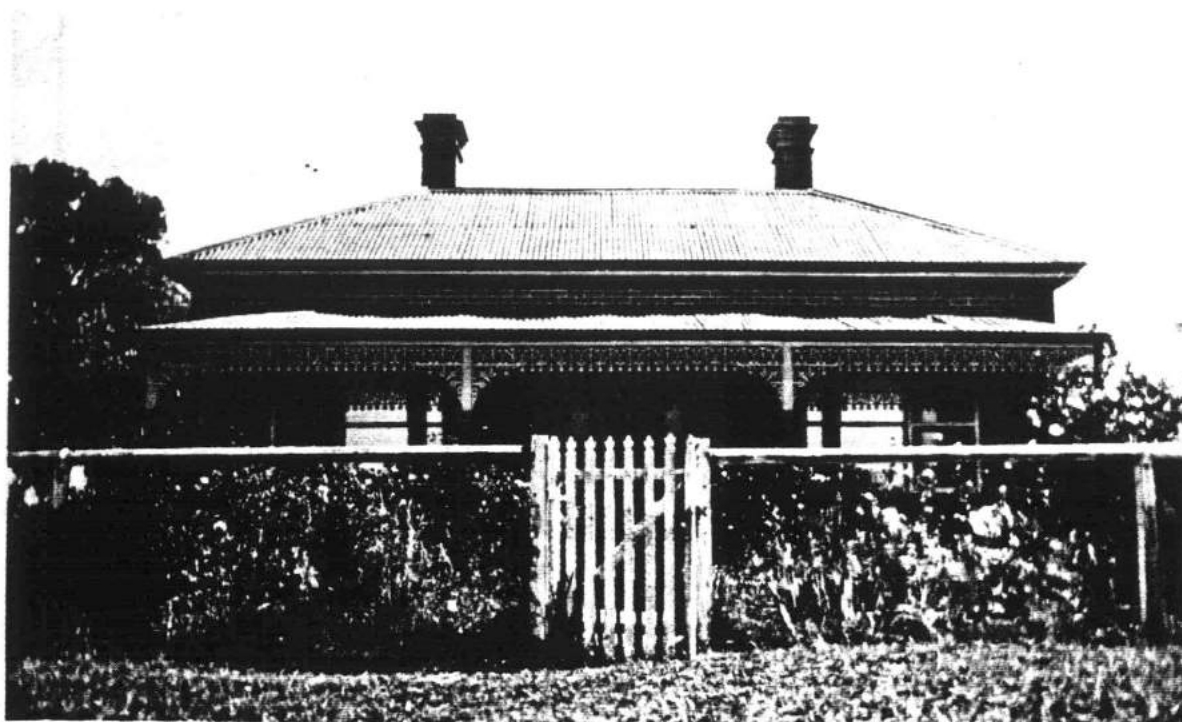
A somewhat later property, *Rowallan Farm* (Rowallan Road) at Harkaway, the home of another German settler, Gottfried Tscherner, from the 1880s or earlier, retains its old barn and other outbuildings. The building technology illustrated by this property is most interesting and may have been used by other pioneer German farmers in the district.

The earliest parts of the large weatherboard farmhouse, which is remarkably intact, were also built of timber posts, lined with beaded pine board and insulated with charcoal. The earliest garden plantings are believed to date from 1880 or earlier. There are several weatherboard outbuildings. A shed externally clad in a mix of second hand sheet material contains a wood slab structure within. Pathways and external drains in handmade brick connect these sheds and stores with the older part of the house. An old barn with bush pole structural timbers stands in the paddock adjacent to the house.

There are stables, a hay shed and a restored brick cottage at *Brentwood* (Clyde Road, formerly known as Kippenross) as well as the 1903 weatherboard homestead, the Berwick home of the Pearson family. The Pearsons were prominent Victorian pastoralists and parliamentarians. The remaining outbuildings provide valuable evidence of the various farming uses of this property.

Outbuildings of a much later date may be found at *Grasmere* (Inglis Road), a Berwick dairy farm in which the present homestead is built around an early c1856 section made from handmade bricks. The intact outbuildings include an old 1920s milking shed, pre-1920s stables, brick creamery rooms and a very large well. Built for J. Inglis, an early Berwick storekeeper, the property was owned later by Hon. James Buchanan (the holder of a number of district properties). It is owned still by Buchanan descendants.

The remaining outbuildings on some Berwick district farms, however, are all that is left of a significant early property. At *Rossmoyne Park* (Hessel Road) for example, the property adjoining Warrenwood, at least one of the outbuildings, a timber barn, is of equal historical importance to the brick Victorian style house, both dating from the early ownership of the property by the pioneer German settlers, the Hillbrichs.



**An early photograph of William Martin 'German' Brown's house. Narre Warren North.
Now called The Grattons**

(Max Thomson collection)



The large barn at Warrenwood (former Hillcroft), scene of many district dances

(Context Pty Ltd, 1992)

Similarly, the oldest buildings at *Pine Lodge* (King Road) another Harkaway farm, are the outbuildings which appear to date from the 1870s or earlier. There is a former timber farmhouse with pine and mud filled walls and a shearing shed with pine walls. These structures have significance as interesting examples of early building technology. The property, which once covered 467 acres, has historical significance for its associations with the Hillbrichs and Kents, pioneer families who inter-married. Pine Lodge may have been the first home of Anthony B. Kent who married Mary Hillbrich.

Post-1900 farmhouses

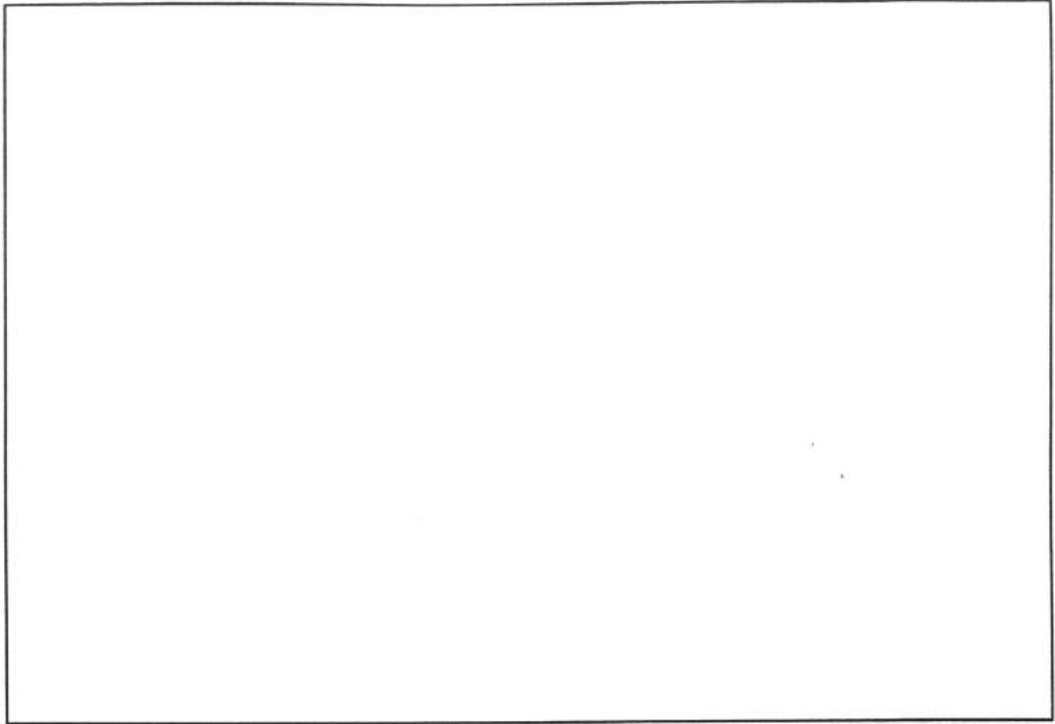
The Berwick district remained a predominantly rural farming community until quite recent times. Although there are a large number of surviving nineteenth century farm houses, some remarkably intact and with interesting early outbuildings, there are also some fine examples of farmhouses built at the turn of the century and during the inter-war period. An assessment of post-Second World War farmhouses is of importance, also, in understanding Berwick's rural heritage. Some of the post-1900 homesteads are exceptional from both an historical and architectural viewpoint and have not only local but regional and even state significance. They are comparable with the most important farm houses built in other parts of Victoria during this period. *The Grattons* (Bailey Road) at Narre Warren North, for instance, is a good example of a brick Edwardian farm residence, the former home of William Martin 'German' Brown, prominent early dairy farmer, brickmaker and roadmaker.

Narre Warren was a prosperous orchard area at the turn of the century, so it is not surprising that some of the best district farm houses of this period are located there. Two of the most important were built for the Baileys, a prominent local family which inter-married with the Webbs, district pioneers. *Araluen* (Narre Warren North Road) with its large dam is an exceptional orchard property, which sent apples all over Australia from 1905 until the 1940s. The Edwardian farm residence with its Federation Bungalow details was constructed for James W. Bailey, son-in-law of Sydney J. Webb. This farm has remained in Bailey family ownership and is owned currently by Miss Lucy Bailey. Its garden, established in 1903, is still one of the best in the district. *Clarinda Park* (Narre Warren North Road, once known as Brentwood), the neighbouring property, was the home about 1904 of George Bailey, Narre Warren storekeeper and overseas fruit exporter. The intact Federation period weatherboard farmhouse is notable for its superbly crafted timber verandah.

Some post-1900 district farm homesteads could almost be classed as mansions. Located on very large properties, these substantial buildings were designed by prominent Victorian architects and became the residences of extremely wealthy and important families. *Edrington* (High Street) at Berwick is perhaps the best known historic property. As well as earlier structures, there is a splendid Arts and Crafts Bungalow mansion, a prime example of the innovative designs of the architectural practice of Klingender and Alsop. The 1906 design is one of the earliest examples in Victoria of the Vernacular Revival style, which was to become popular for suburban residences over the next twenty years. The homestead, built for pastoralist Samuel MacKay, was owned later by the grazier S. Chirnside and, more recently, Lord and Lady Casey.

Sir Sidney Sewell, a well-known surgeon, who was a partner in an important district dairying company, was the first owner of another Berwick near-mansion, *Roads End*. Constructed between 1921 and 1928, and standing within extensive grounds, this large homestead is an outstanding and intact example of the work of the notable architectural firm, Blackett and Forster. In a hybrid architectural style which became popular in the 1920s, the building incorporates the Arts and Crafts, Bungalow, Shingle Style and Sydney Balcony Style. It is built in a variety of materials with bluestone foundations and columns constructed in bluestone with unpainted roughcast rendered walls in the ground storey. The upper level is a composition of gable sections with vertical timbers above a shingled apron. There are exposed rafters in the eaves and multi-paned sashed windows.

In its spectacular garden setting, *Roads End* retains its original stables and stable master's quarters, a small builder's cottage and an old well and sundial.



Araluen, c1930

(Miss Lucy Bailey)



Kippenross

(Context Pty Ltd, 1992)

The Spanish Mission style which became popular in Australia in the 1930s was used in the design of *New Ardblair* (Beaumont Road) at Berwick, designed by Sydney architects Greenwell and Shirley in 1932-33. It was the home of local farmer and historian, Norman E. Beaumont, descendant of two important pioneer families, the Buchanans and Beaumonts. Now standing on a much reduced allotment, *New Ardblair* has lost some of its original features.

Another large brick Spanish Mission farm residence, *Piney Ridge* (Heatherton Road) at Endeavour Hills, is one of only two farmhouses remaining in this now highly-urbanised area. Set in landscaped gardens, Piney Ridge (once run as a Jersey stud) was the home in the 1940s of Charles Hartley, a Melbourne manufacturer of rotary sprinklers and irrigation supplies. A second storey was added in 1954. A local landmark overlooking the Endeavour Hills shopping centre, Piney Ridge also has a red brick manager's cottage at the rear of the main house, an old dairy, garage and chicken sheds.

Soldier and Closer Settlement houses

In the present century, there have been various attempts at closer settlement in rural Victoria. These schemes have related to the settlement of returned soldiers and others who could not otherwise afford a farm, on land purchased by the Government. Two of these schemes in the Berwick district were the Narre Warren North Estate subdivided in 1925 and the Hallam Valley Estate subdivided in 1928. The latter Estate involved the purchase for closer settlement of Crown Allotments 25 and 26 in the former Clarke *Springfield Estate*.

In Victoria, most soldier settler farms were abandoned as a result of the inexperience of these new farmers. However, Narre Warren North soldier settlers were more successful and often retained their properties until their death. These settlers were encouraged to become mixed farmers, combining dairying with growing vegetables and other crops. The building design of their houses was usually a simplified weatherboard bungalow form with a simple gable roof clad in corrugated iron. This style became popular in the expanding suburbs of the 1920s. The most intact of the six similar Closer Settlement houses identified within the Narre Warren Estate is the *Lowry House* (Narre Warren North Road). This was on Leslie Lowry's 14 acre farm taken up in 1937. Lowry was the son of a returned soldier who lost his Gippsland farm during the Depression. The Narre Warren North farm was more successful. Dairying was carried on there, maize and oats grown, and farm produce sold locally and in Dandenong. Other known soldier settler houses are in Narre Warren North Road, in Fox Road, and at Tara Park off Brundrett Road.

Residences

Homes other than houses associated with farms were comparatively rare in the Berwick district until the urbanisation of recent times. The district remained a predominantly farming community for many decades served by quite small townships. There were only two gazetted townships, at Berwick and Narre Warren (now Narre Warren North), although small township centres sprang up at an early date at Harkaway and, after the opening of the railway, at Narre Warren.

Throughout the district most early township residences were at Berwick, which developed as an important district service centre. It was here that local doctors, school teachers, bank managers, drapers, local parliamentarians and workers in the building trades had their homes. Later, prosperous sheep or cattle farmers, or families like the Wilsons who ran the local quarry, retired to substantial town residences, leaving their farm homesteads to younger family members or others.

In recent decades, however, there has been a proliferation of township houses as suburbanisation followed the establishment of the large residential estates at Doveton, Narre Warren and Hallam. These developments have been associated with the introduction by the Housing Commission of the mass-produced concrete house, and an attempt to offer some innovative house designs by leading modern architects to Fountain Gate residents.

Inveresk at Berwick, built in 1891 on an elevated site in High Street, is a good example of the fine residences built last century for prosperous local business people. Constructed for the draper George Brown, of local brown bricks, this residence features half-timbered flying gables with curved brackets and drop pendants and a gabled verandah. This late Victorian villa is a fine illustration of the domestic

work of the Melbourne architects, Little and Beasley. Inveresk remains as a remarkably intact local landmark in the prestigious Berwick Hill area.

A fine Edwardian town residence, *Kilkirean* (the former Liskie Brae), was built in 1902 as the last home of William Wilson Snr., pioneer settler and founder of the Wilson Quarry, a major Berwick district industry. Located on the hill slope above the Princes Highway, this Italianate villa with its polychromatic brick work, deep window bays, ornate brick chimney and charming floral leadlights, is a good example of the craftsmanship of the local designer and builder, Ballantyne.

There are also a number of good examples of smaller township houses in the Victorian and Edwardian eras. *Gloucester Cottage*, a Victorian house with ashlar block front and a central door with a fanlight, was the home in the 1880s or later of John Joseph William Warne, painter and decorator. The Warnes had an early painting and decorating business in Station Street (the early name for Gloucester Avenue), the location also of this residence.

Lumeah, another High Street residence, is typical of the modest weatherboard cottages built in this area at the turn of the century which helped give the township its village-like character. In the 1940s it was the home of Mrs Ryan, a retired school teacher.

An architectural style, now known as the Federation style, became popular during the first decades of this century. The former *Kippenross*, a substantial two-storey brick bungalow built in Gloucester Avenue in 1911, was the private residence of the Hon. John Pearson, MLA. The most striking feature of this residence is its sprawling terracotta roof form which splays at the verandah with exposed rafters and simple square timber verandah posts. Although constructed as a private residence, Kippenross was used as the Berwick Presbyterian Girls School from 1920 to 1929. From 1930 it became part of St Margaret's, an important district educational establishment. Another private residence later incorporated into the school, *Gloucester House*, is a single storey federation style bungalow built in 1918 for George Wilson Snr., and his wife, Marie, associated with the important Wilson Quarry.

During the 1920s, the Californian Bungalow, often with Arts and Crafts features, became popular throughout Australia. A number of examples can be found in Berwick. *Dhuringa*, (Peel Street) built for Mrs Fanny Hume Hutchinson, grand-daughter of Hamilton Hume, the explorer, is in this style. This house displays a high quality of craftsmanship with superb interior carpentry detailing and an intact external form, and is set within a complementary period garden landscape.

A more unusual 1920s residence is the Jessie Traill *Studio* (Baker Road) at Harkaway, designed as an artist's studio but also used as a home by this major artist during her last years. She lived and painted there and entertained her friends. This simple gabled building has half-timbered upper walls and weatherboard to first floor level. Its balcony overlooks the former Traill cottage built in 1918-19 and sold in 1948 to Enid Joske, Principal at Janet Clarke Hall, the first Women's College at Melbourne University. The Studio retains a Bavarian character.

The *Keys House* (Shrives Road) at Narre Warren built in the 1930s is a fine example of the inter-war brick English Cottage style. This two-storey residence with walls and gable ends featuring vertical timber cladding finished in a dark stain with white painted tracery and frames highlighting the multi-paned windows. It was built for Harold L. Keys, Shire of Berwick Engineer from 1904 to 1948, and is stylistically similar to Sir Sidney Sewell's 1920s farm residence, *Roads End* (Beaumont Road).

Modern residences

The 1940s and 1950s were periods in which few significant town residences seem to have been built in Berwick. However, *Caseldene* off Brisbane Street with its unusual modern design, rooftop studio approached by an exterior cast-iron spiral staircase, and dramatic architectural form, is an interesting local house of this era. Built about 1946, reputedly for an artist, it has splendid roof top views of Berwick.

Sunways, the innovative timber house designed in 1947 by the architect Norman Seabrooke (of Seabrooke and Fildes), is the home of the Loveridges, important district storekeepers. Located in Lyall Road, this residence demonstrates several architectural ideas popular in modern post-war housing. Its open plan with generous windows punctuating cubic forms was a typical design approach aimed at

creating a more honest and functional architecture. The patios and pergolas are characteristic of the modern fashion for outdoor living.

The 1950s *a'Beckett House* in Rutland Road, Berwick, also expresses modern architectural ideas. This fine timber residence was built in 1955 for Gertrude a'Beckett, widow of William a'Beckett, from the designs of her nephew, the notable and innovative architect Robin Boyd. The original design featured glass walls looking into a garden area, a feature reflecting the contemporary encouragement of outdoor living.

Housing Commission homes

A new kind of home, a small concrete house prefabricated by mass-production methods, was introduced in to the Berwick district in the 1950s. These homes were built in the *Doveton Estate* by the Housing Commission of Victoria for workers employed in the new factories of General Motors Holden, Heinz and International Harvester. This residential development completely altered the character of the western end of Berwick near Dandenong, formerly farming land.

The Housing Commission of Victoria was established in 1937 to provide accommodation for people of limited means and to solve the social problems associated with inner city slum housing. After the Second World War, its focus on slum clearance gave way to an attempt to deal with the post-war housing shortage. In the 1950s, in order to provide local housing for the huge labour force needed for the new Doveton factories, the HCV bought up large tracts of former farming land in the vicinity. It expressed its objectives in these words:

In view of the intense industrial development which is taking place at Dandenong, the Commission has purchased land well ahead of its immediate requirements so that the number of houses being built can be readily increased to assist in providing the labour required for these new industries.¹³⁸

The Housing Commission Estate at Doveton was originally part of Power's Eumemmerring pastoral run and later formed part of the new Doveton Riding created in 1964. It was planned to build 2,500 houses on the estate at a cost of about seven million pounds. The majority of these houses were to be of concrete construction.¹³⁹

As early as 1939 the HCV had built 60 concrete houses at its first estate at Fishermen's Bend, using the Fowler System of pre-fabricated concrete construction. This system was invented by T. W. Fowler of Werribee, who devised a method of casting concrete walls on an elevated flat metal table, each wall complete with the required window and door openings. After Fowler's death in 1942 the HCV took over his plant and in 1947 a factory was established at Holmesglen.¹⁴⁰ During 1948-49 the Commission's Concrete House Project had completed 503 concrete houses and in 1951 the number had almost doubled to 962.¹⁴¹

These concrete houses were chosen for working-class housing in both city and country housing estates. The production cost was far below that of either brick or timber houses. In 1955-56 about 399 houses were built in the Doveton Estate, 374 of which were concrete.¹⁴²

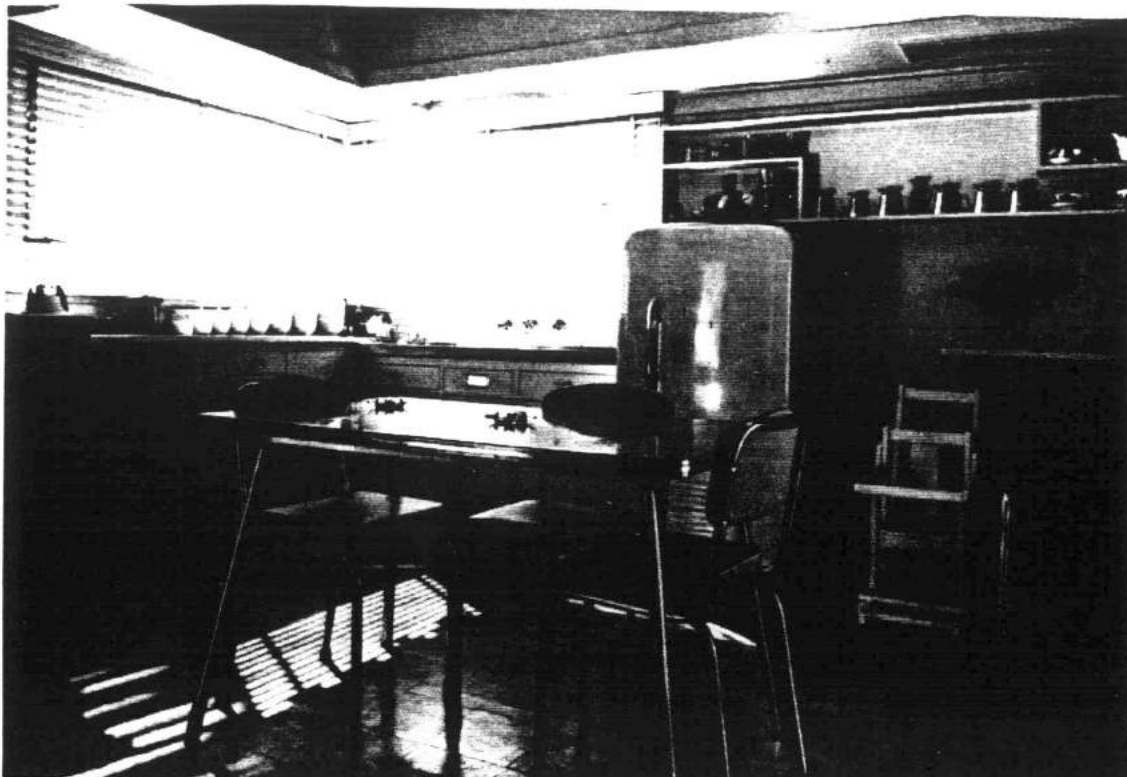
138. Victorian Housing Commission, *Annual Report*, 1953-54, p.30.

139. Victorian Housing Commission, *Annual Report*, 1956-57. Quoted in Hicks, p.39.

140. George Tibbits, 'The Enemy Within Our Gates' in *New Houses for Old*, ed. Renate Howe, pp.125-138.

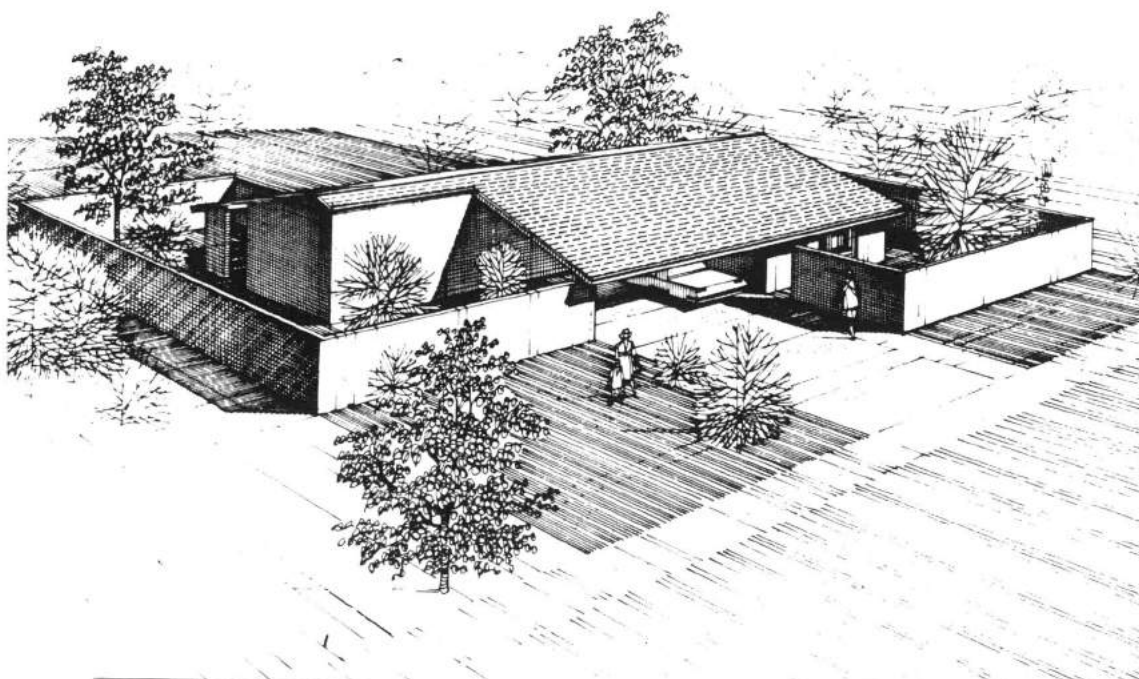
141. Victorian Housing Commission, *Annual Reports*, 1947-49, 1950-51.

142. Victorian Housing Commission, *Annual Reports*, 1955-56; *Annual Report*, 1956-57 pp.14, 26 (illustration Concrete Houses, Doveton Estate).



A gleaming kitchen in a Doveton Housing Commission house, 1955

(Dandenong & District Historical Society)



Link House: designed by architect Reg Grouse for the Fountain Gate estate

(City of Berwick)

These Doveton houses are typically three-bedroom houses with small front and rear porches, a lounge room, small hallway, kitchen, laundry, bathroom and toilet. Although the work was supervised by the Commission's Architects Panel of eminent architects with long experience in public housing, by the 1990s some concrete houses at Doveton were exhibiting significant structural problems. These were among the earlier houses built between the mid-1950s and early 1960s on highly reactive soils. Redevelopment of those houses remaining in public ownership is currently being considered.¹⁴³

Modern residential estates

The establishment of the Housing Commission's Doveton Estate was followed by the development of two private residential estates in the Berwick area, the *Princes Domain Estate* at Hallam and the *Fountain Gate Estate* at Narre Warren.

In the 1950s, the *Princes Domain Estate*, was opened at Hallam, offering a private housing alternative to the Doveton Estate. In 1954 Overland Development Corporation acquired its first Hallam land. The founder and managing director of Overland, Isador Magid, was born in China of Russian parents and emigrated to Australia with his family in 1951. His company was actively involved in developing land in a number of Melbourne suburbs and country Victoria before investing in Hallam. About seventy per cent of the original Princes Domain Estate was developed and sold in near record time. Further purchases and development followed and a good deal of Hallam's residential development is based on Overland's original estate.¹⁴⁴

The *Fountain Gate Estate* was an innovative housing development designed by the architect Robin Boyd in collaboration with the developer Isador Magid. In the 1960s project house builders in Melbourne started to commission independent and forward-looking architects to design both estates and project houses. This was in response to a market for more individuality without the expense of a one-off house design.

The Fountain Gate project involved four notable architectural firms providing a range of contemporary house designs. These architects agreed on certain principles to guide their design approach. The houses were to be low in height, expansive in plans and flexible in internal arrangements. The provision of sunlight and privacy were major considerations. Bathroom accommodation was to be generous. Houses were to have at least three bedrooms and outdoor living was to be encouraged.¹⁴⁵

Four display homes were built following these principles on prominent sites. They include the *Link House* designed by Reg Grouse at 15 Fountain Gate Drive; the *Colonnade House* design by Daryl Jackson and Evan Walker, at 7 Green Ridge Avenue; and the *Three Courts House*, designed by Robin Boyd and Frederick Romberg, at 7 Oakwood Avenue.¹⁴⁶

These display houses were built in the western part of the estate, the first part developed. The estate was sold with a series of special conditions including a design covenant, stipulating that the houses should be built in brick or brick veneer and not have side fences.¹⁴⁷ The latter proviso has been ignored.

The contemporary houses designed as display homes, and others created by the same team of architects, stand out from the conventional hipped roof houses which dominate the estate. However, they comprise a mere handful. As Magid himself admitted, in this middle-class residential estate, most residents did not favour the more advanced contemporary designs but 'wanted homes just like their mum and dad's'.¹⁴⁸

143. *South Doveton Redevelopment Strategy Plan*, Operations Planning Branch, Nov. 1991, pp.2-3.

144. 'Hallam since 1930', 1993, p.11.

145. *Australian Home Beautiful*, Oct. 1967, pp.41-44, 45; *Business Review Weekly*, 29 March, 1991.

146. *Australian Home Beautiful*, Oct. 1967, pp.41-44, 45.

147. Fountain Gate Estate records.

148. *Business Review Weekly*, 29 March, 1991.

The Fountain Gate complex was consolidated by the construction of Berwick Civic Centre built nearby with land and some finance provided by Magid. The offices were officially opened on 8 December 1978.¹⁴⁹ Magid's innovative concept integrated residential, civic and commercial elements.

Endeavour Hills, a major subdivision by Lewis Land Corp., Finance Corp. of Australia Ltd and Cambridge Credit, was designed in the 1960s and developed during the 1970s. The symbol of the estate, a statue of Captain James Cook, remains alongside the former land sales office in Monkhouse Drive. The estate was said to be one of the largest being developed in Melbourne at that time, and is an interesting recent example.

The cultural landscape today

The City of Berwick still retains something of its traditional image which developed from the 1850s after a brief pastoral era. This district still has many acres of farmland, old farm homesteads and remnant Hawthorn hedges, particularly in the early settled areas of Narre Warren North and Harkaway.

However, the landscape has changed considerably since the days when the Bunurong and Wurundjeri tribes hunted and camped along the Cardinia Creek. The wholesale clearing of vegetation and introduction of hoofed animals for grazing purposes destroyed many traditional food sources and had a profound effect on the original inhabitants. Berwick is remarkable, though, for important heritage sites associated with the first contact between Aboriginal and European cultures. *The Dandenong Police Paddocks* (or Native Police Depot and Narre Warren Protectorate Station) at Endeavour Hills is a significant historical and archaeological place.

Very few places relate to the early pastoral runs. Those that remain have great rarity value. Fortunately, a number of cottages, or parts of cottages, built for Harkaway's pioneer German settlers illustrate that important phase in the district's history. There is also an old German cemetery, a reconstructed 1860s bell tower, primary school, remnant Hawthorn hedges and an identifiable township precinct with an historic Avenue of Honour.

The City of Berwick is remarkable for its large number of surviving farm properties. This is an unusual heritage for an area within an urban growth corridor close to Melbourne. There are farmhouses of all eras, ranging from modest cottages (often demonstrating unusual early building techniques) of the 1850s and 1860s, to large homesteads on extensive holdings owned by wealthy district farming families.

There is a rich heritage relating to Berwick's agricultural and dairying past in the form not only of farmhouses but other structures such as dairies, cheese rooms and factories. Of the few remaining large farm properties with associated cheese factories, the most notable is the *Springfield* and the *Old Cheese Factory* in Homestead Road at Berwick, which has state-wide significance. There are also some remnant orchards around Narre Warren, once among the state's chief fruit-growing areas. Old and new properties associated with well-known horse and cattle studs are also of significant heritage value.

Berwick's rural and agricultural landscape is, however, undergoing a process of change. Many once large properties have been greatly reduced by subdivision. Some have become hobby farms, holiday homes, or the country retreats of wealthy commuters or retirees. Some former farmland has been converted to industrial and residential use, a trend which has completely transformed the City of Berwick's western end.

Although the City (formerly part of the Shire) had only two gazetted townships, at Berwick and Narre Warren (now Narre Warren North) there were several small township centres serving prosperous dairying and agricultural communities. Evidence of this early development survives today in identifiable small township precincts at Harkaway and near the Narre Warren railway station. However, these township centres are undergoing rapid change as old buildings disappear to be replaced by new ones, the transition marked by residential and road development. This change is most

149. *In the Wake of the Pack Tracks*, p.24; *Business Review Weekly*, 29 March, 1991. (Magid gave 20 hectares of land and \$500,000 to the City of Berwick 'to get its offices started').

noticeable in the once important Narre Warren township precinct at the intersection of the Highway and Webb Street.

The township of Berwick with its significant High Street commercial precinct has also undergone change, although it retains something of its village-like quality. A fine collection of commercial and public buildings remain, including the early landmark *Berwick Inn*, and a group dating from the 1880s boom years. Some of these buildings have both regional and state significance. But the distinctive High Street verandahs have gone, as have many old shops, while key buildings like the former Paternoster's Store on the hill are hidden behind newer facades. Today, there are modern shopping arcades and other components of a contemporary suburban shopping centre.

Berwick township is no longer the kind of commercial centre it once was. The huge shopping complexes at Fountain Gate and Dandenong attract much of the local trade. However, rather than competing, Berwick's shopkeepers have specialised, providing a diversity of high quality goods, many locally produced and some not available elsewhere in the district. Today the High Street precinct presents a positive image based on its traditional village character.

Although Berwick's pioneers cleared great areas of the early forests of red gum, box and manna gum, as well as tea-tree, melaleuca, banksia, heath and native grasses, tree planting became a popular civic activity of prominent residents in the late nineteenth century. The planting of exotic and native trees in the townships, the laying out of leafy tree-lined streets and Memorial and Honour Avenues enhanced the Berwick district from this time onward, and provided impressive entrances to town centres. There was once a municipal rose garden in Berwick's High Street precinct, tended for many years by Dr. Percy Langmore and Sir Sidney Sewell, who were also responsible for much of the street plantings.

Most of the significant remaining township residences of the pre-1950s era are located within the Berwick township particularly along High Street and on prestigious sites on the Berwick Hill. These were the homes of local doctors, school teachers, parliamentarians, storekeepers, and workers in the building trades. Later, they were the houses of retired farmers like the Wilsons.

These residences date from all eras and illustrate a variety of styles ranging from Victorian to Edwardian, Federation to Inter-War. Some were architect-designed or good examples of the work of local builders. There are modest cottages and near-mansions. Many have fine associated gardens. One of the grandest in a vast garden setting of exotic and native plantings is Sir Sidney Sewell's *Roads End*.

Another interesting aspect of the City of Berwick's cultural landscape is the number of remaining buildings and sites associated with notable artists who visited or came to live in the district. Two of the most important are Jessie Traill's *Studio* and residence *Harfra* at Harkaway and *The Grange* site at Berwick, associated with the novelist Martin Boyd, and the world-famous contemporary artist, Arthur Boyd.

Little remains of Berwick's early industrial heritage. All that remains of the Wilson Quarry, a major local industry over many decades, is its site now being redeveloped as *Wilson Botanic Park*.

The greatest change in Berwick's cultural landscape in recent years has been the industrial and residential development of its west end near Dandenong in the 1950s and 1960s. By the 1960s the City of Berwick was regarded as a major growth corridor on the fringe of metropolitan Melbourne. The three giant factories of General Motors Holden, Heinz and International Harvester, established in the 1950s on former farmland at Doveton, are important components of Berwick's twentieth century industrial heritage.

New trends in housing associated with residential estate development in the 1950s and 1960s have added interest and new dimensions to the cultural landscape of Berwick as it is today. The small mass-produced concrete houses built on the *Doveton Estate* were part of a project begun by the Housing Commission of Victoria in the late 1930s. Its aim was to provide low cost housing for working-class families. The Doveton Estate was an attempt to provide housing and a labour supply for the new factories on the Princes Highway. Today, some houses are displaying structural faults as a result of their construction on unstable soil. Redevelopment of the area, which is proposed, may result in this building type becoming rare in Berwick.

Innovative house designs associated with the Magid *Fountain Gate* project at Narre Warren are also important to Berwick's twentieth century heritage. This project has metropolitan significance for its combination of residential, shopping and civic development.

Dating from the 1960s, project architects (all major contemporary architects) prepared designs that were featured in display houses constructed on key sites within this new middle-class residential estate. However, few Fountain Gate residents took up this option, preferring to live in more conventional houses. The remaining display houses, and a small number of houses designed by the same architects, nevertheless, have considerable heritage value.

The City of Berwick continues to be chosen by many people as a desirable place to live. The concern of many residents about preserving significant buildings and sites as part of a rich local heritage has helped to retain Berwick's traditional image. It is hoped that the enthusiasm of these residents will be rewarded and that what is most valued by the local community will remain as an important part of the future cultural landscape.

PART 3: CITY OF BERWICK'S HERITAGE

Aboriginal heritage

Introduction

A number of archaeological surveys (and a few excavations) have been conducted in the Melbourne area. The surveys have had two common objectives: mapping the pre-contact Aboriginal heritage, aid the protection and management of sites and seeking an understanding of the Aboriginal use of the landscape.

The surveys have employed a sampling strategy to locate pre-contact Aboriginal sites. As a result, several hundred sites in the Melbourne Metropolitan area have been recorded at Aboriginal Affairs Victoria (AAV). The sites recorded consist of scatters of stone artefacts, the residues of old campsites, scarred trees, stone arrangements, living mounds, quarried stone sources for tools, shell middens, axe-grinding grooves, burials and rock wells.

These studies have identified the Aboriginal use of the rivers and creeks as well as the foothills of the Dandenong Ranges. Sixty-two Aboriginal sites were recorded during the archaeological survey of the Berwick-Pakenham corridor in 1989.

Continuity and change

As with any situation where a dominant culture has overwhelmed a minority group of indigenous people, there is both a strand of continuity of traditional ways and also an adaptation of old ways to cope with the new order and to ensure survival.

For the Melbourne area, evidence of the pre-contact history exists in the form of archaeological sites. There are historical accounts of the contact period. There are a number of Aborigines who not only survived the contact period but who also retain memories or oral traditions of a more traditional past. To tie together pre-contact and post-contact history requires examination of:

- the archaeological evidence contained in the sites of the contact and post-contact period
- historical sources, the writings of government officials, settlers and early explorers
- oral histories from long-time residents of the area, both non-Aborigines and Aborigines.

The archaeological perspective is necessarily regional. Aboriginal tribal areas do not necessarily coincide with present day cadastral boundaries. Furthermore, Aboriginal groups did not reside in a single location but followed well-worn traditional rounds of their clan area in response to the

availability of food and other resources. Therefore, a good knowledge of the extent and land use of clan territories and of the pre-contact environment is essential background to the interpretation of continuity and change within that society. This information can be derived from archaeological studies carried out in the region.

From all accounts, (historical and archaeological), the Melbourne area supported a sizeable Aboriginal population. It has been estimated that Aboriginal tribes probably consisted of some 500 people. In south-central Victoria there appeared to be an alliance of clans called the Kulin. Most spoke a common language and belonged to the Woiworung language group.

The Melbourne region was one of considerable natural resources: the Yarra River and many of its tributaries held permanent water and the river and its flood plain supplied an abundance of food resources and raw materials. Between the Yarra and Port Phillip Bay and to the south of the Dandenong Ranges there were extensive swamps which provided food and game and were favoured places for Aboriginal groups.

The effect of European invasion of the Kulin lands was devastating. Even before the actual arrival of Europeans in the Melbourne area, smallpox had already swept outwards from Sydney through the Aboriginal population which had no immunity to it. Settlement of the Port Phillip District was very rapid. The plant and animal food resources of a hunting and gathering people, soon became inaccessible or replaced by exotic species. Other threats to the traditional social order included diseases, alcohol and conflicts which inflicted almost total social dislocation and decimation, with an associated low birth rate and high death rate.

Survivors were herded first to a mission on the Yarra and later, men were taken into the Native Police camp at Narre Warren. The Aboriginal Protectorate aimed at keeping Aborigines in reserves and missions for the purpose of 'civilising and Christianising' them. Finally, the remainder were uprooted again and placed at Coranderrk in Healesville.

A survey of Aboriginal heritage places

No systematic investigation of the post-contact Aboriginal history of the region has been carried out, and the *City of Berwick Heritage Study* only considers the Narre Warren Protectorate Station (Dandenong Police Paddocks), the history of which has been well documented. A regional study of all Aboriginal places is essential. The history of the region suggests that a study of the post-contact Aboriginal history will find that the evidence of continuity in the form of social and material adaptations will be scarce, (and therefore highly significant).

Important evidence about the post-contact era will come from oral histories of both non-Aboriginal and Aboriginal sources. Such evidence will probably include references to locations of Aboriginal activities such as camping places (Ghin Ghin Bin homestead and Acoonah Park), meeting places (properties on the Harkaway Road), a ceremonial place (Bald Hill), and a stone procurement source (near Clyde).

Archaeological evidence of persistent traditions may be encountered. For example the use of long-established seasonal routes and of sites which show evidence of adaptation such as the adoption of 19th century bottle glass for making traditional artefacts (AAV site no.7921/0197).

Dandenong Police Paddocks

Churchill Park Drive Endeavour Hills



History & description

The earliest history of this site relates to Aboriginal use. Although the Baluk-Willan clan of the Wurundjeri owned the land, it was on the border of the country owned by the Ngaruk-Willan clan of the Bunurong tribe. Both groups would certainly have used the resources of the creek and the flood plain for thousands of years.¹

Between 1837 and 1853 the site was jointly occupied by Aboriginal and non-Aboriginal groups. A Native Police Corps was established in 1837 by Captain William Lonsdale, the Superintendent of Port Phillip, under the leadership of Christian Ludolph Johannes de Villiers. Its purpose was to apprehend runaway convicts and try to keep the peace between Aborigines and non-Aborigines. It was believed that membership of the Corps would 'civilise' the men and help them to assimilate. Men from three tribes, the Wurundjeri, Bunurong and Taungurong, chose the site in an area then known as Nerre Nerre Warren, and commenced building their headquarters in the closing months of 1837. However, the Corps was disbanded three months later. Further attempts to set up a native corps were made in 1838 and 1839. In 1840, a third Native Police Corps moved to the Dandenong Protectorate Station. This was the Central Station for the Westernport District of the Aboriginal Protectorate. Aboriginal people were encouraged to adopt a settled agricultural life style. They worked hard constructing a village, sowing, ploughing and fencing, but they continued their seasonal movements to other areas and to Melbourne.²

A fourth Native Police Corps formed in 1842 contained a third division composed of old men and recruits who built a large and substantial headquarters on the site. During these years eight Aboriginal troopers on the station died and were buried there. Three Aboriginal people associated with the police died and were also buried there. There was also a European Sergeant-Major, who may have been

1. *Dandenong Police Paddocks Reserve. Management Plan*, March 1992, p.16.

2. *Dandenong Police Paddocks Reserve. Management Plan*, pp.16-17.

buried there, as well as a number of Aboriginal people who died during the period of the Protectorate. However, the site of the Native Police cemetery has not been found.³

In the post-1853 years, after the discovery of gold in Victoria, the Police Paddocks had a number of uses. It was the period of the massive reorganisation that resulted in the establishment of the Victoria Police as we know it today. The Native Police ceased to function as a unit after 1852. From 1853 to 1931 the site was the central station for the Police Stud Depot. Also, between 1877 and 1931 Queensland Black Trackers on contract to Victoria Police lived at the Stud Depot. The first five had been recruited in 1877 to assist in the search for Ned Kelly.⁴

In recent years the historic Police Paddocks have come under municipal control. In 1930 the Dandenong Police Paddock Reserve was permanently reserved for public purposes under the *Narre Warren Land Act*. Later, in 1957, the Shires of Dandenong (now City), Ferntree Gully (now City of Knox), and Berwick (now City), agreed to control separate areas of the Police Paddocks under Committees of Management.⁵

In 1962 a stone house and barracks were pulled down to make the site safe for scouts attending the 1964-65 World Jamboree at the Police Paddocks. Many roads and services were constructed at this time. In 1969 an area was set aside for a golf course (now under the ownership of the City of Berwick), and since 1973 tip sites in the area have been operated by the Cities of Berwick and Dandenong.⁶

Today many features of historical, social and archaeological significance remain in the Police Paddocks, dating from various periods in the history of the area. They include ruins of buildings, remains of an old bridge, Aboriginal stone artefacts, trees and rubbish dumps.⁷

The site of the headquarters buildings of the Native Police Corps has been reserved as an Historic Zone in the Dandenong Police Paddocks Reserve Management Plan. A committee of management now administers the area.⁸

Significance

The Dandenong Police Paddocks is a site of state and national significance as the location of the Central Station of the Westernport Aboriginal Protectorate Station and the Native Police Corps Headquarters in the 1837-1853 period. From 1853 to 1931 it was the site of the Victoria Police Stud Depot. The Police Paddocks site has considerable significance for its associations with pre and post-contact Aboriginal heritage. The area was originally part of the clan territory of the Wurundjeri and on the border of the country of the Bunurong tribe.

3. *Dandenong Police Paddocks Reserve. Management Plan*, pp.17-18.

4. *Dandenong Police Paddocks Reserve. Management Plan*, p.18.

5. *Dandenong Police Paddocks Reserve. Management Plan*, p.19.

6. *Dandenong Police Paddocks Reserve. Management Plan*, pp.19-20.

7. *Dandenong Police Paddocks Reserve. Management Plan*, p.20.

8. *Dandenong Police Paddocks Reserve. Management Plan*, pp.20, 46. (Historic Zone indicated on map).

Aboriginal heritage places: other significant examples

Many other Aboriginal heritage places remain within the City of Berwick. The example documented in this study is the major place associated with the colonial period. Other known places of significance include:

- **Akoonah Park (and Berwick Showgrounds)**

2 Cardinia Street Berwick

Recognised as a favourite Aboriginal camping spot and one of a number of localities along Cardinia Creek that retain evidence of Aboriginal people's occupation of the locality.⁹

- **Cardinia Creek**

Cardinia Creek (including Akoonah Park): twenty three sites have been located along the Creek, and it has been suggested that it may have formed an important access or trade route between the coast and through the Koo-wee-rup Swamp into the municipality.

- **Artefact site**

An artefact scatter containing nineteenth century bottle glass south of Berwick is evidence of the post-contact period.¹⁰

- **Corroboree ground**

A corroboree ground (used in 1858) on the properties of John Milne and Edward Halleur, Harkaway.¹¹

- **Veroe site**

Site close to that of an early squatter's hut (Robert Veroe) where Aboriginal people are known to have gathered, and artefacts have been found.¹² Originally part of Robertson property (see *Farms and rural properties* section).

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9. *Early Days of Berwick*, p. 132; L. Smith, *The Berwick-Pakenham corridor: the archaeological survey of Aboriginal sites*, 1989.
 10. L. Smith *The Berwick-Pakenham corridor: the archaeological survey of Aboriginal sites*, 1989.
 11. L. Smith *The Berwick-Pakenham corridor: the archaeological survey of Aboriginal sites*, 1989.
 12. Information supplied by Max Thomson.

The historical landscape

Introduction

The complex history of land use and development has shaped the natural environment to produce a distinctive landscape character. This study is not concerned with assessing the significance of natural areas or landscapes, but rather to understand the historical landscape of the City.

The rural landscape of the City of Berwick is highly valued by the community.¹ The key characteristics of this rural landscape are its combination of open pasture and bush remnants, windbreak and hedgerow plantings, and older farm complexes (many a significant part of the area's heritage).

Landscape elements

Steep, largely bush covered hills to the north and east form the backdrop in many panoramic views around the municipality. These hills include the Lysterfield Hills (a landscape Classified by the National Trust), Sugarloaf Hill, and the hills towards Beaconsfield. Around Narre Warren North and Harkaway, the landscape is one of rolling hills, predominantly open pasture but retaining bush along many creek lines, with windbreaks of pine and cypress, hawthorn hedges, contained townships and a variety of rural buildings.

Around Hallam, Hallam Valley and south of Berwick, the landscape is gently undulating, open with few trees, much of it previously swampy. Throughout the urban area several small creek valleys still retain a rural flavour - for example the Eumemmerring Creek valley and Troups Creek. Cardinia Creek forms the eastern boundary of the municipality and is an important habitat area.

Also part of the historical landscape are the former sites of old farms, now marked by a few trees and possibly some sub-surface evidence; the cemetery landscapes of Harkaway and Berwick Cemeteries contain a variety of evidence including monuments, plants, fencing and small buildings; and historic places such as Casey Airfield and Lysterfield Reservoir.

Trees, parks and gardens are important elements within the historical landscape and are considered separately in a later section.

1. *City of Berwick Conservation Strategy: Questionnaire and workshops.*

Schmidt site

153 Beaumont Road Berwick



History & description

Lotha Schmidt purchased land in this locality from Francis Schmidt in 1875, building a house, farming, and establishing a vineyard and winery.² He won a medal in the wine section of the Paris International Exhibition in 1876. For some time an artist, Ford Patterson, lived on the property. Lotha Schmidt later went to Wonthaggi.³ Schmidt's house was later occupied by the Cadbys until they built another house in 1938. The property was subdivided in 1993, and now contains 0.125 hectares.

The site of the house is marked by a well and older trees including peppercorns, several pines, and a variety of fruit trees (plums, pears, apples, quince). Evidence of an old path and drain remains in the vicinity of the old well, located west of the house site. The site of the dairy, coolroom and tank is now occupied by a dam, and no evidence of these structures is apparent.

Significance

This site has high local significance as the place where district pioneer Lotha Schmidt built his house, farmed, and established a vineyard and winery which won a medal at the 1876 Paris International Exhibition, and as the home for some years of the artist Ford Patterson. Significant features of the site include pine, peppercorn and fruit tree plantings, which form an historic landmark on the open hill side. Important evidence of a well, brick paths and drains exist in the vicinity of the house site.

2. Registrar-General's Office Search No.36847 (Findlay).

3. *Early Days of Berwick*, p.74.

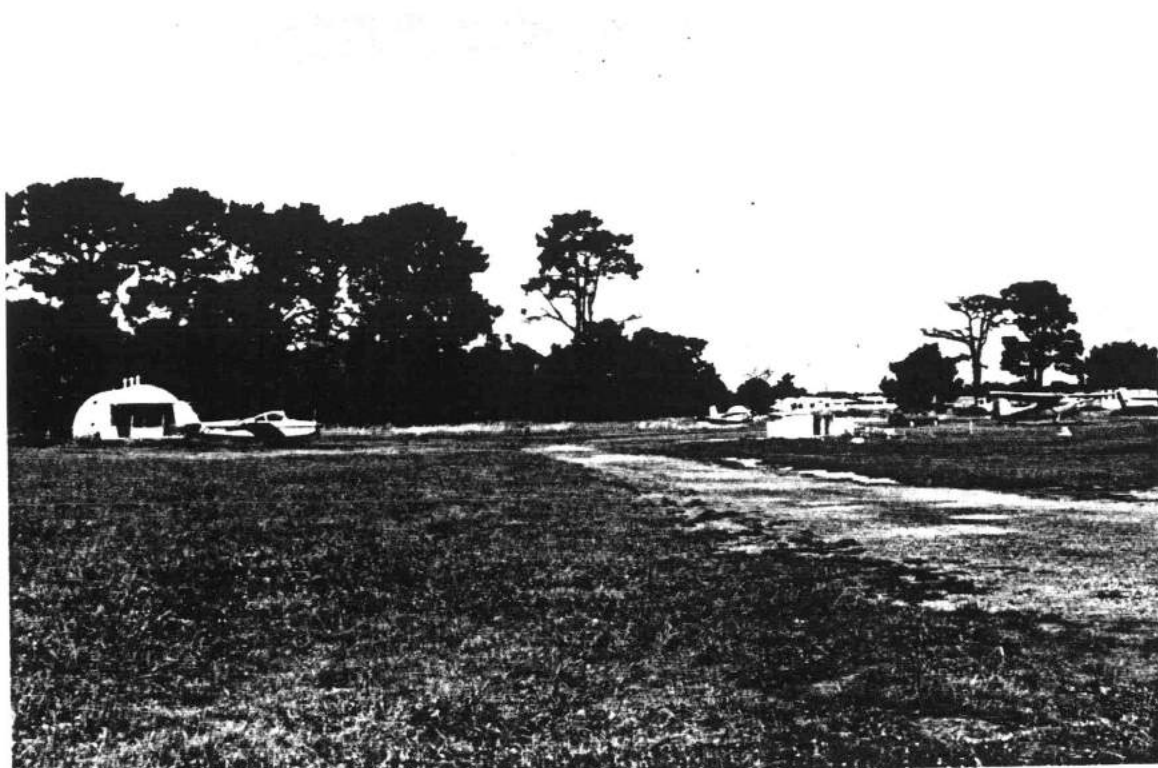
Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property.

- Conserve significant plantings on the property, in particular the pines, peppercorns and fruit trees;
- Conserve surviving remnants of the site layout and the visual relationship between the significant elements of the site, namely an old well and remnants of brick paths and drains;
- Prevent development adjacent to this historic site from overwhelming the key features of the site or adversely affecting the integrity of the site as a clearly identifiable feature of the historical landscape; its defining characteristic is the cluster of mature plantings set on clear slopes of open pasture;
- Retain views of the site from adjacent streets and public areas, such as the view over the site from Marks Court.

Casey Airfield

Clyde Road Berwick



History & description

This airfield has been in continual use since 1938. It was established by Colonel Rupert Ryan, M.H.R. for Flinders and owner of Edrington, for his brother-in-law, R. G. Casey (later Lord Casey) so he could commute to and from Canberra in his newly purchased Percival Gull monoplane. The Caseys were flying enthusiasts.⁴ They were later owners of Edrington.

Richard Gardiner Casey (1890-1976), was born in Melbourne and educated at Melbourne Grammar School, Melbourne University and Trinity College, Cambridge, where he graduated in Engineering and Mechanical Science. He earned the D.S.O. and M.C. in the 1914-18 War. In 1924 he began his career as diplomat and politician. In 1960 Casey was made a Life Baron, Lord Casey of Berwick and Westminster. His last public office was as Governor-General of Australia from 1965-69. His wife Ethel Marian Sumner (Maie) Casey, whom he married in 1926, was notable in her own right as an artist and author.⁵

On the expiration of the long-term lease held by Lord Casey, Groupair Pty Ltd took over the aerodrome on 16 April 1968, opening a basic flying school with aerial charter, and repair and maintenance of aircraft. This company was formed by Col. L. K. Hatfield and Major R. P. Kerrison, who had known each other in the Army. In 1969, with the need for extra capital, the company was bought by B. G. L. Killen, a millionaire grazier. After the tragic death of Major Kerrison, Killen Holdings sold the land. However, Groupair continued to be operated by Colonel and Mrs Hatfield. The Hatfields purchased the Groupair business when the holding company went into liquidation in the 1970s.⁶

4. *Early Days of Berwick*, p.151.

5. *Early Days of Berwick*, p.153.

6. *Early Days of Berwick*, p.151; J. Sammons, 'Casey Airfield', *Berwick High School Project*.

Today Casey Airfield is significantly diminished in its operational capacity having functioned on the basis of permits with specific time limits since 1969.⁷ One of the three original runways is still in use, extending east-west along the site. At the Clyde Road end a cluster of established conifers and other trees shelter a recent transportable office building and a hangar. There have been three nissan huts on the site, (only one remains today), hangars and an assortment of smaller sheds.

The airfield site has been rezoned for public purposes for the establishment of a new university. This occurred after detailed investigation of alternative sites, and a government decision to pursue the airfield as the preferred site in September 1992.⁸

Significance

Casey Airfield has high local significance for its associations with notable Berwick residents, Lord and Lady Casey of Edrington. The airfield was established in 1938 by Col. Rupert Ryan (an earlier owner of Edrington) for his brother-in-law, R. G. Casey, to use for the purpose of commuting to and from Canberra. The Caseys, both distinguished Australians, were flying enthusiasts. The Casey Airfield has been in continual use for more than fifty years.⁹

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property.

- Continue to use the site in a manner compatible with its historical uses and the conservation of its significance;
- Conserve significant plantings on the property, in particular the stand of pine trees located in the north eastern corner of the site;
- Conserve the significant features of the site which include the open runway area, allowing extensive views across the plains;
- Retain views of the site from adjacent streets and public areas;
- Prevent development on this historic site from overwhelming the key features of the site or adversely affecting the integrity of the site as a clearly identifiable feature of the historical landscape.

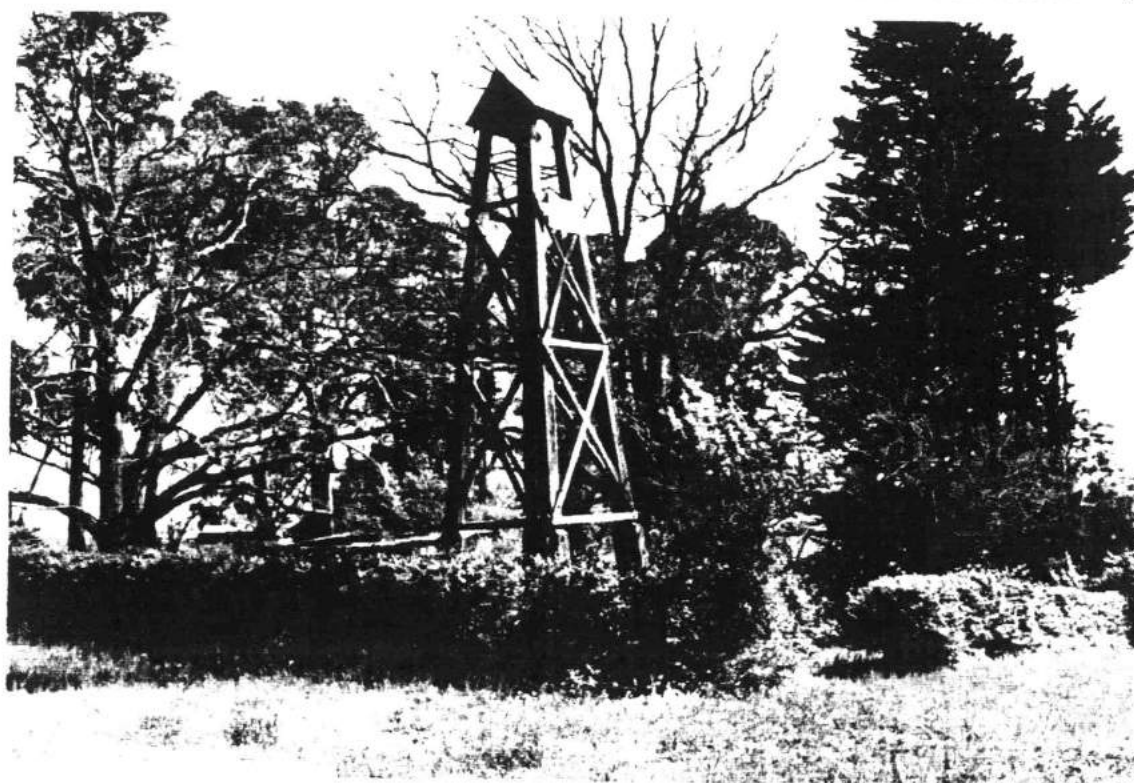
7. Information supplied by the City of Berwick.

8. Information supplied by the City of Berwick.

9. *City of Berwick Conservation Strategy*, data from questionnaire and workshops.

Harkaway Cemetery & Bell Tower

204 Hessell Road Harkaway



History & description

The earliest history of the Harkaway Cemetery and associated bell tower begins with the arrival of German Lutheran settlers into the area in the 1840s. Located on a bend in Hessell Road, it is thought that some of the unmarked graves in the cemetery may date from that early time, but unfortunately, no records survive.¹⁰ The cemetery site was gazetted on 20 February 1856 and registered on 13 March 1856, the land costing £390.¹¹ Each district family was allotted their own resting place and most major Harkaway families are represented. The earliest identified graves are those of the Koenig (1863), Aurisch (1871), Kent (1875), Hessell (1879) and Wanke (1884) families. Other district names found on the tombstones include Halleur, Hillbrich, Edebohls, Schirner, Fritzlaff, Erdmann and Barr. Some of the farmhouses built by these pioneer families still remain, although often greatly altered. Until about 1900 many inscriptions were in German.¹² In 1962 to honour the memory of the district pioneers and their descendants, the Wanke family erected memorial gates and pillars at the entrance to the cemetery.¹³ Harkaway Cemetery is a square allotment abutting Hessell Road near the bell tower intersection. The gently sloping land is abundant with flowering garden plants that have naturalised in the cemetery. Pine trees line the entrance, flanking the central memorial gates, and the cemetery is enclosed by hedges (two hawthorn and melaleuca).¹⁴

10. Information supplied by Alan Wanke.

11. Register Book 35 Memorial No.569.

12. *Harkaway Cemetery: Transcript of Register and Memorials*, Narre Warren and District Family History Group, (Typescript) 1991. (Copy held by Berwick Mechanics' Institute Library).

13. *Berwick City News*, 18 Feb., 1988, (Article 'Still hallowed ground for the Wanke family').

14. *Berwick City News*, 18 Feb., 1988.

Cast iron railing and marble headstones are a feature of many graves. Some of these memorials are in a deteriorated condition with occasional damage caused by large trees growing through graves, and general problems with site drainage. The cemetery is still in use today.

A decade after the establishment of the cemetery, Harkaway's German Lutherans built a substantial weatherboard structure nearby in 1869, known generally as the German Church. This building served as a school and a church on Sundays. It has now been pulled down.¹⁵

At the same time, a timber bell tower was erected beside the church. The bell, which was imported from Germany in 1869 at a cost of £16, tolled every New Years Eve and whenever a pioneer was laid to rest in the adjoining cemetery.¹⁶ In 1935 the bell tower was reconstructed with wood from the site.¹⁷ The new tower, resembling the original, has a gable protecting the original bell and its brass bearings, and timber cross bracing bolted between the main supports. A shed constructed of bush poles with an extensive chicken wire enclosure is located on the site. A hawthorn hedge borders this corner site, with Italian cypresses and elms as landmark plantings. The bell still tolls for the local community on New Years Eve and at every Harkaway funeral.¹⁸ The land on which the bell tower stands (an area of 0.093 hectares) is now owned by the City of Berwick, which also manages the cemetery site.

Significance

The 1856 Harkaway Cemetery and associated reconstructed 1869 timber bell tower with its original bell have regional significance as important memorials to the district's German Lutheran heritage and to the pioneer farming families who founded a strong community in the Harkaway area. Both the cemetery and bell tower are still in use today.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property.

- Conserve significant plantings on the property, in particular the cypress and elm plantings around the bell tower and the cypress, hawthorn hedge and eucalyptus plantings in the cemetery;
- Conserve the significant features of the site which include the reconstructed bell tower, the cemetery gates and older graves (including headstones, surrounds, plantings and other elements) associated with pioneer families;
- Conserve the significant site layout and the visual relationship between the significant elements of the cemetery and bell tower sites;
- Prevent development adjacent to this historic site from overwhelming the key features of the site or adversely affecting the integrity of the site as a clearly identifiable feature of the historical landscape;
- Continue to use the site in a manner compatible with its historical uses and the conservation of its significance;
- Retain views of the site from adjacent streets and public areas.

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15. *Early Days of Berwick*, pp.84-85 (opposite p.85 illustration showing Lutheran Church and Belfry at Harkaway).
16. *Early Days of Berwick*, pp.84-85; *Berwick City News*, 18 Feb., 1988.
17. 'Historic Homes of Harkaway', Harkaway Primary School Project, 1988.
18. Information supplied by Alan Wanke.

Berwick Cemetery

16 Inglis Road Berwick



History & description

An eight acre allotment of land was set aside for cemetery purposes during the 1850s when the first surveys were made for a Berwick township.¹⁹ An early 1858 map of the *Township of Berwick*, prepared by the Public Lands Office in Melbourne, shows the cemetery allotment close to the town's northern boundary.²⁰ A later 1871 map of *Town and Suburban Lots at Berwick*, surveyed by M. Callanan, shows the cemetery site bounded by Inglis and Buchanan Roads. It is located on the north side of Allotment 10,²¹ known at first as the Berwick Recreation Ground and from 1978 as the Arch Brown Reserve.²²

As with other rural cemeteries, the Berwick Cemetery is a memorial to 'the rigours and difficulties of country living - virtually every burial ground has reminders of men, women and children who perished under harsh conditions'.²³

The earliest graves at Berwick include that of George Moore, a 60 year old labourer who died in 1867, and children from the pioneer Brisbane, Buchanan and Wilson families who died in 1868. The story of hardship and suffering in those early days is also told in the large number of stillborn babies listed in Berwick Cemetery records. The graves of members of the Paternoster family, Berwick storekeepers, are particularly sad memorials to the pioneer life. Deaths in that family last century included William Simon (6 weeks) in 1888, William (5 years) in 1896, Rensalier (8 months) in 1897, and Jack (11 months) in late 1899. Young Mrs John Paternoster, who died earlier in 1899, may have been Jack's mother.

19. Berwick Cemetery records checked, but gazettal information is missing.

20. *The Township of Berwick*, Public Lands Department, Melbourne, 23 March, 1858.

21. *Town and Suburban Lots at Berwick*, Department of Lands and Survey, Melbourne, surveyed by M. Callanan, Assistant Surveyor, 1871.

22. *Early Days of Berwick*, p.131.

23. *Cemeteries. Our Heritage*, ed. Celestina Sagazio, 1992, p.91.

However, many settlers survived into their sixties, seventies and eighties. The oldest death recorded in these records was that of Catherine Buchanan, who was buried in July 1902 aged 106.

Graves of notable residents include those of storekeeper William Brisbane; hotelkeeper Robert Bain; and Dr. Elmes, as well as various members of the Greaves, Kelly, O'Connor, Robinson, Vieusseux and Barr families.²⁴ There are a number of German names in the Independent compartment of the cemetery such as Warmbrunn and Meyer, recalling the German Lutheran families who came to the district early last century. Other compartments set aside for Anglicans, Methodists and Presbyterians are reminders of the important role played by these denominations in Berwick's early history.

Located at the corner of Buchanan and Inglis Roads, the cemetery can be entered from either road; the Buchanan Road entry has wrought iron gates with timber gate posts. The cemetery has been divided into compartments separating the different denominations, each area identified by ornate cast iron markers. The area is planted with melaleuca and eucalypt species. An octagonal shelter with timber frame and simple bracketing and balustrade, and two timber stores are built features of the site. Today the cemetery covers an area of approximately 3.24 hectares and is managed by the Berwick Cemetery Trust.

Significance

The Berwick Cemetery has high local significance as a small rural cemetery established in the 1850s as part of the original Berwick township and as an important memorial to the district's pioneer men, women and children.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property.

- Conserve the significant site layout and the visual relationship between the significant elements of the site, namely the demarcation of separate denominational areas, the timber buildings, graves and plantings;
- Continue to use the site in a manner compatible with its historical uses and the conservation of its significance;
- Prevent development adjacent to this historic site from overwhelming the key features of the site or adversely affecting the integrity of the site as a clearly identifiable feature of the historical landscape.

24. Information supplied by Dr. Bruce Collier from *Register of Burials in the Berwick Public Cemetery*.

Lysterfield Reservoir

Reservoir Road Narre Warren North



History & description

The formation of the reservoir, situated at Narre Warren North but known as the Lysterfield Reservoir, was commenced about 1929. The clay was taken from the western hillside and transported to the embankment and dumped. The granite for the wall was quarried from the back end of the Barry Ranges. The name Barry Ranges seems to relate to the foothills of the Dandenong Ranges in the vicinity of the Churchill Park area. Earlier maps also used the name Lysterfield Hills. The stone was loaded into horse-drawn skips and brought over a tramline to the western end of the wall. The same material was used for mixing in the concrete in the construction of the tower. All the stone used was granite of local origin. Martin Murphy was in charge of the work gangs and horses employed in the construction.²⁵

The area resumed for the reservoir was part of Brookong, Mr. Goodsir's property on the north and Mr. Mitchell's on the east. The old route of Horswood Road across the valley was submerged. Timber was obtained from the nearby Barry Ranges to the north-west of the reservoir.²⁶ The reservoir supplied water to the Mornington Peninsula from 1936 to 1975, when the opening of the Cardinia Creek Reservoir made it redundant. Plantations of eucalypt species were established by the State Rivers and Water Supply Commission to improve the quality of the water caught from the previously cleared farmland.²⁷

The area was proclaimed a park in 1981.²⁸ Parts of this park are in the Shire of Sherbrooke and the City of Knox whilst the southern part, bounded by Horswood Road, is in the City of Berwick. A wildlife sanctuary was set aside in the north-east section to protect native flora and fauna. The Lysterfield Lake Park has become a popular tourist spot with parklands and facilities for walking,

25. *The Gazette*, 11 Feb., 1972.

26. *The Gazette*, 11 Feb., 1972.

27. Dept. Conservation & Natural Resources, *Lysterfield Lake Park leaflet*, 1991.

28. *Berwick City News*, 4 May, 1989.

canoeing and sailing. There is a thriving wetlands wildlife population. The park is used also for environmental education purposes with a new education centre, built at a cost of \$190,000. Designed to blend with the bush setting, the new visitor centre was officially opened in May 1989.²⁹

Significance

The Lysterfield Reservoir, formed in 1921 and part of the Lysterfield Lake Park since 1981, has regional significance as an important engineering construction designed as a major component of the district's water supply system. Built by local labour and using local granite and timber from foothills of the nearby Dandenong Ranges, the reservoir has significance in recent years as part of a popular park with tourist facilities, a wildlife sanctuary and a centre built in 1989 for environmental education purposes.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property.

- Conserve significant plantings on the property, in particular the eucalypt plantations which demonstrate its transition from farmland to water catchment;
- Continue to use the site in a manner compatible with its historical uses and the conservation of its significance.

29. *Berwick City News*, 4 May, 1989.

Old Coach Road

Old Coach Road Berwick



History & description

This steep remnant road, surfaced with basalt (bluestone) rubble, recalls the early days in Berwick's history when poor transport facilities hindered travel throughout the district. Roads such as Old Coach Road were planned in the Melbourne Office of the Department of Lands and Survey rather than on-site where the terrain and contour of the country might be taken into account. This earliest road to Harkaway shown on early maps ran due north and south over the steep intervening hills. A section of this road was known as the 'Glue Pot' because of its sticky and slippery red clay surface.³⁰

As early as 1854, surveyor Robert Hoddle, after visiting Berwick was critical of the road plans of earlier surveyors, describing the route for settlers to the north as 'almost impracticable' (sic).³¹ It has been argued that the name Old Coach Road is inappropriate as coaches could never have used that route.³² There is no conclusive evidence either way, although coach services did come to the Berwick district in the 1860s and the deviation road (the present Harkaway Road) was not constructed until 1890. Also, the width of the road suggests that it was designed for vehicular traffic.

It is recorded that early road travellers coming from the south diverged from the north-south line on reaching Grassmere Creek and proceeded for two-and-a-half to three chains west along the south bank of the creek to a more accessible crossing place. Further field investigation is required to identify the remains of the earlier crossing. Travellers then ascended straight up the face of the hill until at the top the road rejoined the north-south surveyed route.³³

30. Correspondence Norman E. Beaumont to the City of Berwick, 19 Sept., 1983.

31. *Syd. B33. Berwick Town Plan*, Hoddle, c1854.

32. Information supplied by Louise Reeve. The name the 'Glue Pot' is preferred.

33. Correspondence Norman E. Beaumont to the City of Berwick, 19 Sept., 1983.

Some travellers, however, preferred to travel along Hessel Road to the old Harkaway township with its German Church, bell tower and cemetery.³⁴

In May 1890 an important case was heard in the Berwick Police Court under the *Land Compensation Act*. Local farmer James Wilson was informed that,

they would require a deviation of the old road through his paddock, and (offered) a sum in compensation.³⁵

However, at first, Wilson was unwilling. One witness explained that,

the old road to Harkaway passed over two or three steep hills, and was utterly impracticable for vehicular traffic. The new road would skirt the hill and would be vastly better than the old one.³⁶

It was pointed out that about thirty acres would be severed from the properties owned by Wilson and Troup, but that better access would increase the value of their land, particularly for building purposes.³⁷ After long arguments, Wilson and Troup agreed to the proposal. By early November 1890 J. Gardiner, Shire Engineer was calling for tenders for grubbing and clearing the new Harkaway Road. Later that month it was announced that the new road would soon be open for traffic.³⁸

With the establishment of the new road, the old road fell into disuse. However, it has survived as a walking and fire track and is regarded by district people as an interesting relic of pioneer days. It is known still as Old Coach Road.

Ironically, the deviation along the Grassmere Creek shown on the maps of the 1930s and 1940s was fenced off from the public in recent times following an application to Berwick Council by the owner of adjoining land. Therefore, according to one writer, 'leaving only the impassable north-south line'.³⁹

Travelling north along Harkaway Road from Berwick, Old Coach Road is clearly visible as the linear extension of Harkaway Road, rising over the hill. At the crest of this hill, looking south, there are spectacular views of the plains and the straight line of the road is visible almost to the horizon as it heads to Cranbourne. In the opposite direction, heading almost due north, the road reserve continues along this straight route to Harkaway township, via a ford across Grassmere Creek. Remnants of hawthorn hedges survive mainly on the western side of the road.

Today the section of road north of the hill is described as 'not trafficable' and is used as a fire track.⁴⁰ The surface of the road appears to have less basalt rubble and hence be more prone to vegetation growth, and is currently cleared regularly by Council. The road crosses Grassmere Creek and follows a steep incline to join the end of Baker Road at the Marks Court intersection.

Current occupants of a large property off Beaumont Road have mentioned the existence of an old track leading off Old Coach Road (which borders their property) to the site of Lotha Schmidt's former house.⁴¹

Significance

Old Coach Road has high local significance as a remnant road dating from the early 1850s survey, illustrating the transport problems of early district settlers travelling to and from the pioneer township at Harkaway, and its remnant hawthorn hedges recalling a past rural landscape.

34. *Early Days of Berwick*, p.88.

35. *The Dandenong Advertiser*, 13 May, 1890.

36. *The Dandenong Advertiser*, 22 May, 1890. The witness was Alexander Crichton, Gembrook grazier.

37. *The Dandenong Advertiser*, 22 May, 1890.

38. *The Dandenong Advertiser*, 19 June, 1890.

39. Correspondence Norman E. Beaumont to the City of Berwick, 19 Sept., 1983.

40. City of Berwick Base Map 12-13.

41. Information supplied by John Fulton, 1993.

The road has aesthetic value allowing spectacular views north and especially south, tracing the linear course of the old road as it connects with roads still in use as major thoroughfares today. Old Coach Road may also have scientific value should evidence remain to demonstrate early road construction techniques.

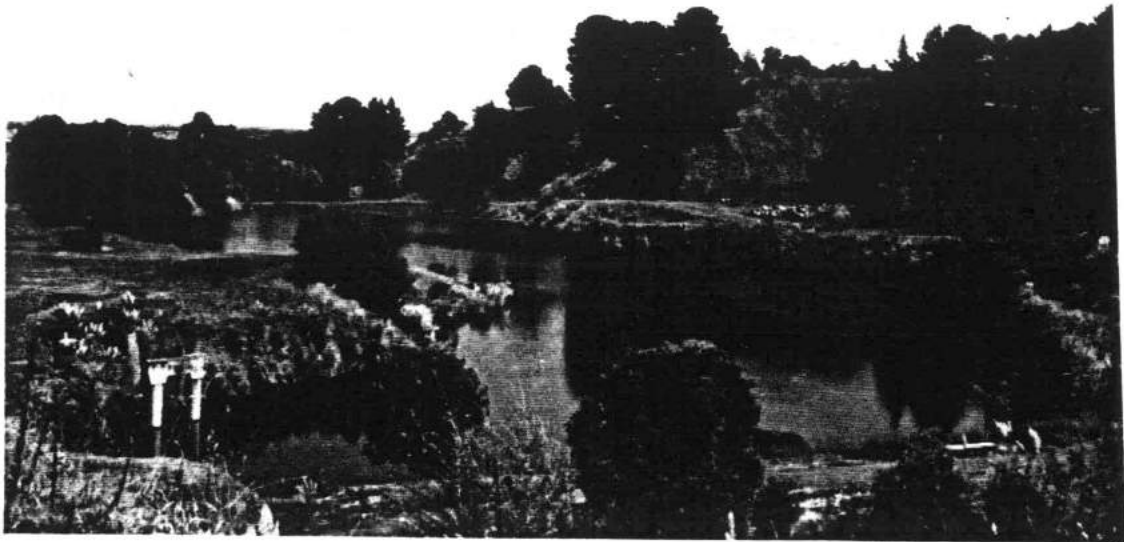
Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in its future maintenance or development.

- Conserve the original road alignment and the visual relationship between it and Harkaway Road;
- Retain views of the road from Harkaway Road, preserving its integrity as an easily identifiable feature of the historic landscape;
- Maintain the road in good condition and protect views to the south and north, along the original route of Old Coach Road, in any works on or adjacent to the road;
- Encourage further investigation of first the existing road surface to determine the methods of construction used at different periods, and second the crossing place on Grassmere Creek.

Wilson Quarry & Botanic Park

Princes Highway Berwick



History & description

Wilson's Bluestone Quarries, a major Berwick industry, was part of the original Wilson property owned by district pioneer brothers, James and William. When they divided their holding, William took the southern portion with the Quarry Hills homestead facing the road to Gippsland (subsequently the Princes Highway), and the quarry site. Quarry Hills remains today as one of the district's most important and earliest farm houses.⁴²

There was some small-scale quarrying on the site about 1859. Later, in the 1870s, stone from the quarry was used as ballast for the Gippsland railway and crushed stone was used on the district's roads. On a property known as Mansfield House (now gone) near the quarry, a high bank was thrown up across the road from the quarry entrance and a crushing plant erected on the end of this bank.⁴³

Around 1884, William's eldest son, William Wilson Jnr., took over the quarry, working it for forty years until about 1918. As time went on two crushing plants were erected on the bank just outside the quarry. The crushers were driven by a Marshall steam engine. In 1890 a loop line was laid down from the railway station yards through the Mansfield Estate to the bank across the highway. During this period, thousands of yards of metal from the Berwick quarries were poured into the railway stations of Warragul, Drouin, Korumburra and intervening towns, providing much needed road making materials.⁴⁴

At the end of the First World War, the Berwick quarry closed down and the plant and line from Berwick was lifted and sold to a Cranbourne sand company.⁴⁵

42. 'History of Berwick Bluestone Quarries', Evan C. Henry, in *Mining and Geological Journal*, vol.7 No.2, 1972, p.1.

43. *Early Days of Berwick*, p.25; 'History of Berwick Bluestone Quarries', Evan C. Henry, p.1.

44. 'History of Berwick Bluestone Quarries', pp.2-3.

45. 'History of Berwick Bluestone Quarries', p.3.

In 1936, following William Wilson Junior's death, the Daniel Brothers, who had been working at a quarry at Lysterfield, shifted their plant into the Berwick Quarry. They operated from there for about ten years supplying the Berwick and Cranbourne Shires, the Country Roads Board and also private customers.

The next quarry operators in 1947 were Bayview Quarries owned by Roy Ross, a civil engineer. They had opened up operations at Narre Warren but the stone was considered inferior to that at Berwick. Their crushing plant was built on the bottom of the quarry, and remained there until 1970 when it was replaced by a new plant.⁴⁶ This company remained at the Berwick site for ten years after which the quarries were regarded as 'about finished'. The quarry face had reached the Wilson House boundary by this time. Later, in October 1966, the Bayview Group sold to Boral Limited. Boral, or Albion Reid, carried on for a further eleven years. Stone was provided for a great number of residential subdivisions spreading eastward from Dandenong.⁴⁷

Finally in 1973, after the Wilson family had owned the quarry for over a century, they agreed to transfer the property to the Berwick Shire Council. They requested that the park to be established there should be called Wilson Park in memory of the family's long association with the site. Quarrying ceased in the mid-1970s and the masterplan for the park was completed by 1987. Jock Marshall, a founding professor of Zoology at Monash University, carried out detailed research on the quarry, probably at around this time.⁴⁸ Marshall lived adjacent in the former Wilson homestead, Quarry Hills.

The quarry site was acquired in two stages. The northern section of the quarry was donated to the City of Berwick by Mr George Wilson, grandson of the original owners, for use as a Botanic Park. The southern section of the quarry was later purchased by the City of Berwick. The Park covers approximately 36 hectares.

The quarry, as it remains today, comprises a large quarry hole (Anniversary Lake) with a smaller extension to the north. The basalt (or bluestone) is overlain by a thick layer of soil. Extensive faces of bluestone are exposed on the eastern side of the quarry. The earliest working areas have long since been removed by later quarrying. Roadways throughout the site still follow benches created for quarrying. Poplars, pines and peppercorns are scattered throughout the site, remnants of earlier plantings. Recent developments to convert the quarry to a park have included creation of a marsh area, a new administration building, rotunda, and extensive plantings. The Wilson Botanic Park was opened to the public by the Governor-General of Australia, the Hon. Bill Hayden AC, on the 26th July 1992.⁴⁹

Significance

The Wilson Botanic Park has regional significance as a historic quarry site owned by the Wilson family, district pioneers, for four generations. The Wilsons owned the Berwick Quarry from the 1850s until its closure in 1973. A major district industry, the Berwick Quarry supplied stone for ballast for the Gippsland railway in the 1870s and crushed stone for roads throughout west Gippsland. More recently, stone from the quarry was provided for a great number of residential subdivisions spreading eastward from Dandenong.

The park is also of national significance as the site of important palaeo-botanical discoveries, with the oldest evidence of eucalyptus species in Australia having been found here.⁵⁰

46. 'History of Berwick Bluestone Quarries', pp.3-4.

47. 'History of Berwick Bluestone Quarries', pp.1, 3-4; 'Wilson Bluestone Quarries', Lionie Tuit, Berwick High School, 1986.

48. Millicer, H., 'A Brief Cultural Review of the City of Berwick', 1991.

49. *Wilson Botanic Park*. Open Day. City of Berwick.

50. *Wilson Botanic Park*. Open Day. City of Berwick.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property.

- Conserve the significant elements of the site, namely the original quarry pit surrounded by benching and approached by the old quarry roads;
- Conserve significant plantings on the property, in particular the peppercorn, poplar and pine plantings, and others which form a landmark on Wilson Hill as viewed from the Princes Highway approach to Berwick township;
- Prevent development adjacent to this historic site from overwhelming the key features of the site or adversely affecting the integrity of the site as a clearly identifiable feature of the historical landscape.

Historical landscapes: other significant examples

Many other historical landscape elements remain within the City of Berwick. In addition to those of national, state, regional and high local significance which have been researched and documented in this study, the following places also comprise an important part of the City's heritage.

Based on field inspection and available information, these places are ranked as of probable *local* significance, that is an important part of the heritage of a locality within the City, of historical interest (although not intact), or as requiring further research to fully determine their importance.

- **The Grange site**

a'Beckett Road, Narre Warren North

This site has historical and social interest for its associations with the a'Beckett and Boyd families, prominent owners of the large residence located there from the 1860s until its demolition in the 1960s. Built in 1862 for Sir W. A. C. a'Beckett, Solicitor-General and Supreme Court Judge, the house was designed by local architect George Washington Robinson.⁵¹ The house was rented from 1948 and purchased soon after by Martin Boyd, the noted Australian author. He lived there, carried out alterations and additions to the Victorian house, and commissioned his nephew Arthur Boyd to paint murals on the dining room walls. He converted the house into two flats, one for himself and the other for his relatives to stay, and sculpt and paint. Boyd only lived there for about 4 years, owning it for 2 of those years.⁵²

The property was sold to Leith Buchanan in 1955⁵³, and later sold for quarrying purposes. Before the house's demolition, the Boyd murals were removed by art dealer, Joseph Brown.⁵⁴ The Harkaway murals were regarded as the culmination of Arthur Boyd's religious paintings.⁵⁵ The hilltop site, with the garden area now dominated by pines, remains a local landmark in the Narre Warren North area.

- **Gottlab Schultz site**

Harkaway Road, Harkaway (close to Melrose)

Gottlab Schultz was one of Harkaway's Lutheran pioneers. He is said to have arrived in the area in 1844, and built a dwelling on land several hundred yards north of where Melrose now stands.⁵⁶ Until recent years a few fruit trees and depressions in the ground were believed to mark the site of this dwelling.⁵⁷ The exact location was not able to be located during this study and further field investigation is required.

- **Quarry site**

Western end of King Road, Harkaway (Map 12-14, O13, in powerline easement)

Early quarry site believed to have been established by Aurisch, and run by John Troup. Some suggest that stone was quarried here to build the Campbellfield church.⁵⁸ Requires field inspection and research.

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- 51. Peter Freeman, *Brick Homes of Berwick*.
 - 52. Information provided by Elspeth Longney.
 - 53. Information provided by Mrs J. Minson via Elspeth Longney.
 - 54. The Australian National Gallery holds a 4 panel Boyd mural entitled "Harkaway".
 - 55. Bernard Smith, *Australian painting 1788-1990*, OUP, 1992, p. 285.
 - 56. *In the Wake of the Pack Tracks*, p. 107.
 - 57. Information supplied by Max Thomson.
 - 58. Information supplied by Max Thomson.

▫ **Bruhn site**

Foxmoor, King Road, Harkaway (Map 13-13, R14)

Site of Bruhn's dwelling marked by pittosporum tree (*Pittosporum undulatum*); to the east other plantings remain marking the former alignment of a track from King Road to Cardinia Creek and another dwelling site. Site was later part of Roads End property. It was purchased by Sir Sidney Sewell and known as the Hermitage block.⁵⁹ Requires detailed field inspection. Early land ownership has been researched and material lodged in the Berwick Local History Archive.

▫ **Sunnyside site**

Parkhill Drive, Berwick

Sunnyside was built for the Hillbrich family in 1873⁶⁰, later occupied by the Sweeney family and demolished following acquisition by the Urban Land Authority. Important for its associations with two significant local families, the Hillbrichs and Sweeneys.

▫ **Narre Warren Memorial Gates**

Princes Highway (outside Berwick Civic Centre) Fountain Gate

This memorial originally stood at the entrance to the Narre Warren Recreation Reserve. Designed in the form of an arch in granite, it was made and erected in 1922 by F. Hallett and Son, Monumental Masons of 25 Bridge Street, Richmond at a cost of £200. It was a memorial to Narre Warren residents who enlisted in, and also those who lost their lives in the 1914-18 War.⁶¹

In June 1948, a public meeting was called in Narre Warren to discuss ways of reconditioning the memorial and adding the names of the residents who enlisted in or died in World War II, 1939-45. The War Memorial Committee recommended the erection of new granite pillars on the outer ends of the wings and to reface these concrete wings in granite. On the left hand pillar the words would read: RETURNED SERVICEMEN 1939-1945 with 27 names, on the right pillar the words would read: LEST WE FORGET 1939-1945 with the names of two servicemen. This work carried out by Burwood Monumental Works at a cost of £200 was unveiled on Anzac Day, 25 April 1949. Further work was carried out at a cost of £63 in May 1949 to prevent the memorial collapsing.⁶² In 1981 a public meeting agreed that because of vandalism and the reconstruction of the Princes Highway the memorial should be re-sited above and east of the City of Berwick Civic Centre Ornamental Lake. This was done in March 1983.⁶³

The Narre Warren Memorial Gates are of local historical and social significance as a community icon, erected in memory of those Narre Warren residents who enlisted in, and those who died in the First and Second World Wars.

59. Information provided by Dimitree Hogg Ramage.

60. Registrar-General's Office records.

61. Narre Warren War Memorial Committee records, Berwick Local History Archives, Narre Warren District Library.

62. Narre Warren Welcome Home Committee records, Berwick Local History Archives, Narre Warren District Library. The memorial was unveiled by Lieut.-Col. R. S. Ryan, M.H.R., with a Guard of honour of Narre Warren State School pupils.

63. War Memorial Removal Committee records, Berwick Local History Archives, Narre Warren District Library.

▫ **Aqueduct system**

Quarry Road, Narre Warren

Sections of the aqueduct system that used to transport water from Upper Beaconsfield via Lysterfield to the Mornington Peninsula remain.⁶⁴ Some sections have been incorporated into open space within new subdivisions. This section adjoins the regional landfill site.

▫ **Scout camp site**

Robinson Road, Narre Warren North

Site used for many years as a scout camp, with many of the trees planted by the scouts.⁶⁵ Recognised in the City of Berwick Conservation Strategy as a site containing significant indigenous vegetation. Now a reserve.

▫ **Wilson House site (open space reserve)**

Shute Avenue, Berwick

The site of James Wilson's house is marked by trees from the former garden, including a large Moreton Bay fig tree.⁶⁶

▫ **Florenceville site**

Victor Crescent, Narre Warren

The site of Florenceville, once the home of the Kent family,⁶⁷ is marked by remnants of the garden trees including cypresses, eucalypts, and poplars.

64. Max Thomson, *Little Hills*, p.18.

65. Information supplied by Max Thomson.

66. J. Wells & M. Medlie *Berwick. Some aspects*, 1980, p. 34-35.

67. *In the Wake of the Pack Tracks*, p.124.

Towns & estates

Introduction

Towns and residential estates are important elements within the City of Berwick. The towns are the earlier elements, their location and form illustrating the complementary relationship between town and country. Residential estates are a more recent phenomena, and within the City of Berwick reflect the continuing demand for housing, particularly in attractive landscape settings such as those found within the City.

Planning towns & estates

The early development of what is now the City of Berwick was centred around a series of towns, Berwick township being the largest and serving a wide community. A town site was surveyed at Narre Warren North (then known as Narre Warren) and then later at Narre Warren, after the railway had been built. Harkaway just grew without a survey and served as a small rural centre.

This early pattern of townships set in a rural landscape has changed since the 1950s with the expansion of Melbourne and Dandenong. The Doveton Estate, developed by the Housing Commission from the early 1950s, was an important step in the conversion of broad rural acres into suburbia. Private developers such as Isador Magid, developer of Princes Domain Estate and the later Fountain Gate, recognised opportunities for private housing estates to meet the needs of an expanding community. The development of the three factories in Doveton - GMH, Heinz and International Harvester (see *Buildings* section) - were critical influences on the decisions made by the Housing Commission and Isador Magid.

In the north-western part of the municipality, the Endeavour Hills estate led the expansion of suburban development into the countryside during the 1970s. A product of the Lewis Land Corporation, Finance Corp. of Australia and Cambridge Credit, it was said to be one of the largest residential subdivisions underway in Melbourne at that time.

Fountain Gate Estate

Fountain Drive, Narre Warren

History

The founder of the Fountain Gate complex, Isador Magid, was born in 1914 in Harbin, China, of Russian parents. Isador's father was an accountant who had fled from Tomsk in Siberia to escape persecution. The Magid family came to Australia in 1951. Magid's first business venture in Melbourne was supplying goat hair to GMH for car rugs. More successfully, he was involved in making popcorn and Twisties.

However, Magid's greatest success was as a land developer. His projects included Mountain Gate in Knox (with more than 1,000 residential sites) and the development of Brandon Park shopping centre sold in 1985 to SECV superannuation fund for \$51 million.¹

Most successful, however, was Magid's Fountain Gate project at Narre Warren. From 1956 Magid began buying several hundred hectares of Berwick district farmland. He began with land near what is now the intersection of the Mulgrave Freeway and Princes Highway, extending east nearly six kilometres to the Narre Warren North Road. The proposed development related to the need for local housing for workers at the nearby General Motors Holden, H. J. Heinz and International Harvester factories which opened at Doveton in the early 1950s. Magid soon won the support of local and State authorities.²

By 1960 the grid of roads had been built at Fountain Gate, but Magid ripped them up on the advice of Robin Boyd who persuaded him to redesign the estate on Radburn principles.³

Radburn (New Jersey), designed in 1928 by Clarence Stein and Henry Wright of the Regional Planning Association of America, was seen as the prototype garden city for the motor car age. The design concept involved separating pedestrians and vehicles by providing short cul-de-sac entries and internal spines of open space.⁴

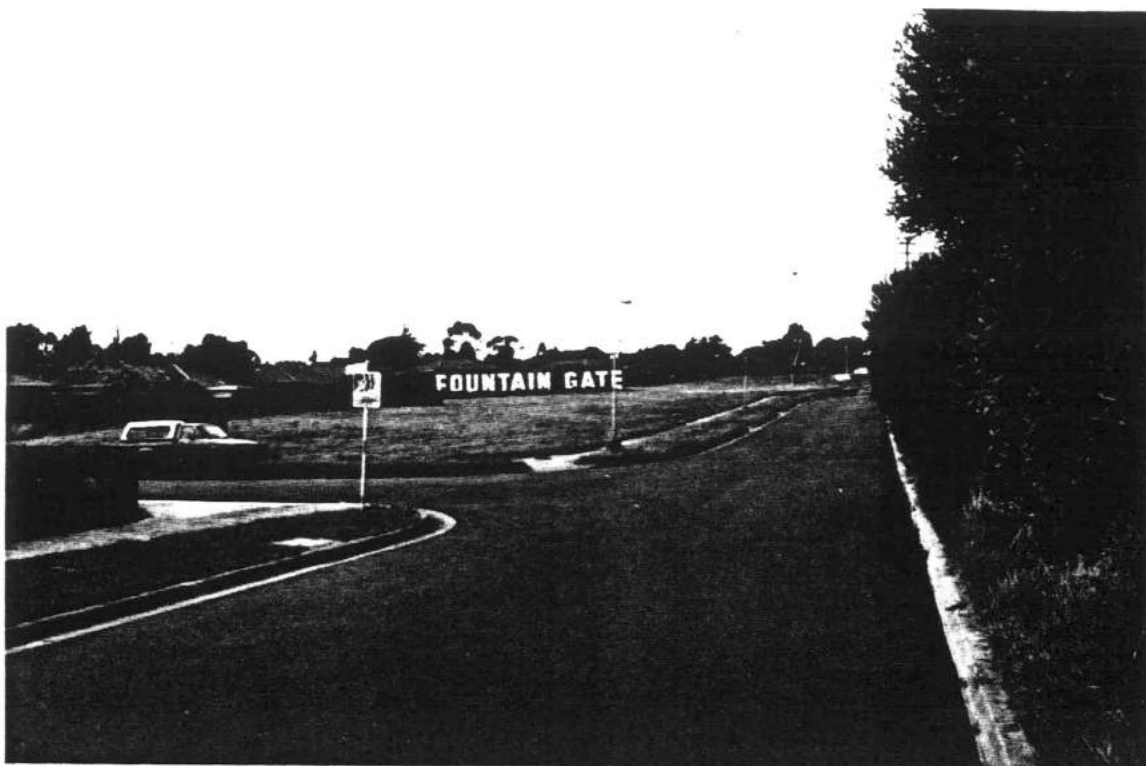
The Radburn design concept has been applied to a number of subdivisions in Melbourne and elsewhere in Australia but did not become a dominant form of subdivision design. Other examples in Melbourne include Elliston (1969) and Milgate Park (early 1970s). In Hobart, Radburn subdivisions were proposed in 1946 for the steep hill areas, in the 1960s Gold Coast planner Karl Langer substituted canals for the open space areas, and Harry Seidler adopted Radburn principles in a private new town project for Lend Lease near Campbelltown (Sydney NSW) in 1969.⁵

Despite this, even the estates that did adopt the Radburn model met owner resistance; houses continued to face the street, and despite the attractive parklands, most owners wanted a back fence between them and the park to create at least a semi-private backyard.

By employing Boyd to design the estate, Magid immediately distinguished it from much of Melbourne's expanding suburbs. Other developers had also recognised the benefit of good design, resulting in an emergence of innovative housing developments from the early years of the twentieth century.

Subdivision design had moved away from the traditional grid in the early years of the twentieth century, influenced by the garden city movement. While in Australia, the garden city or suburb was largely a design concept, its originators envisaged it as the start of a radical process of land reform and increased social justice. In Eaglemont, Walter Burley Griffin designed his first two Australian estates, Mount Eagle Estate (1914, built on after the war) and Glenard (1916, most buildings are post-1930). Both challenged the grid plan. The roads curved gently around the hillslopes, creating unusually-

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1. *Business Review Weekly*, 29 March, 1991.
 2. *Business Review Weekly*, 29 March, 1991.
 3. *Business Review Weekly*, 29 March, 1991.
 4. R. Freestone, *Model communities*, p.35.
 5. Freestone, *Model Communities*, pp.219-221.



Fountain Gate 'hollywood style', Fountain Gate Estate



Reserve with paths & eucalypt plantings, Fountain Gate Estate

shaped blocks. Parkland was contained at the rear of houses. Each was applauded as an example of modern town planning principles.⁶

Another important estate developer was Albert Victor Jennings (later Sir Albert). He founded A.V. Jennings Construction Company in 1932, recruiting other jobless tradesmen to create a house market where brick houses could be sold at prevailing timber house prices. He started developing estates in 1933 in Caulfield South, Murrumbeena and Ivanhoe. In the latter, the design used a series of cul-de-sacs off a feeder road. Cul-de-sac planning had been used earlier in 1927 at Rothersey Avenue, Brighton.⁷

Project house builders in Melbourne started to commission independent and forward-looking architects to design both estates and project houses, responding to a market for more individuality without the expense of a one-off architectural design. Merchant Builders, lead by David Yencken and with architect Graham Gunn, were the first Melbourne firm to start building such project homes. Other firms, such as Leighton Constructions and CHI followed suit.⁸

An important example was Lend Lease Homes' Appletree Hill, which illustrated the clustering of architect-designed project homes into small communities where the design of the house and its landscape was in unity.⁹ At Appletree Hill, houses were set in a refined suburbia, a park-like landscape with no visual barriers between houses. Apparently a suburban delight, it attracted many visitors but few buyers. The project failed financially, and was not able to progress beyond the initial stage.¹⁰

At Elliston, another Heidelberg estate, a collaborative team of designers sought to create an integrated landscape and built environment. Earle Shaw and Partners designed the subdivision, and Merchant Builders Pty Ltd assembled the architectural team. Each purchaser worked with an architect to integrate their personal requirements within the overall design. Ellis Stones created the overall design. Architects involved included Charles Duncan, Daryl Jackson, Evan Walker, David McGlashan, Neil Everist, Graeme Gunn, all winners of architectural awards. The estate development occurred over several years after 1969. In 1972 Merchant Builders won the RAIA Bronze Medal in the Robin Boyd Environment Award for Elliston.¹¹

Another estate designed on Radburn principles is Milgate Park in Doncaster East, an estate developed by Jim Hedstrom of Discol Developers Pty Ltd, and designed by Peter Mulcahy (Peter Mulcahy & Assoc. Pty Ltd.) The first 'Home Owners' Association', a forerunner of the body corporate, was established for Milgate. The estate won the RAIA Community Design Award Citation in 1976.¹²

Perhaps the next most significant step in suburban design was that seen in Winter Park, Australia's first cluster housing development, designed and built by Merchant Builders. Graham Gunn (Gunn Hayball Pty Ltd) was the project architect for Stage 1, Robert Whyte for Stage 2, and Ellis Stones the landscape architect. The design grouped houses to take maximum advantage of views and solar orientation, challenging the conventions of traditional subdivision. In contrast to the Arcadian orientation of Appletree Hill and Fountain Gate, Gunn created an inward-looking development protecting the natural qualities of the site and creating small pockets of common land. Winter Park won an RAIA Housing Award Citation in 1975.¹³

Boyd's design for Fountain Gate incorporated elements of cul-de-sac planning with rear open space between housing areas. Boyd provided an explanation of the design for the benefit of purchasers and the Shire:

6. G. Butler, *Heidelberg Conservation Study*, pp.127- 133.

7. G. Butler, *Heidelberg Conservation Study*, 146-147.

8. *Cross Section*, 1 August 1966, Issue No. 166.

9. *Cross Section*, 1 August 1966, Issue No. 166.

10. *Cross Section*, 1 August 1966, Issue No. 166.

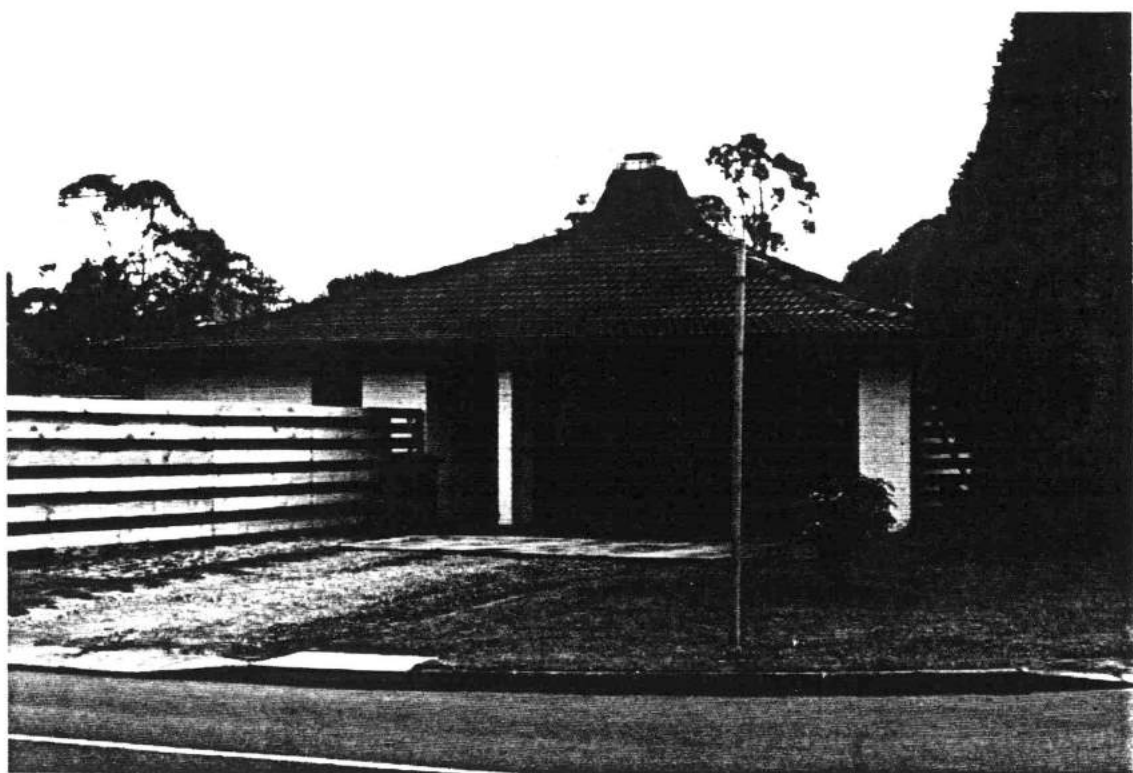
11. G. Butler, *Heidelberg Conservation Study*, pp.165-168.

12. *City of Doncaster & Templestowe Heritage Study*, p.121.

13. *City of Doncaster & Templestowe Heritage Study*, p.125; *Property, Age*, 24. 3. 1993.



Three Courts house designed by Robin Boyd, Oakwood Court, Fountain Gate Estate



House designed by Reg Grouse, Pinelands Court, Fountain Gate Estate

The unusual two-faced nature of the building sites - houses facing the park as well as the cul-de-sacs - called for an entirely fresh approach to house planning. In the range of designs produced by the architects' consortium there are no conventional facades and no "back elevations", but a wide variety of architectural forms conceived in the round and designed to be admired from any angle.

The different architects agreed on certain general principles to guide their design approach. As a result the houses are mostly low in height, expansive in plan, flexible in internal arrangement. The general mood may be described as advanced contemporary. Orientation is carefully considered for sunlight and privacy. Bathroom accommodation is generous. Outdoor living is encouraged. All houses have at least three bedrooms and alternative living rooms. Finally, a varied but integrated range of external colours and materials ensures an overall harmony.

Yet with all that in common the houses exhibit an exciting diversity of expression, each reflecting in some way the individual touch of one of four architects in the consortium.

Each architect contributed three entirely different designs and each of these is made variable again by means of alternative design elements. This means a choice between literally dozens of designs all offering different facilities for personal patterns of living, and all as different looking from each other as they are from the conventional villas of ordinary suburbs.¹⁴

In 1967 the project was described in a contemporary journal in glowing terms as 'Australia's most ambitious and forward-looking project housing development'.¹⁵ This innovative scheme, the 'multi-million dollar brainchild' of Magid's company, Overland Construction Corporation, involved a new planning concept in which a residential estate was combined with a civic and shopping centre. The overall project plan provided for about one thousand home sites, two small shopping-centres, a major drive-in shopping centre, primary and secondary schools and parkland.¹⁶

Magid employed prominent architects to advise him on the design of the Fountain Gate houses. Prototype houses (priced from \$13,000 to \$15,000 plus land) were prepared by architectural firms and demonstration structures built. There was W. Coleman Kerr's Beau Abri House, Reg Grouse's Link House, the Colonnade House designed by Daryl Jackson and Evan Walker, and the Three Courts House designed by Frederick Romberg and Robin Boyd.¹⁷ A number of these demonstration houses remain, including the Link House at 15 Fountain Drive, Boyd's Three Courts House at 7 Oakwood Avenue, and the Colonnade House at 7 Ridge Avenue. However as Magid admits, most Fountain Gate residents did not favour these advanced ideas but 'actually wanted homes just like their mum and dads'.¹⁸

Magid ensured the success of Fountain Gate by giving 20 acres within the project area to the City of Berwick for offices and parks. He also gave \$500,000 to the City in 1978 to start work on its offices. Since then Fountain Gate has been extended eight times. The Centre's customers come from as far away as the Mornington Peninsula and Gippsland. In 1990 the State Government declared Fountain Gate a district centre, designating it as the retail centre for the fastest population growth corridor in Victoria.¹⁹

Description

Fountain Gate residential estate consists of a series of small cul-de-sacs built along four roads. The estate is bounded on the west by Tinks Road, by Sweet Gum Avenue on the east, by Prospect Hill Road on the north and Dawn Drive (parallel to the Princes Highway) to the south. The original plan provided for 196 allotments and a large site for a primary school (which has since been developed for housing).

Each cul-de-sac is separated from the next by parkland which links together into three large areas.

14. R. Boyd, Notes to be added to description of Fountain Gate, 29 August 1966.

15. *Australian Home Beautiful*, October 1967, p.41.

16. *Australian Home Beautiful*, October 1967, p.41.

17. *Australian Home Beautiful*, October 1967, pp.41-45.

18. *Business Review Weekly*, 29 March, 1991.

19. *Business Review Weekly*, 29 March, 1991.

Display houses were built in key locations throughout the western part of the estate, the first part developed.²⁰ Boyd's Three Courts design is set directly at the end of Oakwood Court; a key element, the carport set almost on the street has been removed and replaced with garden, demonstrating the conflict between the designer's intentions the public's preferences. Other examples remain more intact.

The estate was sold with a series of special conditions which included a design covenant preventing the building of any buildings other than the one to be used as a dwelling (apart from necessary outbuildings and garages) and requiring the dwelling to be built of brick or brick veneer. Fences of wooden palings or corrugated iron between an allotment and a road or reserve were not allowed. In practice an open fence using horizontal palings has been used consistently throughout the estate (perhaps reflecting a subsequent change in the covenant).

The important role of the Shire in the implementation of the design philosophy was expressed by Overland Construction Co. Pty Ltd in a letter to the Shire of Berwick in May 1967 which requested the Shire's co-operation in recognising the special conditions at the time of issuing permits.²¹

The result is a subdivision of unusual quality. The main streets form gentle curves, fitting with the undulating landform. Front lawns roll down to the kerb, without the usual interruption of footpaths. The contemporary houses designed as display homes, or created by the same team of architects, stand out from the hipped and tiled roof forms of the houses which dominate. Street plantings vary but include eucalypts and melaleucas. The adjoining areas to the east of Sweet Gum Avenue were developed later, and express a different design approach. These later areas lack the large open space areas, but have adopted a 'no front fence' rule; footpaths are provided.

The overall landscaping of the reserves (and perhaps the roadways) was undertaken by E. H. Hammond, Landscape Contractors and Consultants of Box Hill. Eric Hammond is a highly regarded landscape contractor, working extensively with Edna Walling in the construction of gardens such as Mawarra (Sherbrooke).²² His plan, approved in 1966 incorporated a mixture of eucalypt and exotic tree species.²³

The entry arch - a fountain - and the 'Hollywood-style' Fountain Gate sign on the Princes Highway, are the trade-marks of the estate. The fountain, designed by Robin Boyd, is said to have operated only once, at the opening of the estate. Boyd's office completed several designs for the fountain, and some of these illustrations are held by the Council.

Adjoining the residential area is the civic and shopping complex, also a result of the foresight of Isador Magid. The complex reflects a contemporary interpretation of a town centre, with its civic buildings, shops and recreation areas. Unlike older town centres, Fountain Gate is set in a landscape of rolling lawns and extensive carparks. There are no churches, and the schools are on the periphery. Some of the early plans showed a civic square, art gallery, pre-school, police and hall - elements not yet part of the development.²⁴ The Civic Centre, built with the assistance of Magid,²⁵ is a formal modern building, set partly into the slope, and appearing from different angles as a series of pavilions.

Notable houses which form an integral part of Fountain Gate Estate

The following houses date from the first stage in the Fountain Gate residential estate development, and represent the architectural ideals of those involved in the design of the estate. The information contained in the descriptions is based on the City of Berwick Valuation Cards and field work.

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20. Plan entitled 'Princes Domain East', K. J. Noonan & Noonan Surveyors, 16.12.1965.
 21. Correspondence, 23 May 1967.
 22. P. Watts, *Historic Gardens of Victoria*, p.158.
 23. Plans held by City of Berwick File Application S/1692.
 24. *The Berwick Town Centre*, plan by J. E. Moore and C. Frank-Mas, 1976; Tonkins, Shaw and Evans plan, 1978.
 25. *Business Review Weekly*, 29 March, 1991.

▫ **House 5 Fountain Drive**

Built c1966/67 and originally owned by Fountain Gardens P/L and Overland Construction P/L. Transferred into private ownership in 1970. Described on the Valuation Card as a contemporary house, using a fawn coloured (concrete) brick and a shingle roof. One of a group of contemporary houses clustered at the entry to the estate.

▫ **House 7 Fountain Drive**

Built c1967/68, probably to the designs of Reg Grouse, one of the four architects involved in house designs for the estate. The first owners were Henry and Suzanne Bates. It is described on the Valuation Card as a contemporary brick veneer house with concrete tiled roof, with a garden courtyard in the centre of the house. One of a group of contemporary houses clustered at the entry to the estate.

▫ **House 11 Fountain Drive**

Built possibly as early as 1965, this house has a flat steel deck roof and is built of white painted bricks, the original finish. It was originally owned by Fountain Gardens P/L and Overland Construction P/L. One of a group of contemporary houses clustered at the entry to the estate.

▫ **House 15 Fountain Drive**

Built c1966/67 as one of the display houses on the estate. This is the Link House, designed by architect Reg Grouse, using white-painted brickwork and a low pitched concrete tiled roof. It was originally owned by Fountain Gardens P/L and was featured in *The Australian Home Beautiful* (October 1967). Attributes noted in this article include the relationship between indoor and outdoor living spaces, and the efficient system of natural cooling via hinged panels below the fixed windows. A copy of the design held by the City of Berwick shows the Link House, described simply as House No. 3 to be developed on Lot 40 Warren Lea Drive - the present site.²⁶ It is one of the group of contemporary houses clustered at the entry to the estate.

▫ **House 7 Green Ridge Avenue**

Built c1966/67 as the Colonnade House, one of the estate's display houses. It was designed by the architects Daryl Jackson and Evan Walker. It was first owned by Fountain Gardens P/L, later being sold into private ownership. The Colonnade House was featured in *The Australian Home Beautiful* (October 1967), and externally remains substantially intact to its original design. The article noted the white painted brickwork, with the rooms designed to take advantage of available views. Its rectangular form is suited to narrow and corner sites (it is located on a corner site in the estate).

▫ **House 3 Ashwood Court**

Land originally owned by Fountain Gardens P/L and Overland Construction P/L. and sold without a dwelling in 1971 to private owners. The purchasers, G. and M. Lee, planned the present house which was built that same year. It is a contemporary house, using dark brown brick, concrete tile roof and elongated floor to ceiling windows. A good example of contemporary design of this period, and probably architect-designed.

▫ **House 2 Pinelands Court**

Built prior to 1966 for J. and B. Harle and designed by Reg Grouse. Its pyramidal roof is of note. A copy of the drawing for this house held by the City of Berwick (Lot 28 Pinelands Court) is shown as having been prepared by Reg Grouse for the Overland Development Corporation.²⁷

26. File entitled 'Fountain Gate architects house plans, Overland Development' and numbered 68/3/2/IE and 3.7365.330.93

27. File 'Fountain Gate architects house plans, Overland Development'.

▫ **House 3 Pinelands Court**

Built prior to 1968 (when the house was first sold), using fawn coloured concrete bricks (like 5 Fountain Drive). The first owners were P. and S. Jackson.

▫ **House 9 Pinelands Court**

Probably built c1966/67 for Fountain Gardens P/L and Overland Construction Co. A copy of the drawing for this house held by the City of Berwick (Lot 32 Pinelands Court) is shown as having been prepared by Reg Grouse for the Overland Development Corporation.²⁸ It is a contemporary design, using white-painted brick and steel deck roof.

▫ **House 2 Oakwood Court**

Another contemporary design using white painted brick veneer construction. May be a Grouse design. Its corner site shows the house to advantage. The first owners were F. and C. Sankijohanser.

▫ **House 7 Oakwood Court**

Built c1966/67, this is the Robin Boyd Three Courts design which served first as a display house in the estate. Located at the end of the court, the house would have been a dramatic feature. In *The Australian Home Beautiful* (October 1967) the house was described as having three external courts, that is screened outdoor living areas. Views across the parklands and to the courts were a feature. The courts were screened with 'reverse fixed timber planks', the type now common as fencing throughout the estate. The carport has been demolished.

▫ **House 7 Hollydene Court**

Built before 1968, this contemporary house uses white painted brick and originally had a shingle roof. The first owners were D. and A. Broadbent.

▫ **House 6 & 6A Prospect Hill Road**

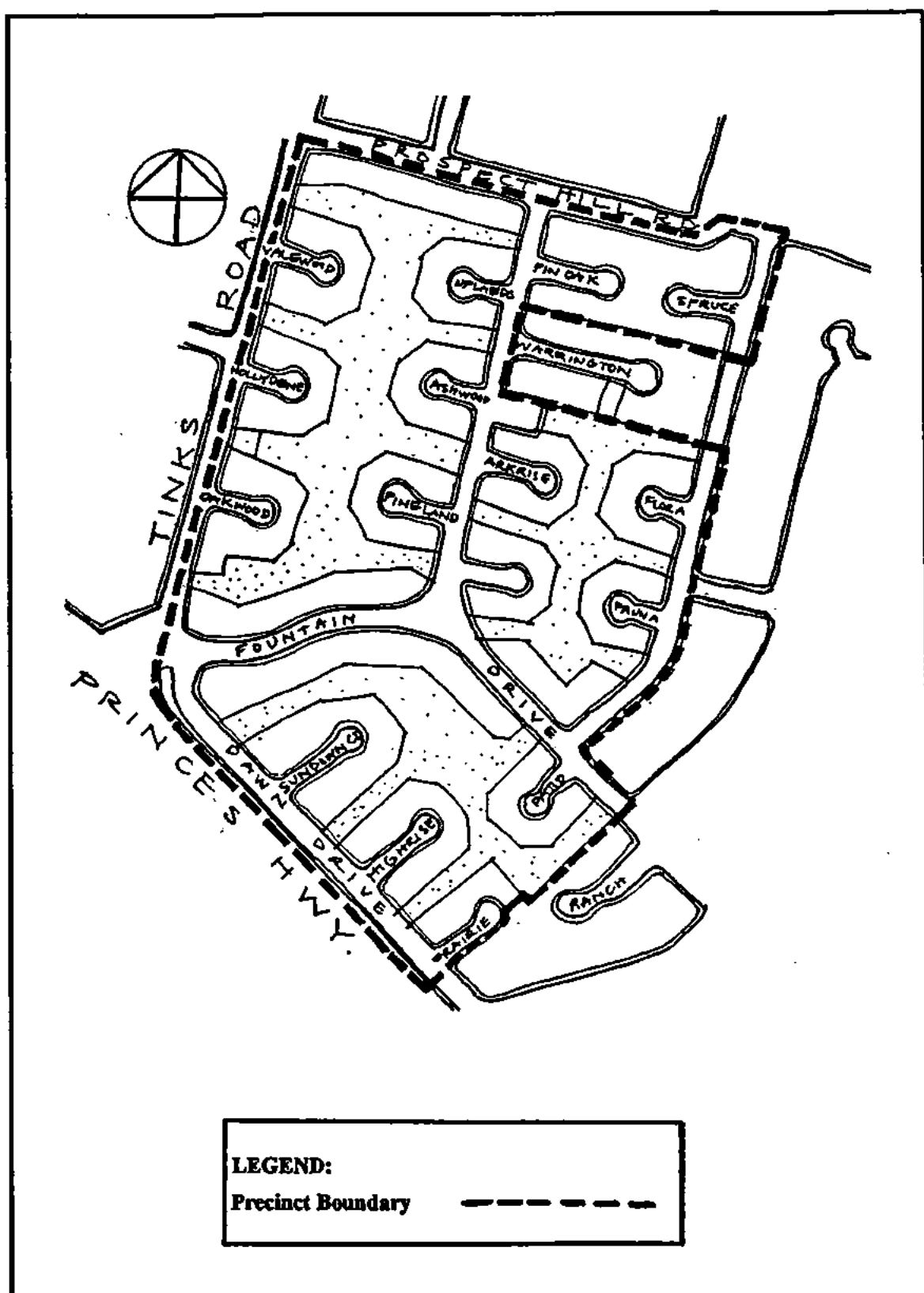
Overland Construction Co. was the original owner of this contemporary duplex. While a 'pair', in appearance it is a large house, the best example of contemporary design in this street, and the only example of a duplex on the estate. Like many of the contemporary houses built by Overland, it is brick veneer with steel deck roof.

Heritage characteristics

Key heritage characteristics of the Fountain Gate Estate precinct which contribute to its heritage value are:

- The overall design of the subdivision using the Radburn principles of vehicle and pedestrian separation to create large parklands and small cul-de-sac residential precincts.
- The quality of the contemporary architect-designed suite of housing created for the estate, much of which remains substantially intact.
- The character of the streets created by garden and street plantings and the extension of the lawn to the kerb without the interruption of a footpath.
- The landscape quality of the parklands achieved by the use of specimen trees, now approaching their mature forms.
- The historical importance of Fountain Gate in the history of innovative housing developments.

28. File 'Fountain Gate architects house plans, Overland Development'.



Fountain Gate Estate precinct

Significance

Fountain Gate Estate precinct is of at least regional and possibly state significance as an innovative and imaginative housing development designed by Robin Boyd in collaboration with the developer Isador Magid, and involving four equally notable architectural firms in the provision of a suite of contemporary house designs. Fountain Gate is one of few Victorian examples of the Radburn design concept which separates traffic from open spaces and provides communal ownership of extensive parklands, and this is probably the best realised example. The overall concept of an integrated residential, civic and commercial complex - essentially a new town for the car age - was the creation of Isador Magid, a man whose firm Overland Development Co. created many of Melbourne's later suburbs (Mountain Gate in Knox, Brandon Park, and many others). The 1950s industrial developments at Doveton sparked Magid's interest, leading to his long and continuing involvement in the shaping of this part of Narre Warren, and essentially in the creation of a location now identified with the formation of the new City of Berwick.

Heritage objectives

Conserving the significance of the Fountain Gate Estate precinct will require the development of policies and guidelines that address the following objectives:

Retain the overall form and design concept of the Fountain Gate residential subdivision by:

- protecting the open space areas from future development;
- restricting dual occupancy and multiple unit development opportunities; and
- protecting the architect-designed houses created as part of the overall estate concept (see list of notable houses above), and requiring planning approval for demolition, removal and alterations affecting their external appearance.

Maintain the character and plantings in the open space areas of the residential estate by:

- ensuring adequate maintenance programs as the trees reach maturity; and
- replacing specimen trees as required.

Introduction

Most of the City of Berwick, including the Berwick township, was originally part of Robert Gardiner's Berwick pastoral run. There are said to have been early wattle and daub huts built on the eastern side of the Berwick Hill for families drawing water from the Cardinia Creek.²⁹ However a permanent Berwick township was not established until the 1850s. At that time when large pastoral runs were subdivided and homestead blocks and other Crown Allotments sold, a Berwick Village Reserve began to appear on official maps. This reserve was bounded by the main Gippsland Road (later the Princes Highway), the Cardinia Creek, Inglis Road and Clyde Road.³⁰

The earliest Berwick Township plans located the proposed town on the north side of the Gippsland Road close to the Cardinia Creek. Surveyor Robert Hoddle's plan showed twelve blocks, stretching from Campbell Street to Cardinia Street, bounded on the north by Palmerston Street. No town blocks were planned for the present High Street commercial precinct, nor for any land west of Campbell Street. Hoddle commented that the numbered blocks had been pegged out and 'will be sufficient for the requirements of the locality for some time'. The land west of Campbell Street to Lyall Road he considered was an area where the township might expand in the future. This plan marked with a cross a possible site for a church and school house as 'required here by Gardiner and others'.³¹ This was the site chosen soon afterwards for Bain's Berwick Hotel.

However, early purchasers of town land were more influenced by topography than surveyor's plans dreamed up in Melbourne. The development of the township turned out to be from west to east rather than from east to west, with a concentration of occupancy along High Street. Much of the story can be learned by studying the sequence of township maps drawn up from the late 1850s until the present time.

An 1858 Public Lands Office map showed the township at this time still bounded on the north by Palmerston Street. However, new Blocks 13-16 had been already marked out, stretching along High Street from Lyall Road to Peel Street and backing onto Wilson Street (now known as Wilson and Scanlan Streets).³² By this date most allotments with High Street frontages had been sold. This included the new Block 16 between Lyall Road and Wheeler Street, the site of the Berwick High Street commercial precinct. About half this block had been purchased by Robert Bain, owner of the historic Berwick Hotel.

The 1858 map also showed many allotments sold in Blocks 8 and 9 bounded by Neill, Palmerston and Havelock (now Scotsgate Way) Streets. Very few allotments had been sold in the blocks at the eastern end of the township near Cardinia Creek. This became the site of much later development and was the area where post-war residential housing occurred. The streetscapes within this area are mostly planted with Spotted Gum and ash. These gums, (*Eucalyptus maculata*), have local significance as evidence of period planting of the 1960s, while the earlier ash plantings, (*Fraxinus angustifolia* - Narrow-leaf ash), are typical of inter-war street plantings throughout Melbourne.³³

Most of the older historically significant houses in the area east of Campbell Street have High Street addresses. They range in style from Lumeah, an 1890s weatherboard cottage at 163 High Street, to the Federation timber villa at 175 High Street and the 1920s timber house at 191 High Street.

Fritzlaff Court, now closed off at the Manuka Road intersection and continuing at Allan Street, forms part of the triangular block comprising suburban allotments 26A and 26B purchased by M. Keany in

29. *Early Days of Berwick*, p.17.

30. Bibbs, map, c1866; Roll Plan 25, Parish of Berwick.

31. *Berwick Township*, Syd. B33. Hoddle, c1852.

32. *The Township of Berwick*, Public Lands Office, Melbourne, 22 March, 1858.

33. P. Lumley, *Tree assessment: City of Berwick Heritage Conservation Study*.

1868 and R. Bain, the owner of the Berwick Hotel, in 1871. Fritzlaff Court relates to an early road that led to the Recreation and Swimming Reserve in 26C and an early track to the Cardinia Creek.

North of Allan Street, large blocks on the east side of Manuka Road retain something of Berwick's early rural character. Clover Cottage at 54 Manuka Road, once the site of the extensive Tuckfield gardens and now Clover Cottage Restaurant, still has extensive grounds. Minard, a Neo-Gothic late 1890s brick villa at 62-70 Manuka Road, was originally part of the large Manuka Park property with its gracious homestead (now gone), the home of Malwyn G. a'Beckett.

The 1858 map also showed the location of a cemetery allotment of eight acres far north of the early township near the Village Reserve boundary now Inglis Road.

Several decades later, an 1871 Department of Lands and Survey map of *Berwick Town and Suburban Lots*³⁴ indicated a further extension of the township westward and included all the land marked as part of the original Berwick Village Reserve. The township then comprised 32 blocks bounded by High Street, Cardinia Street, Brisbane Street and Lyall Road. It now included all the area west of Campbell Street that makes up the Older Residential Area identified in the present study.

There were also twenty-six suburban lots bounded on the north by Inglis Road and on the west by Cranbourne (now Clyde) Road. The cemetery block of eight acres was indicated bounded on the north by Inglis road and on the west by Buchanan Road.

Early views of the township in 1877,³⁵ 1887³⁶ and 1891,³⁷ however, indicate that, apart from the cluster of buildings along High Street and the old residential precinct west of Campbell Street, Berwick remained an extremely small town during the last century. It remained, relatively small well into the present century, retaining a village-like character.

Later township maps, c1912 and later, indicate another important feature in Berwick's development, the setting aside of land for public parks and recreation reserves. Ten acres in Crown Allotment 10, south of the Cemetery site, became a public park. This was formerly known as the Berwick Recreation Ground and is now the Arch Brown Reserve. Along the Cardinia Creek public reserves were marked out, including the sites of the Akoonah Park and the Berwick showgrounds.

Specific streets which have plantings of local aesthetic significance include Langmore Lane, Gloucester Avenue, Peel Street, Edwards Street, and High Street, which each contain an eclectic mix of mature exotic plantings. These mixed avenues, with species alternating, are an interesting phenomena of the 1920s to 1940s and are reminiscent of streets in Berkeley Hills, (California), where street planting is the responsibility of householders.³⁸ Other avenues are uniform plantings of ash, creating a pleasant residential quality to many of the streetscapes in the older part of Berwick township.

The Berwick townscape has a distinct grid plan aligned parallel to the section of Princes Highway running approximately north-west to south-east. The areas with the most distinct heritage character occupy a portion of the grid, with a second older area located south of the highway, (outside the original town survey), and north of the railway line. These have been described as the Older Residential Area and the Gloucester Avenue Area.

The town's commercial core has a distinct character of its own, located skew to the main grid at the intersection of Lyall and Clyde Roads. It is a densely developed precinct containing historically important civil and commercial premises. The heritage aspects of this area are discussed under the Berwick High Street Area.

The entries to the township have particular landscape significance. The Berwick Avenue of Honour enters the town along the highway from the south-east. In the opposite direction, Wilson Botanic Park and adjacent escarpment create a landmark gateway. From the north, the road from Harkaway and also

34. *Town and Suburban Lots, Berwick*, Department of Lands and Survey, 16 Oct., 1871.

35. *Early Days of Berwick*, opposite p.16 (Berwick Hotel shown with its second storey).

36. *Early Days of Berwick*, opposite p.24 (Street plantings indicated in High Street precinct).

37. *Early Days of Berwick*, opposite p.32.

38. P. Lumley: *Tree assessment: City of Berwick Heritage Conservation Study*.

Beaumont Road are important features of the landscape with historical landscape integrity. Each entry is discussed separately.

Extent of precinct

The history of development of the Berwick township is reflected in the variation in heritage character between the different areas of the township. An outline of the development and an analysis of the distinctive landscape characteristics describe the four heritage areas within the Berwick Township precinct:

- High Street Area
- Gloucester Avenue Area
- Older Residential Area
- Gateway Entrances to Berwick Township.

A statement of significance and a summary of the heritage characteristics has been compiled for each area, followed by a list of heritage objectives for conserving the significant elements and qualities of the Berwick Township precinct.

High Street Area

History

The earliest Berwick Township plans drawn up after the first land sales in the early 1850s indicated a town located on the north side of the Gippsland Road (now the Princes Highway and High Street) close to the Cardinia Creek. Surveyor Robert Hoddle's plan showed twelve blocks stretching from Campbell Street to Cardinia Street, bounded on the north by Palmerston Street. No town blocks were planned for the present High Street commercial precinct, or for any blocks west of Campbell Street. Hoddle saw this as an area where the township might expand in the future.³⁹

However, following topography rather than surveyor's plans drawn up in Melbourne, early township buildings began to appear in the area now occupied by the High Street precinct from an early date. An 1858 Public Lands Office map shows that blocks in that area had already been sold by that time to people whose names became well-known in Berwick's early history, such as the hotel owner, Robert Bain, and the wheelwright, Robert Grant.⁴⁰ Early commercial buildings in High Street included the Berwick Hotel on the corner of Lyall Road, blacksmith's and wheelwright's shops and some early stores.⁴¹ The only known survivor of the period is the 1857 portion of the Berwick Hotel. This building has been a landmark at the entrance to the township for over 130 years.⁴²

The Berwick Town Site was proclaimed in 1861 and a District Roads Board inaugurated in 1862. Early Board meetings were held in the hotel.⁴³ A Berwick Mechanics' Institute and Library was established in 1862 but not on its present site. At that time it was in Peel Street.⁴⁴

Following the beginning of coach services to Berwick, the advent of the railway and improvements in the road network, Berwick township settled into its role as an important service centre for the agricultural and dairying communities within the region. A number of new commercial and public buildings were constructed in High Street, particularly in the 1880s boom years. On the north side, a second storey was added in 1877 to the Berwick Hotel, making it an even more prominent building within the precinct.⁴⁵

39. *Township of Berwick*, Robert Hoddle, c1852.

40. *Township of Berwick*, Public Lands Office, Melbourne, 22 March 1858.

41. *Early Days of Berwick*, pp.19, 20, 28.

42. *Early Days of Berwick*, pp.128-129.

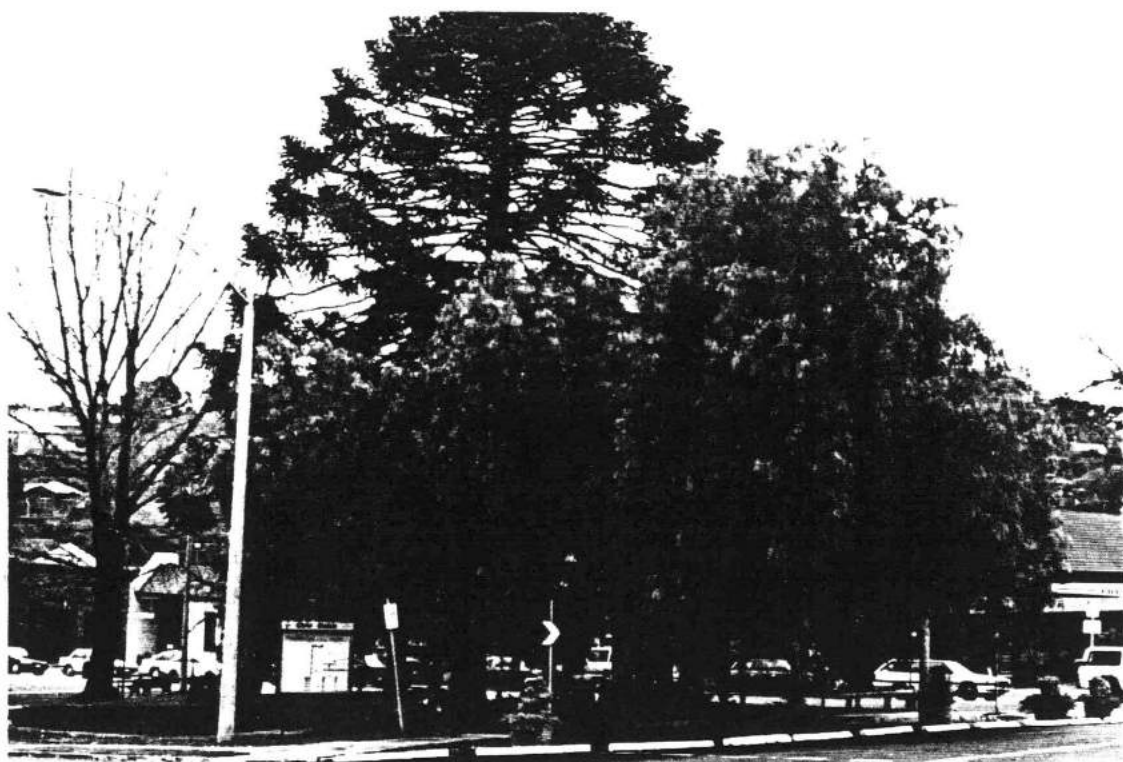
43. *Early Days of Berwick*, p.128.

44. City of Berwick rate records.

45. Historic Buildings Council File No. 603861L.



View looking north-west to top of Berwick High Street with former Paternoster's Store and shops
in centre, Berwick Entrances, Berwick



Plantings in 'Berwick Boulevard' median strip, High Street, Berwick

In the following year, the Mechanics' Institute was moved to its present more central site.⁴⁶ A few years later, Simon Paternoster, who had run a store in High Street from the 1860s on a different site, opened a new architect-designed store in 1884 on the Wheeler Street corner of the High Street hill.⁴⁷ This building survives as the present Berwick Licensed Supermarket.

Three important public buildings were added on the south side of High Street and today still form an impressive part of the commercial precinct. The combined Post Office and Court House, a notable example of the work of the Public Works Department architect, J. T. Kelleher, was erected in 1884.⁴⁸ The former Rechabite, or Temperance Hall adjacent was built in 1886. This building was used as an RSL Hall in the 1920s and, most recently, was sold in 1960 to the Berwick Freemasons for Lodge meetings.⁴⁹ The former Christians Meeting House was built in 1886 as a Church of Christ Chapel.⁵⁰ It is now the Berwick Neighbourhood Centre owned by the City of Berwick.

A twentieth century addition to the High Street commercial precinct that makes an important contribution to the streetscape is the half-timbered shop group at 71-75 High Street financed by Sir Sidney Sewell of Roads End, a prominent district resident. This group was known in the 1920s as the Blue Plate Tea Rooms and in the 1930s as Jan's Tea House.⁵¹ A variety of these exotic tree species which today stand in the median strip, were planted by Sir Sidney Sewell and Dr. Percy Langmore,⁵² around this time

The Berwick median strip, previously known as the Berwick Boulevard,⁵³ was grazed by cows for many years until the 1950s.⁵⁴ Early photographs of the area show fences protecting the linear plantings of cypresses and enclosing the area from the roadway.⁵⁵ A rose garden, designed and maintained by Dr. Percy Langmore, was also a feature of the boulevard until the 1920s.⁵⁶

There have been great changes in the High Street Area including the removal of verandahs, a distinctive streetscape feature in early views. There have also been alterations and extensions to old buildings, such as the Mechanics' Institute (now the Berwick Library) and the former Paternoster store. However, the important historic buildings remaining within the precinct help retain some of High Street's original village-like character.

Description

The Berwick High Street Area is the section of the Princes Highway running approximately east-west from the intersection of Lyall and Clyde Roads and extending to the point at which the Highway turns south-east and commences the Avenue of Honour.

Originally known as Berwick Boulevard, this section adds a distinctive character to the street, containing a number of significant street plantings. The haphazard planting of trees of various ages include several of local significance for their aesthetic contribution to the historical streetscape. One such example is a large poplar (*Populus x canadensis*) at the western apex of the reserve near Lyall Street. A Peppercorn (*Schinus molle*) and a Bunya Bunya Pine (*Araucaria bidwillii*) are large specimens located midway along the reserve. A large Mexican Cypress (*Cupressus lusitanica*), is also an important part of this landscape.⁵⁷ There are several other mature plantings in this reserve which do not merit local significance status but which contribute to the character of the area and should also be retained. Individual trees of local or higher significance have been listed in the section *Trees and gardens: other significant examples*.

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46. Berwick Mechanics' Institute and Library records.
 47. City of Berwick rate records.
 48. Post Office, Berwick, Victoria, Charge of Annuity Report.
 49. Berwick Temperance Hall records; *Early Days of Berwick*, p.43.
 50. *Berwick City News*, 31 Oct., 1991.
 51. Rose postcard 1930s; Information supplied by Bill Hudson.
 52. Information supplied by Bill Hudson.
 53. Max Pawsey, "Berwick Village"; discussion with Norman Beaumont, 2 June 1978.
 54. Information supplied by Bill Hudson.
 55. *Early Days of Berwick*, opposite p.24.
 56. Information supplied by Bill Hudson.

Large areas of the median have been developed as car parking with other additions including a public toilet block and seating. Near the intersection of Lyall Road stands a war memorial and two lion statues. The lion statues were moved to this site from Brentwood in the 1970s.

The Berwick Inn is an important landmark at the western entrance to the street. It marks the beginning of the older commercial strip, which was mainly built on this side of the road. Directly opposite is a large willow, another local landmark. Other significant buildings along this street front include the old Mechanics' Institute and the former Paternoster Store, strategically located at the top of the block.

Across the road, on the southern side of High Street, dense attached commercial development is all relatively modern, extending from Clyde Road to Gloucester Avenue.

North of Gloucester Avenue is an important collection of institutional buildings, including the important Post Office and Court House (facing Gloucester Avenue), the Masonic Hall and the former Christians Meeting House.

Extent of Area

The Berwick High Street Area within the Berwick Township precinct is defined by the streetscape and allotments fronting the section of High Street between the intersection of High Street extending between the intersection of Lyall Road and the junction with Wheeler Street.

Heritage characteristics

The key characteristics of the Berwick High Street Area within the Berwick Township precinct include:

- The wide median strip containing mature exotic trees;
- The strip commercial development on both sides of the road creating a continuous wall of shop fronts on the southern side. Several significant buildings are located on the northern side;
- The corner landmark building, the Berwick Inn, marking the gateway to the township main street; and
- The cluster of institutional buildings, east of the Gloucester Avenue junction, which have historical importance as civic buildings.

Significance

The High Street Area within the Berwick Township precinct is significant as the historic commercial and civic focus of Berwick. This section of street continues to function as the commercial centre and it is significant that built development has continued in the traditional linear arrangement of individual shops fronting the street. This shopping environment offers opportunity for specialised commercial services and community meeting places which are an important part of the continuing social value of the Berwick High Street area.

The Berwick High Street is significant as an example of an area within a surveyed township plan which historically evolved as the commercial focus due to its topography and proximity to the junction with main roads to Harkaway and Cranbourne.

Gloucester Avenue Area

History

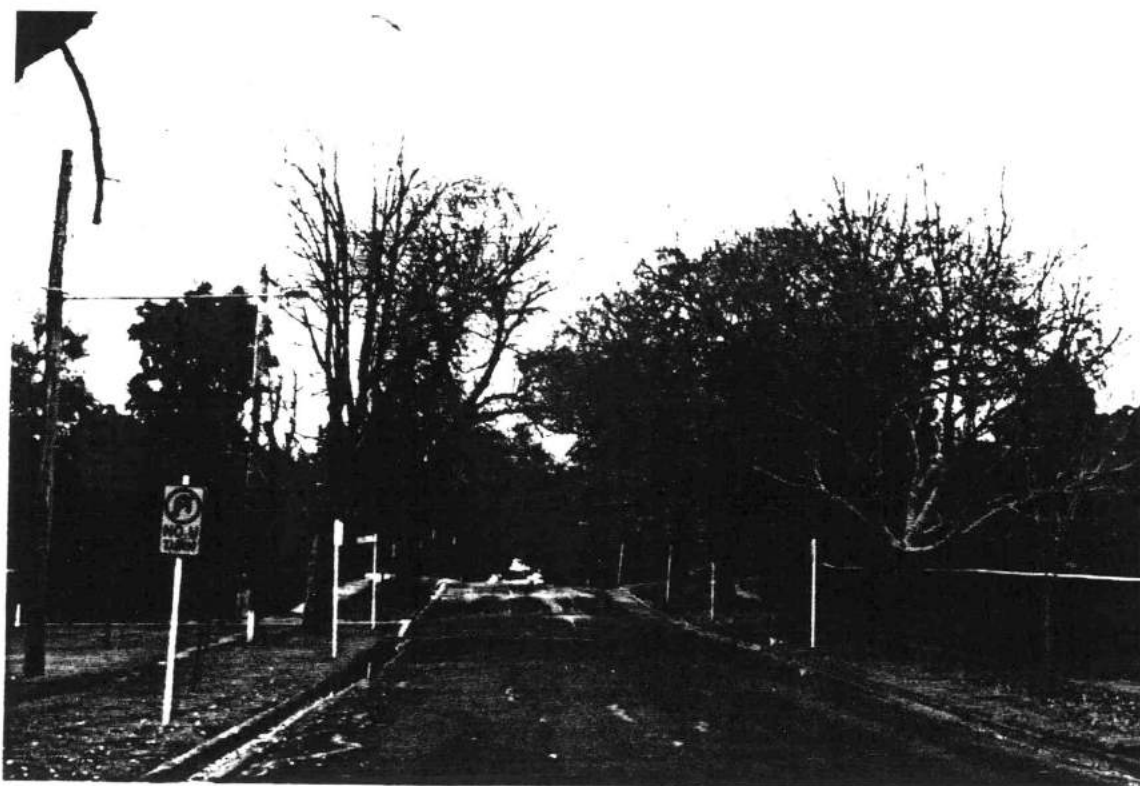
This area was originally part of Crown Allotment 18, 400 acres located south of the Berwick Township and the Gippsland Road (Princes Highway), purchased in the early 1850s by the pioneer run holder Robert Gardiner. It was adjacent to Crown Allotment 19 containing Gardiner's station buildings and 160 acres of land.⁵⁸

57. P. Lumley, *Tree assessment: City of Berwick Heritage Conservation Study*.

58. Berwick Parish Plan; Roll Plan 25, Parish of Berwick.



Langmore Lane, looking west from no. 44, Gloucester Avenue Area, Berwick



Gloucester Avenue looking north from school, Gloucester Avenue, Berwick

Subdivision led to the creation of Langmore Lane (named after Dr. Langmore who lived there), Gloucester Avenue, (originally known as Station Street), and at its southern end, Reserve Street, running parallel to the railway line. The name Station Street was changed to Gloucester Avenue after the visit of the Duke and Duchess of Gloucester in 1945.

This area has a strong residential character, some houses dating from the Victorian era. Two late Victorian cottages remain at the east end of Langmore Lane. The doctor's surgery and residence at 26-30 Langmore Lane has a long association with Berwick's doctors, being occupied first in 1895 by Dr. Bennie, then by Dr. Percy Langmore, his son, Dr. Leonard Langmore, and more recently by Dr. Noel Stephenson. Kingussie at 42 Langmore Lane dates from the same period.

Early families living in Gloucester Avenue were the Trethowans, Hartleys⁵⁹ and Kents. Berwick rate records list houses in the early 1880s in Station Street (now Gloucester Avenue) owned by Mrs Trethowan and A. B. Kent, member of a notable district family. Kent let houses to Berwick doctors including Dr. W. H. James and Dr. Bennie.⁶⁰

The Warne family was also associated with early houses in Gloucester Avenue. The symmetrical Victorian house with ashlar block front, Gloucester cottage, now known as Flat 1 at 66 Gloucester Avenue, was reputedly built about 1882 for John Joseph Warne, who had an early established paint and decorator's business in Station Street.⁶¹

The most important cluster of buildings in this precinct is probably the St. Margaret's School complex at 27-47 Gloucester Avenue. This includes a c1878 Neo-Gothic brick cottage known as The Cottage, acquired by the school in the 1940s; a c1911 substantial red brick bungalow residence Kippenross, once the home of the Hon. J. Pearson, MLA, and used by St Margaret's from 1930; Gloucester House built in 1918 for George Wilson Snr. and his wife Marie and acquired by the school in the 1940s and Campbell House, built specially for the school in 1930, a two storey brick Federation residence designed to match Kippenross.

The Berwick Bush Nursing Hospital has been an important institution in the Gloucester Avenue Area for some years. It has a long association with well known local doctors. Part of the new hospital wing, opened in 1953, was named the Dr. Percy Langmore Block. Also notable is the Coronation Tree, a lilly-pilly, growing in the south-east corner of the Hospital, facing Gloucester Avenue and Gibb Street. This tree was planted by Mrs. L.D. Beaumont on 2 June 1953, to commemorate Queen Elizabeth's accession.

Description

This area is defined by the axis of Gloucester Street, extending from Princes Highway (High Street) to the railway station, and the residential street of Langmore Lane.

Gloucester Avenue contains a small number of significant houses dating from late last century, and is most noted for its spectacular oak plantings along a large portion of the street. At the entrance from High Street is a cluster of commercial and civic buildings aligned with a series of uniform allotments extending to the Langmore Lane intersection. Beyond this point the residential blocks vary in size with St Margaret's School dominating the eastern area, but still maintaining the residential character of the street.

At the southern end of Gloucester Avenue, Reserve Street runs parallel to the railway line, with a cluster of modest residences, including the former Station Master's House at 24 Reserve Street. A massive Sugar Gum, (*Eucalyptus cladocalyx*), stands in the station carpark, providing a dramatic termination to the Gloucester Avenue landscape. It is typical of large windbreak species planted in rural Berwick, and has aesthetic significance for its contribution to the landscape.⁶² Another significant tree is the native Rusty Gum Myrtle (*Angophora costata*), at the corner of Reserve Street, and Gloucester Avenue.

59. *Early Days of Berwick*, p.31.

60. City of Berwick rate records.

61. *Early Days of Berwick*, p.29.

62. P. Lumley, *Tree assessment: City of Berwick Heritage Conservation Study*.

Langmore Lane has a different streetscape character either side of Gloucester Avenue. The eastern side contains established street trees complimented by mature plantings in some of the larger properties. Oak plantings, (*Quercus robur*), dominate the mixed street plantings and are complimented by large plantings of mature exotic species in the gardens on the southern side of Kingussie and the Doctor's Surgery and residence.⁶³ Other species of note in the gardens of Langmore Lane, include the weeping cypress, (*Cupressus macrocarpa* 'Conybearii'), which is of striking appearance and also appear in several Peel Street Houses.⁶⁴ The western section of the street is more open, with sparsely planted front gardens and an eclectic mix of street trees. The street plantings of Langmore Lane and Gloucester Avenue are individually listed in the section *Trees and gardens: other significant examples*.

Extent of Area

The Gloucester Avenue Area, within the Berwick Township precinct, is defined by the following streetscapes, comprising allotments fronting those streets:

- the entire length of Gloucester Avenue, including the intersection with Reserve Street, and the vicinity of Berwick Railway Station;
- the entire length of Langmore Lane, extending both sides of Gloucester Avenue;
- the entire length of Reserve Street.

Heritage characteristics

The Gloucester Avenue Area within the Berwick Township precinct, contains the following heritage characteristics:

- The strong avenue character of Gloucester Avenue with its eclectic mix of native and exotic plantings.
- The leafy streetscape of Langmore Lane east, and the east side of Gloucester Avenue, creating a secluded residential environment with a number of significant large residences.
- The open streetscape of Langmore Lane west, with its eclectic tree plantings and more modest turn-of-the-century and inter-war housing stock, creating a more suburban character. The uniform allotment sizes and low fencing contributes to the character of this section of the street, which developed in this area due to its proximity to the main street and railway station.
- The large Sugar Gum in the station carpark has local aesthetic significance and provides a landmark at the termination of Gloucester Avenue. The nearby Rusty Gum Myrtle at the corner of Reserve Street and Gloucester Avenue is also important.

Significance

The Gloucester Avenue Area is significant as an historically important residential area within the Berwick Township, which was not part of the original township survey, but which developed due to its opportune location, linking the town's main street to the railway.

The residences to the west of Gloucester Avenue, on Reserve Street and Langmore Lane demonstrate the type of modest turn-of-the-century development which probably located here for reasons of access to the main street and railway.

63. P. Lumley, *Tree assessment: City of Berwick Heritage Conservation Study*.

64. P. Lumley, *Tree assessment: City of Berwick Heritage Conservation Study*.



Peel Street, looking east, between Rutland Road and Edwardes Street, Older Residential Area, Berwick



Rutland Road, looking south, Older Residential Area, Berwick

Older Residential Area

History

When the Berwick township was being extended and its commercial precinct consolidated in the 1870s,⁶⁵ a prestigious residential area was established on elevated High Street sites and blocks to the north facing streets such as Brisbane, Peel and Palmerston. Here some of Berwick's most prominent citizens built substantial homes on large garden blocks in the late nineteenth century and first decades of this century. It was an area also chosen for landmark church buildings, and for two important educational establishments, the Berwick Primary School and the former Berwick Boys Grammar School, where well-to-do local families sent their sons for a private school education.

The building used as a grammar school in the 1880s was designed first as a villa residence in 1877 for Miss Adelaide Robinson, member of an important local family. The Melbourne architects Beasley and Little designed this ornate ashlar fronted Italianate villa with its outbuildings at 76-80 Brisbane Street. Now known as Mary Blackwood House, it remains important within this prestigious precinct.

Another notable Victorian house in the area, Inveresk, at 93 High Street, has been a local landmark for over a century. It was designed by Little and Beasley in 1891 for the Berwick draper, George Brown.

The area was also popular for the residences of the well-to-do in the 1920s and 1930s. Dhuringa, at 59 Peel Street, a 1925 timber bungalow, was built as the home of Mrs Hutchinson, grand-niece of John Kennedy Hume, brother of the explorer, Hamilton Hume. Its neighbour, the bungalow at 61 Peel Street, was built about 1932 for the Rev. H. Cole, Anglican minister at Christ Church, on his retirement. The land was donated by the Hutchinsons. Glenfalloch, a large 1930s rendered brick residence at 88-92 Brisbane Street, which stands on a very large allotment, was the town house of the prominent district farmer, Evan Clarence Henry.

Innovative modern architects were responsible for the designs of a couple of later residences within this precinct. Sunways, on the corner of Lyall Road and Wilson Street, is an example of the work of the architect, Norman Seabrooke, of Seabrooke and Fildes. This weatherboard flat-roof house with crazy paving, a pebble patio and established garden, was built in 1947 for the Loveridges, important Berwick storekeepers.

Also notable within the precinct is the Boyd house at 11 Rutland Street built in 1955 for Gertrude a'Beckett, widow of William a'Beckett. It was designed by her nephew, the architect Robin Boyd.

The key building in a most important church complex within this predominantly residential area and an important landmark over many years, the splendid brick Anglican Christ Church stands on the corner of Palmerston and Church Streets with its associated Victorian brick vicarage, timber Sunday school and parish hall. The church was built in 1876-77 with a porch and vestry added in 1888-92. The Parish Hall was constructed in the 1950s.

The High Street hill was chosen for St Andrew's Uniting Church, another landmark building. The brick church was built 1879-1880 from the designs of the distinguished architects Reed, Henderson and Smart. Although without its intended spire, this former Presbyterian Church is notable for its broad four-bay buttressed nave with plate-tracery windows.

High Street is also the site of the considerably later red brick Neo-Gothic 1930s former St Michael's Catholic Church, associated Primary School and 1920s timber presbytery. St Michael's replaced an earlier 1870 weatherboard church. This complex symbolises the importance of the Catholic community within the Berwick district from the 1870s.

One of the oldest and most prominent buildings in this precinct is the Berwick Primary School at 2 Peel Street constructed in 1869-70 and extended in the 1870s, 1920s and 1970s. Last century it occupied an isolated site surrounded by paddocks. It replaced an earlier 1850s wattle and daub structure and has been an important community building for over 120 years.

65. *Town and Suburban Lots. Berwick*, Department of Land and Works, 16 Oct., 1871.

Description

This area is contained within the grid of the original township survey and has a distinct streetscape character created by avenues of mature exotic plantings. Predominantly a residential area, it also contains Berwick Primary School, the three oldest churches in the town and most of the larger homes with historical significance.

The relatively hilly topography of this area is a feature which contributes to the streetscape character, allowing views only short distances along leafy avenues. The diagonal alignment of Peel Street creates irregular blocks and interesting views. The predominance of exotic street tree plantings is complemented by garden plantings of a similar nature. The post-war residential development in this area is also identified by its established canopied gardens.

Peel Street has a particularly strong avenue character, with a line of Algerian Oaks (*Quercus canariensis*) of considerable size and early age, which are of local significance on aesthetic grounds. A section of continuous planting on Peel and Rutland Streets are conspicuous landscape features and include two Bunya Bunya Pines (*Araucaria bidwillii*), a Norfolk Island Pine (*Araucaria excelsa*) and a Canary Island Pine (*Pinus canariensis*), a Moreton Bay Fig (*Ficus macrophylla*), and several Algerian Oaks (*Quercus canariensis*). These trees have local aesthetic significance, and could have further historical significance if more information about the planters were to become available. Other plantings of importance on Peel Street include an overgrown Monterey Cypress hedge, (*Cupressus macrocarpa*) and a small avenue of Italian Cypresses (*Cupressus sempervirens*) which presumably once lined an entrance to a residence, now gone.⁶⁶

A triangle of land at Peel and Edwardes Street is another site of botanical interest, containing Monterey Pines (*Pinus radiata*) and oaks. This area could provide a good opportunity to preserve these pines which provide a backdrop to many plantings in Berwick.⁶⁷ Scanlan Street contains large specimens of English Oak (*Quercus robur*), which are of local aesthetic significance, while a large Camphor Laurel (*Cinnamomum camphora*) in 17 Scanlan Street, is also worthy of local significance status, for its rarity and contribution to the landscape.⁶⁸

Brisbane Street forms a definite border to the grid, with more recent subdivisions to the north having a distinctly different streetscape quality compared to this older area.

Extent of Area

The Older Residential Area, within the Berwick Township precinct, is defined as the area within the early township plan, bounded by parts of the following roads and including the streetscapes of these roads:

- Brisbane Street to the north and north-west, from Lyall Road to the junction with Sandgate Place;
- High Street to the south and south-west, between the intersections of Wheeler Street and Peel Street;
- Lyall Road to the west, excluding the area bounded by High Street, Wilson Street and Wheeler Street.
- William Street, Campbell Street, and Sandgate Place to the south-east.

Heritage characteristics

The key characteristics of the Older Residential Area within the Berwick Township precinct include:

- The hilly topography, which is the historical rationale for the alignment of Peel Street, creating irregularly shaped residential blocks and visually interesting views along the streets.

66. P. Lumley, *Tree assessment: City of Berwick Heritage Conservation Study*.

67. P. Lumley, *Tree assessment: City of Berwick Heritage Conservation Study*.

68. P. Lumley, *Tree assessment: City of Berwick Heritage Conservation Study*.

- Established eclectic, exotic street tree plantings creating a strong avenue character in this area as compared to the eucalyptus plantings in the more recently developed residential area within the grid plan.
- The leafy exotic character of the garden plantings which compliment the avenue qualities of the streets, particularly the plantings in numbers 17 and 19-21 Scanlan Streets.
- The deep-set back of most houses in relation to the street boundary.
- The diversity of fence types with a predominance of low, visually unobtrusive fences, allowing views across property boundaries.

Significance

The Older Residential Area is significant as evidence of how the earliest residences of Berwick were located in relation to the original township survey. This area is closer to the main street commercial area and is important for its content of key community buildings, including three churches and the primary school.

The streetscapes are important for their avenue character typical of desirable residential landscaping at the turn of the century. The Older Residential Area contains a number of significant houses, demonstrating a variety of popular housing styles of various periods ranging from 1870-1950.

Gateway Entrances to Berwick Township

There are four entries to the township of Berwick, three containing elements of heritage significance. The roads from Melbourne, Harkaway and Cranbourne all intersect at the western end of the Berwick High Street Area, with the Poplar Avenue of Honour entrance from the east. The Clyde Road entrance has been remodelled during the development of the Freeway and no longer retains features of historical importance, whereas, the High Street entrance from the east, the Princes Highway entrance from the west and the Lyall Road entry from Harkaway do have qualities which reflect their long history of use.

A spectacular avenue of poplars lines the entry to Berwick from the vicinity of Cardinia Creek to the east, rising over the hill and descending towards Berwick High Street. At the crest of the hill, Edrington, the historically important mansion, now surrounded by a subdivision, is a landmark feature. Wide, grassy verges accompany the avenue plantings, protecting the residential development on both sides from traffic.

This avenue is on the Register of Significant Trees of Victoria as an important memorial avenue and has regional significance for aesthetic and historical reasons. It is listed in the *Trees and gardens* section as a significant place. The Princes Highway entrance and the Harkaway/Lyall Road entrance are each of heritage significance and are described below.

Extent of Area

The extent of the Princes Highway entrance (as defined on the attached map), is the escarpment on the north side of Princes Highway, between the intersection with Lyall Road and the entrance to Berwick Brae Retirement Village.

The extent of the Harkaway/Lyall Road entrance (as defined on the attached map) is the section of Harkaway Road in the vicinity of the historic Old Coach Road intersection.

The east entrance to Berwick Township is the Poplar Avenue of Honour which is a key element in the historic townscape. Due to its historic importance and special landmark qualities, it has been separately listed in the *Trees & Gardens* section.

The Berwick Boulevard is also an important linking element between the east and west entrances to the town, forming a strong definition of the main street. The Boulevard has been described as locally significant in the *Trees & Gardens* section.



Entry to Berwick along Harkaway Road, looking south, Berwick Entrances, Berwick



Cluster of pines & cypresses near Kilkirean, off Princes Highway, Berwick Entrances, Berwick

1. Princes Highway entry

History and description

This important entry to the Berwick town centre from the west is marked by a prominent escarpment on the northern side of the road. The high pine plantings along this ridge are visually reinforced by the landmark plantings at the hill crest in the Wilson Botanic Park. Until recently, the pine ridge was mirrored on the opposite side of the Highway creating a dramatic gateway entrance to the township.

The escarpment which remains was probably planted with pines at the time of William Wilson's development of Liskie Brae (now known as Kilkirean), around the turn of the century. This cluster of landmark plantings could offer the opportunity to conserve a group of these trees which provide a characteristic backdrop to many of the views of Berwick.⁶⁹

2. Harkaway/Lyall Road entry

History and description

Harkaway Road approaches Berwick from the north with an arc around the base of Wilson Hill. It adjoins Lyall Road in the vicinity of Berwick Primary School, and meets the High Street at the acute corner marked by the Berwick Inn.

The Harkaway Road route has heritage character with fragmented hawthorn hedge plantings north of Old Coach Road. Hawthorn hedges were a feature of the area especially around Harkaway and Narre Warren North. Outstanding sections of hawthorn hedge also remain along parts of the following roads: Pound Road, Narre Warren-Cranbourne Road, Narre Warren North Road, a'Beckett Road, Hessel Road, Harkaway Road, Old Coach Road, King Road and Robinson Road. A list of the major roadside plantings of hawthorn hedges that remain can be found under *Trees & gardens: other significant examples* at the end of the following section. It is important for its link with the Old Coach Road, still largely intact, which is an important historical feature of the landscape. The undeveloped nature of the kerb and verge of this section of Harkaway Road, plus the open views east of the road, contribute to the rural character of this historic route to Berwick.

3. High Street entry (Poplar Avenue of Honour)

History and Description

This section of High Street runs parallel to the longitudinal roads in the original township grid plan. Despite the intention of Surveyor Robert Hoddle that the eastern part of the town should be developed first, this area developed slowly as a residential street, while the Berwick High Street commercial area developed to the west of this section. There are a number of older historically significant houses on the northern side of High Street, ranging in style from Lumeah, an 1890s weatherboard cottage at 163 High Street, to the Federation timber villa at 175 High Street and the 1920s timber house at 191 High Street. Edrington stands apart as a landmark on the hill on the opposite side of High Street.

The Avenue of Poplars was planted along this section of High Street after the First World War, in honour of residents of Berwick and Beaconsfield who had served in that war.⁷⁰ Today the avenue creates a spectacular entry to Berwick. The poplar avenue is listed in the section on *Trees & gardens*.

Heritage characteristics

The key characteristics of the Gateway Entrances to the Berwick Township precinct include:

- Strong avenue character of the High Street entry (Poplar Avenue of Honour) with spectacular views to the edge of Berwick High Street commercial precinct from the hill east of the Berwick Boulevard.
- Landmark plantings of mature pines on the escarpment adjacent to Wilson Hill which signal the entry to the Berwick township area.

69. P. Lumley, *Tree assessment: City of Berwick Heritage Conservation Study*.

70. National Trust of Australia (Victoria), File, Significant Trees - Berwick.

- The winding approach to the township from the north, along Harkaway Road and Lyall Road, lined in the northern sections by hawthorn hedges, and having a rural character without kerbs and guttering.

Significance

The three entrances to the Berwick Township are significant features of the landscape, marking traditional points of entry into the town's main street. At the Princes Highway and High Street 'gateways', the plantings form landmarks, defining the area of more dense residential subdivision associated with the township area.

All three approaches to the town are from a raised point, allowing views over the main street area, which retains its historic and picturesque character.

Heritage objectives

Conserving the heritage significance of the Berwick township precinct will require the development of policies and guidelines that address the following objectives for each of the significant areas and elements within the precinct.

Berwick High Street Area

Retain the streetscape character by:

- encouraging the conservation of the significant buildings that form important elements within High Street;
- preserving the continuous facade of the strip commercial development;
- conserving and maintaining the median plantings; and
- preventing further carpark development in the median strip.

Retain significant institutional and commercial buildings in High Street by:

- preserving views to the buildings from the road in any works, developments or plantings on the adjacent roadside;
- preventing unsympathetic building development in front of or adjacent to significant buildings; and
- encourage the continuation of community or public use in these buildings.

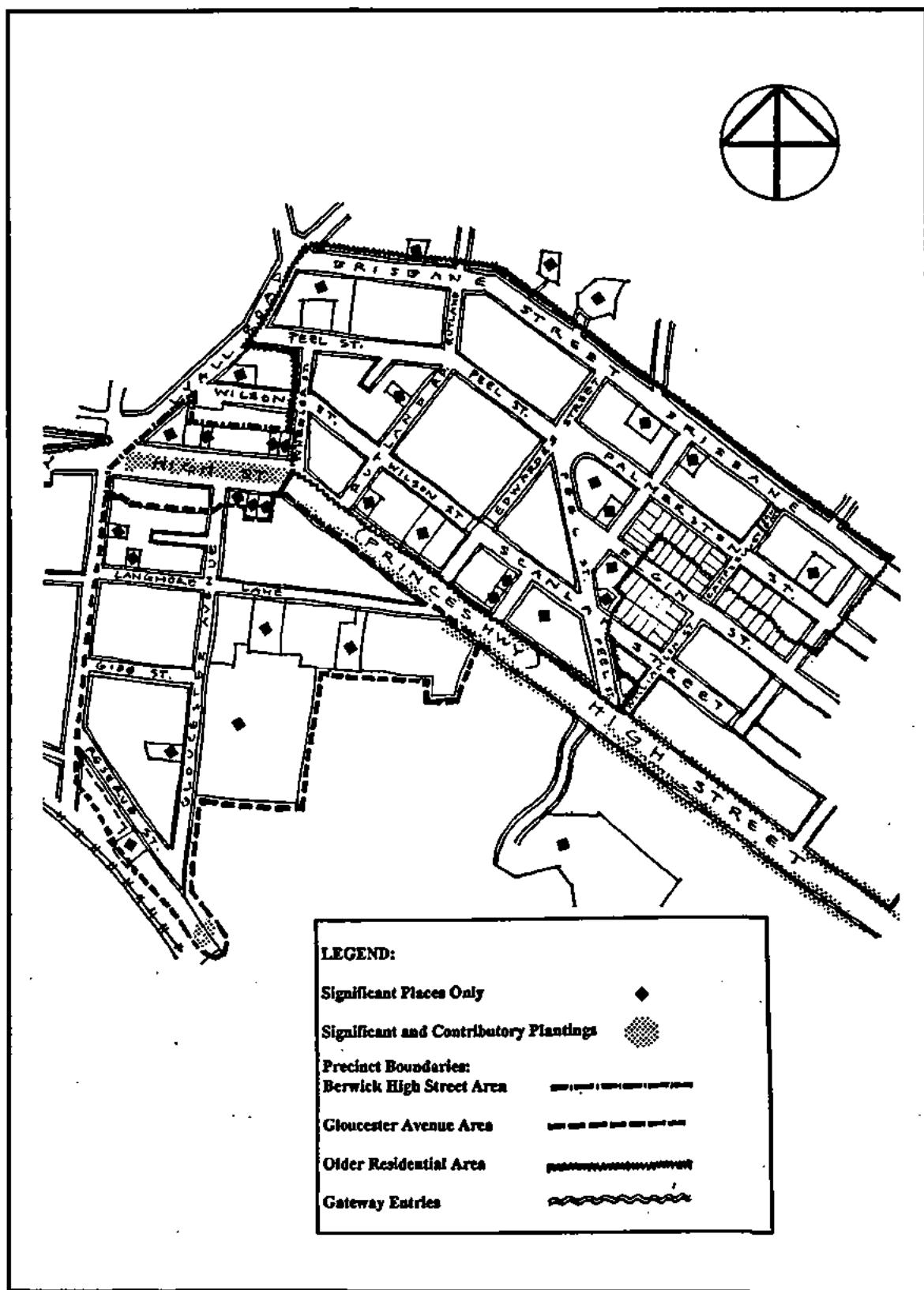
Retain the streetscape of High Street by:

- retaining the avenue of plantings along Berwick High Street both on the median and along each side of the road on the eastern side of the town; and
- preventing any further development in the High Street median.

Gloucester Avenue Area

Retain the streetscape character by:

- encouraging the conservation of the significant buildings that form important elements within Gloucester Avenue;
- protecting and maintaining the significant established tree plantings in private gardens and within the road reserve;
- retaining the existing grassed verges and footpaths;
- encouraging front fence heights that will allow views of residences; and
- preserving views to the buildings from the roads in any works, developments or plantings on the adjacent roadsides.



Berwick Township and Areas within the precinct

Older Residential Area

Retain the streetscape character by:

- encouraging the conservation of significant and contributory buildings that form important elements within the Older Residential Area;
- protecting and maintaining the significant established tree plantings in private gardens and within the road reserve;
- retaining the existing grassed verges and footpaths;
- encouraging front fence heights that will allow views of residences;
- preserving views to the buildings from the roads in any works, developments or plantings on the adjacent roadsides; and
- retaining what remains of the town grid street pattern.

Gateway Entrances to Berwick Township

Retain the landmark plantings at Princes Highway entry to Berwick on the escarpment adjacent to Kilkirean and Wilson's Quarry hill by:

- protecting these plantings and requiring planning approval for the removal, lopping or works within 5 metres of these plantings.

Retain the undeveloped and rural character of the Harkaway Road and Lyall Road town entries by:

- minimising the impact of engineering works on the roads, giving particular consideration to the form of gutters, kerbs and verge design;
- retaining existing hawthorn hedge plantings.

Retain the avenue character of the High Street entry by:

- maintaining the trees in good condition;
- requiring detailed analysis by a tree surgeon prior to removal or replacement of trees.

Significant buildings and places

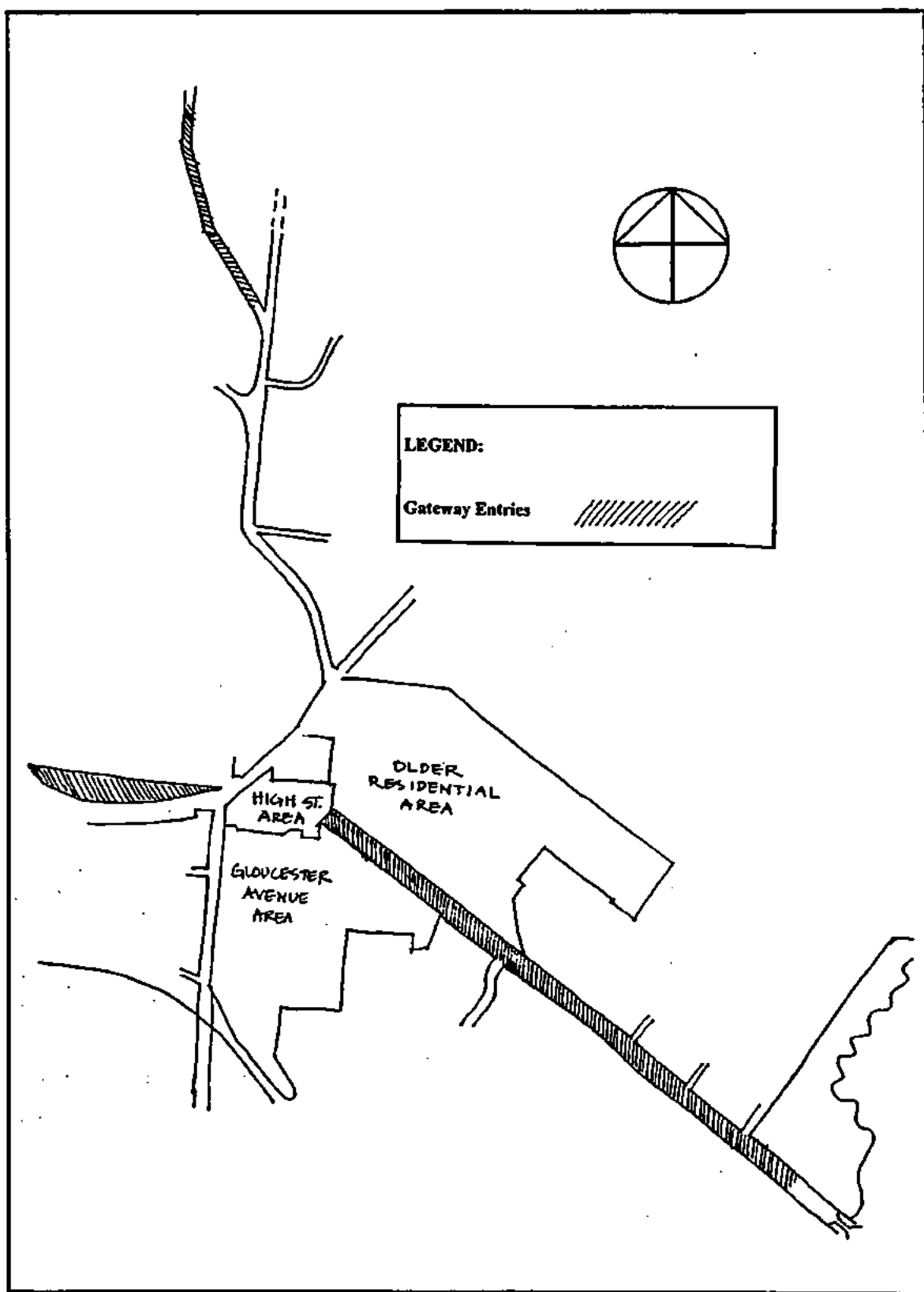
Throughout the whole Berwick Township precinct, retain significant buildings by:

- protecting significant and contributory buildings and requiring planning approval for demolition, removal and alterations affecting their external appearance.

Significant places in Berwick Township

The following places contribute to the significance of Berwick Township precinct:

▫ House	64-66 Brisbane Street	High local
▫ Mary Blackwood House	76-80 Brisbane Street	Regional
▫ Glenfalloch	88-92 Brisbane Street	High local
▫ Memorial Avenue of Oaks	Church Street	Local
▫ Christ Church vicarage (fmr)	1 Church Street	High local
▫ Clyde Cottage (fmr)	11 Clyde Road	High local
▫ House	6 Edwardes Street	Local
▫ Carinya	11 Edwardes Street	Local
▫ Coronation tree	Gibb Street	Local
▫ River Red Gum	Gloucester Avenue	Local



Gateway Entrances to Berwick Township precinct

▫ Sugar Gum	Gloucester Avenue	Local
▫ St Margaret's School	27-47 Gloucester Avenue	Regional
▫ Gloucester Cottage	66 Gloucester Avenue	High local
▫ Boulevard Reserve	High Street	Local
▫ Mexican Cypress	High Street	Local
▫ Poplar Avenue of Honour	High Street	High local
▫ Red Cross Tree	High Street	Contributory
▫ Berwick Township	High Street	High Local
▫ Deodar Cedar	High Street	Contributory
▫ Port Jackson Fig	High Street	Local
▫ Berwick Inn	1-9 High Street	Regional
▫ Mechanics' Institute	15 High Street	High local
▫ Shops	71-75 High Street	High local
▫ Paternoster's Store (fmr)	81 High Street	High local
▫ Inveresk	93 High Street	Regional
▫ Post Office (fmr)& Court House (fmr)	102-104 High Street	Regional
▫ St Andrews Uniting Church	105 High Street	Regional
▫ Rechabite Hall	106 High Street	High local
▫ Christians Meeting House (fmr)	108 High Street	High local
▫ House	123 High Street	High local
▫ St Michael's Church & School complex	125-137 High Street	High local
▫ House	139 High Street	Local
▫ House	4 Langmore Lane	Contributory
▫ House	5 Langmore Lane	Local
▫ House	8 Langmore Lane	Local
▫ House & garden	9 Langmore Lane	High local
▫ Doctor's surgery & residence	26-30 Langmore Lane	High local
▫ Kingussie	40-42 Langmore Lane	Regional
▫ Sunways	Lyall Road	High local
▫ Ranmore Cottage	1 Marygate Place	Contributory
▫ Christ Church (Anglican)	8 Palmerston Street	High local
▫ House	26 Palmerston Street	Local
▫ Kinross	41 Palmerston Street	High local
▫ Macadamia Tree	Paternoster Lane	Local
▫ Black Bean Tree	Paternoster Lane	State
▫ Berwick Primary School	1-11 Peel Street	High local
▫ Smooth Arizona Cypress	1-11 Peel Street	Local
▫ Commemorative Oak	1-11 Peel Street	Local

▫ Plumridge	37 Peel Street	Local
▫ Dhuringa	59 Peel Street	Regional
▫ Bhutan Cypresses	59 Peel Street	Local
▫ House (finr Sunbury)	61 Peel Street	High local
▫ House	9 Reserve Street	Local
▫ House	17 Reserve Street	Contributory
▫ House	19 Reserve Street	Contributory
▫ House	24 Reserve Street	High local
▫ Rusty Gum Myrtles	Reserve Street near Gloucester	State
▫ House	7 Rutland Road	Local
▫ a'Beckett house	11 Rutland Road	Regional
▫ House	15 Rutland Road	Local
▫ Bunya Bunya Pines	Rutland Road & Peel Street	Local
▫ Sweeney House	8-10 Scanlan Street	High local
▫ English Oak	19-21 Scanlan Street	Local
▫ Kensworth Cottage	8-10 Scotsgate Way	High local

More information on places of regional and high local significance can be found in the section on *Buildings*.

Harkaway Township

King Street Harkaway

History

Although a small German Lutheran farming settlement was established at Harkaway at an early date, an official township was never proclaimed. However, this rural district 4.5km (three miles) north of Berwick was most probably settled at a time when Berwick was still the cattle run of the pastoral pioneer Robert Gardiner.

At least two German settlers, Gottlob Scholtz and John Martin Friedrich Fritzlaff are said to have come to the Harkaway area in 1844-45. This was before the district land sales. No documentary evidence has been found so far to confirm this early date.⁷¹

A number of German settlers were certainly living at Harkaway in the 1850s, many buying land along King (or Koenig) Road, marked on early maps as 'Cattle Road to water' that is, the Cardinia Creek.⁷² Some descendants of these families of the 1850s included the Wankes and the Hillbrichs, as well as August Bolduan, J. F. Wilhelm Aurisch, Gottfried Tschirner, Gustav Koenig and their families.⁷³ A small number of non-German families also settled at Harkaway at this time. Among the most notable were George Washington Robinson who designed and built a number of important district brick houses, James Kelly from Tyrone in Ireland, and James and Francis Barr.⁷⁴

The Harkaway settlers came to farm, they made bridges and roads to get their produce to market, some were brickmakers and carpenters, and they built many farmhouses throughout the district. Some of these early farmhouses (typically modest timber dwellings but sometimes mud and wood or brick structures), or at least portions of them, have survived. These old buildings help to retain something of the district's early rural character. Remaining hawthorn hedges, once a distinctive feature in the Harkaway landscape, contribute to that character.

Although there was no gazetted Harkaway township a cluster of surviving farmhouses, an 1870s schoolhouse, an early post office and a later post office and store, and a turn-of-the-century public hall around the intersection of King and Harkaway Roads forms an unofficial township precinct. The approach to this precinct by roads lined with hawthorn hedges has been described by a number of early travellers. Driving by buggy from Berwick in the 1890s one writer noted as he approached Harkaway the 'long rows of neatly kept hawthorn hedge'. They reminded him of English scenery.⁷⁵ Later, a 1920s tourist walking from Berwick to Harkaway, described approaching Tyrone (now Treverbyn), the Kelly house near the intersection, and wrote of

a lane with high hawthorn hedges, which present a magnificent sight in the spring, for they are veritable banks of bloom, and they grow without restraint. At the foot of the lane is a creek rich in wattles and the soft-foliaged swap tea-tree...⁷⁶

King Road was still an unmade road in the 1920s becoming a mere track as it approached Cardinia Creek.⁷⁷

A distinctive entry to the town from the north down Harkaway Road was provided this century by the Avenue of Honour, with its oak and eucalypt plantings designed to commemorate the Harkaway men and women who served in the 1914-1918 War. More recently, on Anzac Day, 1959, Councillor George Rae unveiled a memorial stone at the southern entrance to the Honour Avenue. A distinguished local

71. *Early Days of Berwick*, p.68.

72. Plan of Portions of Land in the Parish of Berwick, Surveyor General's Office, Melbourne, 16 Nov., 1855.

73. *Early Days of Berwick*, pp.69-83.

74. *Early Days of Berwick*, pp.75-77.

75. *Illustrated Guide to the Beaconsfield Ranges*, 1899, p.39.

76. Robert Henderson Croll, *The Open Road in Victoria*, 1928, p.34.

77. Cranbourne, Victoria, June 1922; Ringwood, Victoria, Aug., 1924..

resident, the artist and Army nurse Jessie Traill, was responsible for obtaining this monument. Jessie Traill and the children from the Harkaway State School as well as local residents laid wreaths during the ceremony. The names on the memorial and remaining on some trees, include those of many well-known district families such as the Wankes, Halleurs, Fleens and of course Traill.⁷⁸

A section of land adjacent to Harkaway Road, extending south of King Road along the creek line, is named Jessie Traill Reserve.

A most important building in the township precinct is Harkaway Primary School No. 1697, a one-roomed brown brick school house. It has stood at the top of the King Road hill for more than a century and has played a major role in local community life. It replaced an earlier German School held in the old Lutheran Church (now gone), located in Hessel Road next to the Lutheran Cemetery and bell-tower. The State School, built by Dalton and Son, was opened in 1876 on land bought from James Gardiner. A German settler, Jacob Hessel, was the first Head Master.⁷⁹

Two buildings used as post offices remain on the opposite side of King Road. Kilfera, a mud and wood cottage, was built about 1856 as the home of Wilhelm Wiese, a German settler. This house was used as an early post office and again between 1946 and 1970,⁸⁰ an important building in a small rural township. The house next door at 68-70 King Road, dating from early this century, was also used as a post office and store as well as a residence.⁸¹

Most townships boast a public hall. The Harkaway Hall located on the north side of King Road near the intersection, a typical rural structure, is simple in form and built of timber with an iron roof. Opened in 1909, it has remained as an important element in Harkaway's community life and is a key component in the small township precinct. The hall fell into disrepair but in 1958 was restored by a group of volunteers and reopened in January 1959.⁸²

Two nineteenth century King Road farmhouses associated with prominent early settlers stand opposite each other on the west side of Harkaway Road. They bring back memories of the village-like quality of Harkaway last century. Treverbyn (formerly Tyrone), a symmetrical brick farmhouse, still stands at 2-12 King Road. It was built in the 1880s for Robert, son of the pioneer farmer James Kelly from Tyrone in Ireland. The foundations of the earlier cottage are said to remain on the west side of this property.⁸³ The rendered brick cottage of the Swiss settler Wilhelm 'Butter' Meyer was originally known as Ratharnay and now as Wickham. It was built about 1854 for Meyer who conducted a butter-dealing business, using a horse and wagon to take his produce to Dandenong and Melbourne. In 1874, a new owner, Jacob Hessel, who taught at the Harkaway German School, secured the property. Hessel ran a boarding school at Ratharnay for some years.

The farming community which settled around the Harkaway/King Road precinct was well served by local transport routes to take their produce to market. Harkaway Road was linked to the south with the Old Coach Road to Berwick, a major service centre for the whole region. To the north King Road linked up with Robinson Road which went to Narre Warren (now Narre Warren North). To the east, King Road was a mere track to the Cardinia Creek. But to the west it was linked with the track to Dandenong, an important market town.⁸⁴ To the south, King Road was linked with Hessel Road, an alternate route to Berwick. Hessel Road was also the location of a group of German community buildings that included the Lutheran Church (now gone), the 1856 German Cemetery and the 1869 bell-tower.

78. *Early Days of Berwick*, pp.86, 87.

79. John Wells and Maggie Mackie, *Berwick Some Aspects*, p.56.

80. City of Berwick Valuer's records; 'Historic Homes of Harkaway', Berwick Primary School Project.

81. *Early Days of Berwick*, p.85.

82. *Early Days of Berwick*, pp.76, 77.

83. Historic Buildings Council File No.8519445; City of Berwick Valuer's records.

84. Plan of Portions of Land in the Parish of Berwick, 1856.



View looking west along King Road in vicinity of Primary School and Kilfera, Harkaway



View looking south along Jessie Traill's Memorial Avenue, Harkaway

Description

The heritage precinct of the Harkaway township can be defined as the intersection of Harkaway and King Roads including the section of King Road extending eastwards to the cluster of significant buildings surrounding the Harkaway Primary School. The historical importance of these roads is evident in their hawthorn hedge plantings and their links with main routes to Berwick. East of the township, King Road connects with the Old Coach Road and to the west, with Hessel Road, and the Cemetery, bell-tower and site of the church. The Avenue of Honour composed of eucalypts and oaks signifies the importance of Harkaway Road to the settlement in the 1920s.

The townscape itself is relatively obscure, but can be defined as a cluster of buildings representing the very basic community functions of school, (former) post office and hall. There is a new store today in the vicinity of these buildings which may have been built on the site of an older store (although no mention of this function was found in historical research).

The pair of early residences (both used as a post office at different times) are located on King Road immediately opposite the school. A block to the east, the community hall is sited opposite Dalton Reserve, a section of mostly natural vegetation with barbeques and playground equipment. Between these two points a subdivision of small residential blocks, serviced by a road either side of King Road, constitute the township of Harkaway today.

The small cluster of historically significant buildings is a reflection of Harkaway's tradition as a small service centre, as opposed to a residential core, for the surrounding, mainly German, farm settlements. The importance of the intersection of Harkaway and King Roads is evident in the Avenue of Honour and in the established nature of the hawthorn hedge plantings which abound along the road sides.

Extent of precinct

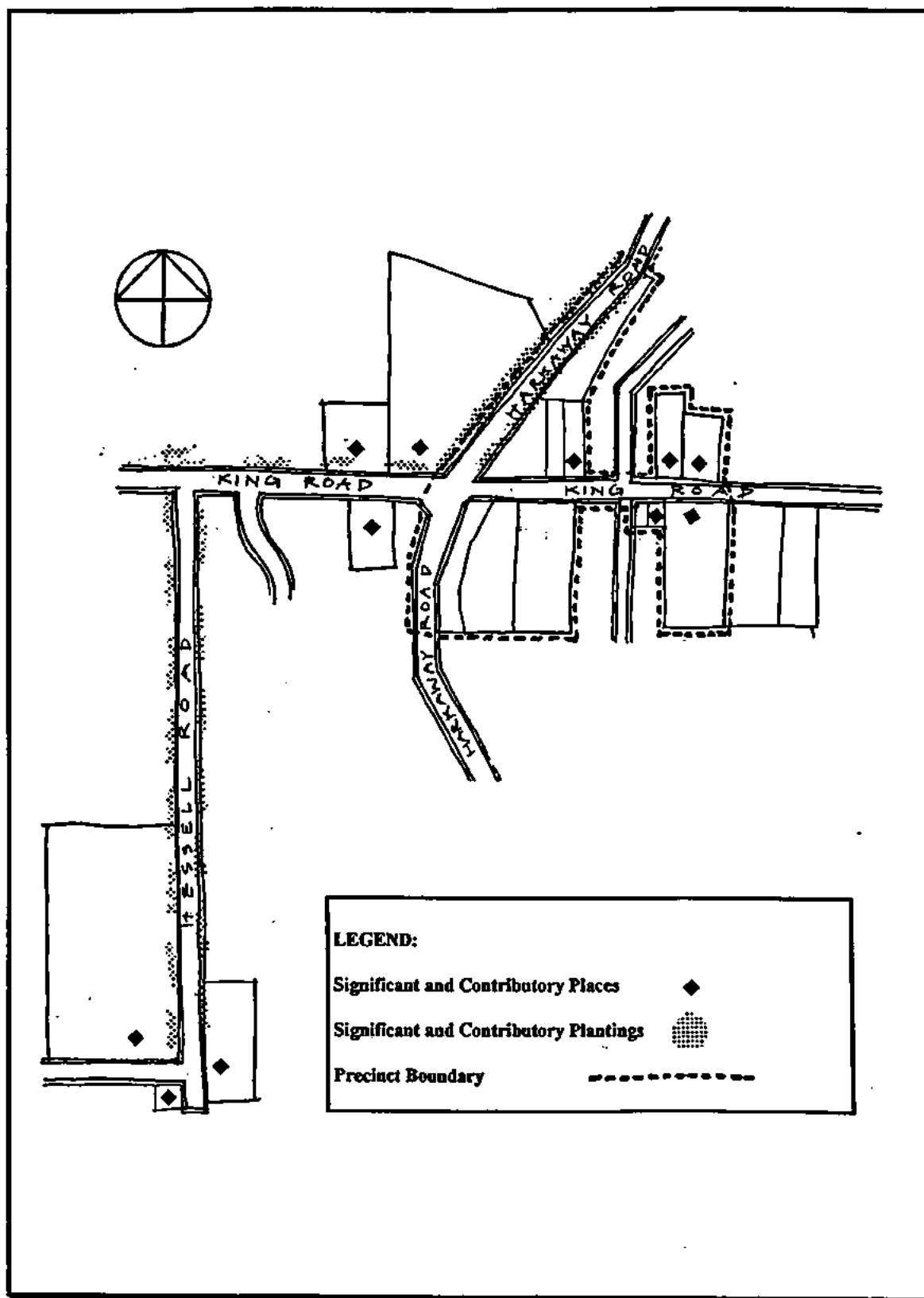
The Harkaway Township precinct is defined as:

- The streetscape of King Road between the Harkaway Road intersection and the eastern border of Harkaway Primary School, including all allotments and reserves fronting this road.
- The streetscape of Harkaway Road from the northern extremity of the Avenue of Honour and adjacent drainage reserve, to the southern extremity of the adjacent Jessie Traill Reserve.
- The segments of hawthorn hedge along King Road and Hessel Road along the route between the cemetery and bell tower and the Harkaway Road intersection.

Heritage characteristics

Key characteristics of the Harkaway Township precinct which contribute to its heritage significance are:

- The informal streetscape of King Road, east of Harkaway Road, with deep set backs of residential buildings and wide roadside verges with no concrete kerb and guttering, creating a vision of the streetscape as a rural road.
- The low scale or lack of fencing along King Road, lending an informal or semi-rural quality to the streetscape.
- The visual relationship between the Harkaway Primary School and the two old residences opposite, this cluster representing the historical community centre.
- The close proximity of residential development in King Street in relationship to the road boundary, creating a sense of a town centre, which has only recently been consolidated.
- The relationship of the Harkaway Hall to the road and its immediate context of mature plantings, including the drainage reserve to the rear and the natural vegetation in Dalton Reserve opposite.
- The Avenue of Honour on the northern side of King Road, along Harkaway Road, composed of eucalypts and oaks.



Harkaway Township

- Established hawthorn hedge plantings on the northern side of King Road which are an important visual element in the landscape, and are particularly common in the Harkaway area.

Significance

Harkaway Township precinct is of high local significance for its demonstration of its historical role as a small service centre for the surrounding early farm settlements. Although it has been subdivided recently into residential allotments, key buildings remain, with significant relationships to one another, demonstrating the role of this small village in providing basic services for a rural community. The distinctive rural character of the King Road streetscape and its immediate environs is historically and aesthetically significant.

The intersection of King and Harkaway Roads is marked by significant hawthorn hedge plantings, a historic characteristic of many boundary plantings but now becoming rare in the area. The Avenue of Honour is important in demonstrating the significance of the township in the Inter-war years.

Other landscape features include the Dalton Reserve and Jessie Traill Reserve, both demonstrating a local recognition of the value of natural vegetation.

Heritage objectives

Conserving the heritage significance of King Street, Harkaway, will require the development of policies and guidelines which address the following objectives:

Retain aspects of the streetscape which contribute to its heritage character by:

- protecting the Avenue of Honour in Harkaway Road and the hawthorn hedges on the north-west side of the Harkaway and King Road intersection and requiring planning approval for the removal, lopping or works within 5 metres of these plantings;
- maintaining the Avenue of Honour; and
- retaining the undeveloped roadside verges.

Retain significant buildings and their relationship to the street by:

- protecting significant buildings and requiring planning approval for demolition, removal and alterations affecting their external appearance.
- preventing unsympathetic building development in front of or adjacent to significant buildings; and
- preserving views to the buildings in any works, developments and plantings on the adjacent roadside.

Significant places in Harkaway Township

The following places contribute to the significance of Harkaway Township precinct:

▫ Avenue of Honour	Harkaway Road	Contributory
▫ Harkaway Hall	56-58 King Road	High local
▫ Nichol House	63 King Road	High local
▫ Harkaway Primary School	67 King Road	High local
▫ House (fmr PO)	68-70 King Road	High local
▫ Kilfera	72-92 King Road	Regional
▫ King & Robinson Roads hawthorn hedges	King Road	Local

More information on places of regional and high local significance can be found in the section on *Buildings*.

Narre Warren North Township

Main Street Narre Warren North

History

Narre Warren North began as the small farming township of Narree Worrان, established in the 1860s. When the Government surveyed the Parish of Narree Worrان, the township was laid out in one and a half acre blocks with two properties divided into residential blocks. The present recreation ground and the site of the hall was originally reserved for a cemetery.⁸⁵ An 1867 map of Village Allotments in the Parish of Narree Worrان sketched a small township bounded on the south by the road from Dandenong (Mornington Road), and on the north by the road 'to the Emerald Diggings' (a'Beckett Road). A site for a Wesleyan Church was marked on this map.⁸⁶

The small township served a local rural community of dairy farmers, market gardeners and orchardists. Families who kept large herds included the Raes, Troups, Schneiders, Aslings and Keebles. Export quality apples and pears were grown by the Baileys, by P. Aurisch and A. G. Robinson.⁸⁷ The main area for market gardens was Troup's Flat, truck loads of vegetables being taken to Melbourne. The Brundrett's Rose Farm, a property worked since 1926, became known throughout the state.⁸⁸

A c1895 photograph shows Narre Warren North as it was last century, a small rural township with a Church of England, store, hall, school and blacksmith's shop.⁸⁹ Two of these early buildings, the old store and school remain. The store at 15 Main Street, a brick building with a hip roof, dates from about 1880. It was built as a post office and store for the post master George Rae, a district pioneer.⁹⁰ In 1963 a later storekeeper H. Ellis, built a new self-service store on the east side of the old one, the business being known for many years as Ellis and Bailey's.⁹¹ The old store is substantially intact despite later additions but has lost its original verandah.

The oldest township building is the Narre Warren North Primary School No. 1901, a simple weatherboard school house built by Henry Powis of Dandenong and opened in 1877.⁹² It once had an attached residence.

Raduchel's blacksmith's shop shown in the 1890s photograph survives on a new site in Narre Warren North. However, the home of another early blacksmith, MacDonald, a timber cottage, still stands on the corner of Robinson's Road and Randle Court. Now known as Randle's Cottage after a later owner, it is a reminder of the important role of the local blacksmith in a small country town. MacDonald's blacksmith's shop, once located nearby, has gone.⁹³

Only the site and some trees remain of the St. John's Church of England, another weatherboard building erected in 1876, enlarged and reopened in 1906 and burnt down about 1928.⁹⁴ The triangular piece of land bounded by Robinson Road and Main Street purchased from the Crown in 1868 is now the Claire Robinson Reserve, presented to the community by the Robinson family. Claire was the second wife of Cr. Arthur Robinson, son of George Washington Robinson. The Robinson family were very involved with the Church of England and Claire served the local community for many years. After her death the reserve land was purchased by her husband and named in her honour.⁹⁵

85. *In the Wake of the Pack Tracks*, p.117.

86. Village Allotments. Parish of Narree Worrان, M. Callanan, Surveyor, 12 July 1867.

87. Max Thomson, *Little Hills*, p.15.

88. Max Thomson, *Little Hills*, p.16.

89. Max Thomson, *Little Hills*, p.54.

90. Max Thomson, *Little Hills*, p.18.

91. Max Thomson, *Little Hills*, p.21.

92. Max Thomson, *Little Hills*, pp.52-55.

93. Max Thomson, *Little Hills*, p.21.

94. Max Thomson, *Little Hills*, p.25.

95. Information supplied by Max Thomson.



View east along Main Street, Narre Warren North



View along Memorial Drive looking south from Robinsons Road, Narre Warren North

George Washington Robinson, a district pioneer, was a devout Anglican and for many years engineer, secretary and treasurer to the Shire of Berwick. Robinson designed and built a number of notable brick homes in the district including his own house, Hillsley, in 1890, in Robinson Road.⁹⁶

The old 1888 Mechanics' Institute and Free Library, an important township building, the scene of many local dances, concerts and bazaars, was replaced in 1968-69 by the present brick hall.⁹⁷

The Avenue of Honour, oak trees planted at the entrance to the town centre, has been an important Narre Warren North feature for some decades. The avenue was planted to commemorate the district soldiers who served, and those who died, during the 1914-18 War.⁹⁸

Other important township buildings include the 1933 weatherboard and fibro Uniting Church on the corner of Main Street, replacing an earlier 1876 Methodist Chapel,⁹⁹ and a 1930s gable roofed cottage with a rear skillion at 23-25 Main Street.¹⁰⁰ The latter building contributes to the rural atmosphere of the Narre Warren North township.

Description

Narre Warren North township is nestled against a gentle hillslope, over looking plains to the south-east and retaining a picturesque rural character. The main road from Narre Warren enters the township from the south via Memorial Drive while other traffic bypasses the centre on an arc to the west, continuing as Belgrave-Hallam Road.

The form of the town centre is created by the dominant diagonal alignment of Main Street, diverging from Robinson Road at 45 degrees and joining a'Beckett Road in a similar manner.

The triangular block bounded by Main Street, a'Beckett Road and Tom Jones Court represents the section of the town gazetted around 1867. This forms the core of the town with subdivision of land to the west of Tom Jones Court and south of Robinson Road occurring much later. The triangular block of Claire Robinson Reserve, adjacent to the Randle's Cottage property, and the Memorial Drive are all features of the precinct. The open rural land to the south-east contributes to the setting of the town, having historically created a boundary to the expansion of the residential area.

Memorial Drive creates a spectacular entry, enclosed on both sides by mature oaks, extending from the memorial near the bend in Memorial Drive, across Robinson Road to Main Street, continuing along the southern side of Main Street for about 30 metres. The east side of the avenue is in good condition, but the opposite line of trees is in poor condition.¹⁰¹

Historically, the majority of early residential and community development occurred along Main Street. A dominant feature is the former post office and store, situated at the north end of Memorial Drive, and pictured in historical photographs dating from 1895.¹⁰²

The elevated site of the Uniting Church was originally reserved for the Wesleyan Chapel in 1865, while the triangular block to the south, now Claire Robinson Reserve, was gazetted in 1868 as land for the Anglican Church. Located on the main road axis and elevated above the town, these two churches would have been important landmarks.

At the perpendicular corner of the plan, a square allotment, now a Recreation Reserve, once accommodated the Mechanics' Institute (c1887), and is still marked by a stand of mature pine trees. The Narre Warren North Primary School, which continues to be a community focus today, is located adjacent to the reserve. Hawthorn hedge plantings extend along the north side of a'Beckett Road, around the corner and north along Tom Jones Court and Belgrave-Hallam Road.

96. Max Thomson, *Little Hills*, pp.11, 25, 118.

97. Max Thomson, *Little Hills*, pp.26, 27.

98. Max Thomson, *Little Hills*, p.48.

99. Max Thomson, *Little Hills*, pp.23, 24.

100. City of Berwick Valuer's records.

101. P. Lumley, *Tree assessment: City of Berwick Heritage Conservation Study*, p.7.

102. Max Thomson, *Little Hills*, p.23.

Extent of precinct

The extent of the Narre Warren North Township precinct is defined as:

- The area with the original township plan, bordered by a'Beckett Road to the north, Main Street to the south-east and Tom Jones Court to the west.
- The streetscapes of a'Beckett Road and Main Street, including the hawthorn hedge plantings bordering the properties north of a'Beckett Road.
- The hawthorn hedge plantings bordering the properties east of Tom Jones Court between a'Beckett Road and the junction at Belgrave-Hallam Road.
- The Claire Robinson Reserve and the streetscapes of Main Street, Memorial Drive and Robinson Road which bound it.
- The property known as Randle's Cottage at 1-3 Randle Court.
- The entire extent of the Memorial Drive, from Main Street to the memorial at the bend in the Drive.

Heritage characteristics

The key characteristics of the Narre Warren North Township precinct which contribute to its heritage significance are:

- The original triangular plan of the town, with an emphasis on the relationship between the two early church reserves one on either side of Main Street.
- The avenue of oaks along Memorial Drive which provide a spectacular canopied entry into the town's main street.
- The open rural landscape to the east of Memorial Drive, allowing views of the adjacent hill slopes and historically serving to contain the residential development to the west and north of the town.
- The views of significant buildings as observed from the roads which intersect around Claire Robinson Reserve, these places being, Randle's Cottage, the former Post Office & Store and the Uniting Church hall.
- The tree plantings on the Claire Robinson Reserve, which has historical significance as the site of the 1876 St. John's Church.
- The hawthorn hedge roadside plantings along a'Beckett Road and continuing along to Belgrave-Hallam Road are a distinctive landscape feature, particularly in the Narre Warren North and Harkaway areas.

Significance

The Narre Warren North township is of high local significance as the only example in the City of Berwick of a planned township, apart from the Berwick township itself. The unusual triangular plan retains its important built and landscape features, located in the context of the surrounding pastoral and agricultural land uses.

The streetscape of Memorial Drive has aesthetic and landmark importance as the only formal public plantings in the old township, creating a picturesque avenue approach to the original main street.

The townscape retains evidence of early land use patterns, including Claire Robinson Reserve (as the site of the former Anglican Church), the adjacent site of the Wesleyan Chapel and later church building, the building once occupied by the post office and general store, and the adjacent rural land.

Heritage objectives

Conserving the heritage significance of the Narre Warren North Township precinct will require the development of policies and guidelines that address the following objectives.

Retain the layout of the original township plan and the two church reserves by:

- retaining a relatively open landscape north of a'Beckett Road and south-east of Memorial Drive as a contrast to the residential subdivision within the triangular town plan itself;
- retaining the predominantly residential use of the original township allotments; and
- restricting commercial uses to Main Street in the vicinity of the existing shop, in keeping with the traditional location for such developments within this township.

Maintain the visual qualities of the landscape by:

- protecting the oak avenue and older plantings on Claire Robinson Reserve and requiring planning approval for the removal, lopping or works within 3 metres of these trees;
- maintaining the oak avenue and protecting it from damage associated with car parking;
- retaining the hawthorn hedges along a'Beckett Road;
- retaining the unconstructed roadside verges;
- maintaining the open, rural character; and
- retaining open views across rural land east and south-east of Memorial Drive.

Retain significant buildings and their relationship to the street by:

- protecting significant buildings and requiring planning approval for demolition, removal and alterations affecting their external appearance.
- preventing unsympathetic building development in front of or adjacent to significant buildings; and
- preserving views to significant buildings in any works, developments and plantings on the adjacent roadside.

Significant places in Narre Warren North Township

The following places contribute to the significance of Narre Warren North Township precinct:

▫ a'Beckett Road hawthorn hedges	a'Beckett Road & Tom Jones Court	Contributory
▫ Narre Warren North Reserve trees	a'Beckett Road,	Contributory
▫ Narre Warren North Primary School	15-31 a'Beckett Street	Local
▫ Claire Robinson Reserve	Main Street	Contributory
▫ Uniting Church	1-13 Main Street	Local
▫ Dwelling (fmr PO and store)	15 Main Street	High local
▫ Cottage	23-25 Main Street	High local
▫ Oak Avenue of Honour	Memorial Drive	High local
▫ Randle's Cottage	1-3 Randle Court	High local

More information on places of regional and high local significance can be found in the section on *Buildings*.

History

The Doveton area was once known as Grassmere and was originally part of the large Eumemmerring pastoral run. Dr. Farquhar McCrae was the first to take up land there followed by J. V. F. L. Foster. From 1842-46 Edward Wilson and James Stewart Johnston held the run. Then T. H. Power acquired the lease and, when the land was opened up for selection, built up a substantial freehold.¹⁰³

During the 1880s boom years some of the large estates in the area were subdivided and sold. Notorious land boomers James Munro, James Mirams and Frederick Illingworth were involved in the sale of John Tremearne's Grassmere Estate. Making much of its proximity to Dandenong, advertisements described it as a 'Noble Estate situated in the most Beautiful Spot in Victoria. Picturesque Dandenong'.¹⁰⁴

Some of the purchasers were speculators but a few lived on their holdings and turned to farming. Among them was Captain Doveton, who settled in the area in the 1890s and whose name was later adopted for the district. However, Doveton remained as farmland until the 1920s and later.¹⁰⁵

Industrial development began in 1942 when William A. Smith Pty. Ltd., a Nottingham firm purchased land on the Princes Highway close to Eumemmerring Creek. The first factory in the area, a lace factory, was opened in 1950.¹⁰⁶

In the same decade three international companies built huge factory complexes on the south side of the Princes Highway close to Dandenong. In 1950 International Harvester bought land at the junction of the South Gippsland and Princes Highways, opening a major truck plant in 1952. A second large factory complex, that of H. J. Heinz and Co. was opened in 1955 on a 70 acre site next to International Harvester. In 1956 another motoring company, General Motors Holden, opened a huge factory on 154 acres on the same side of the highway at an initial cost of £9 million.¹⁰⁷

To provide local housing for the huge labour force needed for this new factory area, the Victorian Housing Commission (created in 1937), began buying up large tracts of land in the Doveton area. In its 1953-54 annual report, the Commission explained that:

In view of the intense industrial development which is taking place at Dandenong, the Commission has purchased land well ahead of its immediate requirements so that the number of houses being built can be readily increased to assist in providing the labour required for these new industries.¹⁰⁸

It was planned to build 2,500 houses on the Doveton Estate at a cost of £7 million. The majority of those homes would be of concrete construction.¹⁰⁹

As early as 1939 the HCV had built 60 concrete houses at its first estate at Fishermen's Bend, using the Fowler System of pre-fabricated concrete construction. This system was invented by T. W. Fowler of Werribee, who devised a method of casting concrete walls on an elevated flat metal table, each wall complete with the required window and door openings. After Fowler's death in 1942 the HCV took over his plant and in 1947 a factory was established at Holmesglen.¹¹⁰

103. *In the Wake of the Pack Tracks*, p.88.

104. *South Bourke and Mornington Journal*, 18 Nov., 1888.

105. *In the Wake of the Pack Tracks*, p.88.

106. *In the Wake of the Pack Tracks*, p.89.

107. *In the Wake of the Pack Tracks*, p.89; GMH records.

108. Victorian Housing Commission, *Annual Report*, 1953-54, p.30.

109. Niall Brennan, *Chronicles of Dandenong*, p.139; Jean Uhl, *Call Back Yesterday*, pp.87, 92..

110. George Tibbits, 'The enemy within our gates' in *New Houses for Old*, ed. Renate Howe, pp.125-138.



Concrete house, Doveton Estate



Concrete house, Doveton Estate

During 1948-49 the Commission's Concrete House Project had completed 503 concrete houses and in 1951 the number had almost doubled to 962.¹¹¹

These concrete houses were chosen for working-class housing because of their low production cost, far below that of either brick or timber houses. In 1955-56 about 399 houses were built in the Doveton Estate, 374 of which were concrete.¹¹² The Doveton estate was classed as a 'country' rather than metropolitan estate by the Commission at this time.¹¹³

The Doveton houses are typically three-bedroom houses with small front and rear porches, a lounge room, small hallway, kitchen, laundry, bathroom and toilet. Although the work was supervised by the Commission's Architects Panel of eminent architects with long experience in public housing, by the 1990s some concrete houses at Doveton were exhibiting significant structural problems. These were among the earlier houses built between the mid-1950s and early 1960s on highly reactive soils. Redevelopment of those houses remaining in public ownership is currently being considered.¹¹⁴

In the design of large estate, the Housing Commission recognised that it was necessary to provide for community needs, and sites were designated for schools, churches, a police and fire station (etc) and sold to the appropriate authorities.¹¹⁵ These principles were applied to the design of the Doveton Estate.

After the establishment of the Doveton Estate there followed a protracted struggle between the Councils of Berwick, Cranbourne and Dandenong for ownership of the lucrative new industrial area with the associated residential estate. It was argued by some that Doveton was much more like a suburb of Dandenong, which was rapidly changing from 'a market town serving a mainly rural population to an industrial colossus'.¹¹⁶ Although 'the creek enforces an element of separation...Doveton's vast sprawl of new small tidy workers' homes ... belong to Dandenong's explosion of the fifties'.¹¹⁷

However, the area had been part of the Shire of Berwick since its inception in 1868. Eventually, after a long legal battle, the Shire of Berwick retained Doveton. Subsequently, the area became part of the Doveton Riding of the Shire of Berwick in 1964 and of the City of Berwick after its creation in 1973.¹¹⁸

The design of the Doveton estate was overseen by the Housing Commission's Architects Panel, a group of eminent architects with a commitment to and long experience in the planning of company and public housing.

The Architects Panel was established from amongst those who had submitted for a national design competition for low cost housing at Fishermen's Bend. It consisted of representatives of four firms who were contracted on a fee for service basis to provide a comprehensive service.

The Architects Panel comprised: Harold Barlett (Chair), A. C. Leith, Frank Heath, E.C. Laird, Best Overend, John P.D. Scarborough, T.J. Buchan. In 1956, the Commission terminated the fee for service arrangement with its Architects Panel and established its own Architects' Branch.¹¹⁹

Post-war housing and materials shortages, combined with an interest in new materials, encouraged a number of architects to propose the use of industrial building techniques for housing. The precast concrete panels, based on Fowler's system was adopted, and the Commission began the Concrete House Project, leaving a legacy of houses throughout Victoria that met many of the demands for quickly constructed housing, but no longer meets today's standards.

111. Victorian Housing Commission, *Annual Reports*, 1947-49, 1950-51.

112. Victorian Housing Commission, *Annual Reports*, 1955-56; *Annual Report*, 1956-57 pp.14, 26 (illustration Concrete Houses, Doveton Estate).

113. Victorian Housing Commission, *Annual Report*, 1955/56, p. 20.

114. *South Doveton Redevelopment Strategy Plan*, Operations Planning Branch, Nov. 1991, pp.2-3.

115. Victorian Housing Commission, *Annual Report*, 1953/54, p. 11.

116. Niall Brennan, *Chronicles of Dandenong*, p.128.

117. Niall Brennan, *Chronicles of Dandenong*, p.128.

118. *In the Wake of the Pack Tracks*, pp. 22-23, 90.

119. *New Houses for Old*, pp. 189.



Autumn Place Shopping Centre, off Paperbark Street, Doveton Estate



Hawthorn Road streetscape, Doveton Estate

Ventilation, heat loss and condensation are serious problems, and in Doveton the construction of these buildings on stumps in unstable soils led to extensive demolition and rebuilding. Ultimately it was the continuation of this concrete construction technique and the domination of the Commission by a mass-production philosophy that created the inner-city highrises, and ultimately led to a major reorientation of the Housing Commission's work.¹²⁰

Following the formation of the Doveton Housing Estate, other housing developments occurred within the Shire of Berwick to cope with the residential needs of an expanding workforce. The Princes Domain Estate at Hallam (1954), and the Fountain Gate Estate at Narre Warren (1960s), were both associated with Magid's Overland Development Company.

Description

Doveton Estate was designed and developed in stages. Section A, extending from Eumemmerring Creek northwards to Kidds Road and west to Power Road, was the first part designed and developed. The Plan is dated 1954 and the hand-over dates start around 1956 in streets such as Cherry, Hawthorn, Paperbark, Tristania, Tarata, The Birches and Wattle. It was also probably the only part involving the Architects Panel, as the other plans appear to have originated from the office of the Chief Architect of the Commission. The subsequent two stages date from the early 1960s. Section B, extending west from Power Road towards Dandenong Creek and south of Kidds Road, was designed in 1960. Section C, directly to the north of Sections A and B was designed in 1963.¹²¹

The overall estate design incorporated community and commercial sites. In the first stage (Section A), the design included the Autumn Place shopping centre, and adjoining sites on Hawthorn Street were set aside for a police station and later (1959) a site was allocated to the RSSAILA (Returned Soldiers, Sailors and Airmens Imperial League of Australia). The rent office was located on the south-east corner of the Autumn Place Reserve (that is, the corner of Hawthorn and Paperbark Streets). In 1955 the site for the Doveton Primary School and the adjoining site (now Doveton Swimming Centre) were added to the subdivision plan, and in 1955 and 56 respectively church sites were reserved - one for the Church of England in Power Road on the corner of Eugenia Street (converted to a Community Health Centre in 1976 and later extended to the designs of architects Stephenson Turner) and the other for the Presbyterian Church in Ti Tree Drive (now a kindergarten).¹²² A library was built.

Building allotments within the Autumn Place shopping centre were subdivided from the eastern end first, with fourteen allotments initially available. Some original shop fronts with their tiled finish and metal-framed windows remain in the Autumn Place shopping centre. Later a service station was built (now converted to a library by the City of Berwick), and a pre-school centre.¹²³

The stages in development of the Estate are also apparent in the overall design, although a consistent theme of U-shaped streets and cul-de-sacs was adopted throughout. In Section A, the designers set the pattern for the rest of the Estate, creating interesting residential groupings through the layout of the estate rather than through the quality of the houses. The best groupings are those at the corners of the U-shaped streets where street and garden plantings create a pleasant and intimate setting. Some of the later sections of the estate present a more simplified plan on flatter land, with a predominance of longer streets offering long views and emphasising the repetition of housing forms. Many of these streets have no plantings, and the architecture of the buildings is the only feature, creating a much bleaker landscape than in other parts of the estate. The consistency in the streetscape is increased by the uniform low cyclone wire fences, concrete footpaths, and grassy verges, often with mature and effective street tree plantings.

120. *New Houses for Old*, pp. 190-191; *South Doveton Redevelopment Strategy Plan*, Nov. 1991; M. Lewis, *200 Years of concrete in Australia*, pp. 104-107.

121. Overall layout plans of Doveton Estate, Section A (1954), Section B (1960), Section C (1963).

122. *Doveton Neighbourhood No. 2, Section 'A'*, Housing Commission of Victoria, The Architects Panel, 4 August 1954; Article (no title) *Dandenong Journal*, 10 June 1976. *Plans for Doveton Hallam Community Health Centre*, Stephenson Turner, 1985

123. 'Doveton Library opens in a new home' *Pakenham Gazette* 17 August 1980, 'Library will replace garage' *Times*, 29 April 1980.

In Section A, the houses were predominantly built using concrete prefabricated walls and concrete roof tiles. Of the 399 dwellings built or under construction by 30 June 1956, 374 were concrete and the other 25 were timber.¹²⁴ The dwellings consist of a mixture of detached houses and duplexes. The Housing Commission determined the number of standard designs to be used on each estate and often added other designs as they were developed. The houses had either two or three bedrooms.¹²⁵ Early houses in the estate are said to have assumed that the tenants would not have a refrigerator, washing machine or a car.¹²⁶

The concrete houses adopted two basic designs, each with a number of variations. One design was based around a broad-hipped roof form, some variations with a central entry and others with aside entry. The other basic design used a gabled roof form, generally with the main gable aligned across the site and a smaller gable projecting forward at right angles. Chimneys were often used as an important feature, and were simple entry porches. The port-hole pattern used on many porch designs is a characteristic of this period of concrete houses.

Later parts of the estate incorporated other designs, with modernism even more apparent in some of the cement sheet houses with low-pitched roofs, and large glazed windows. In the mid 1960s a large complex of flats, Peace Court, was built. The mid 1980s areas such as Louis and Rebecca Streets are mostly brick veneer houses.

While some may consider the repetition of a limited number of housing designs as creating a poor residential environment, it can create a consistency of scale and a quietness of architectural character, qualities sought after in the garden city designs and also in Robin Boyd's work. The resources available to the public housing architects were, however, so much less and the demands for speed of housing production and low cost much greater. In the Doveton Estate, these qualities are apparent only in parts of the Estate.

The Doveton Estate is predominantly detached housing, with some duplexes and a major block of flats at Peace Court (c 1965). The housing designs vary, but generally adopt the conventional hipped-roof form seen in other Commission estates of concrete housing. Earlier examples include the first use of precast concrete in their Fishermen's Bend Estate where 60 houses were built starting in 1939, and a second series of metropolitan estates at Brunswick, Richmond, Preston and Northcote dating from 1940. While predominantly conventional bungalows, the Estate also contains some examples of 1960s contemporary architectural forms, similar to those espoused by Boyd and incorporated within the Fountain Gate Estate, but necessarily mass-produced for Doveton. A neighbourhood centre is created by the shops and community uses just off Paperbark Street, and many of the shops retain their original character.

Extent of area

Historically, the whole of the Doveton Estate is of importance. The precinct is defined as the earliest part (Section A) which provides the best evidence of all aspects of the significance of the Estate.

Section A is bounded on the north by Kidds Road, on the west by Power Road, on the east by Eumemmerring Creek and a north-south line one block east of Laburnum Grove, and on the south by Eumemmerring Creek.

Heritage characteristics

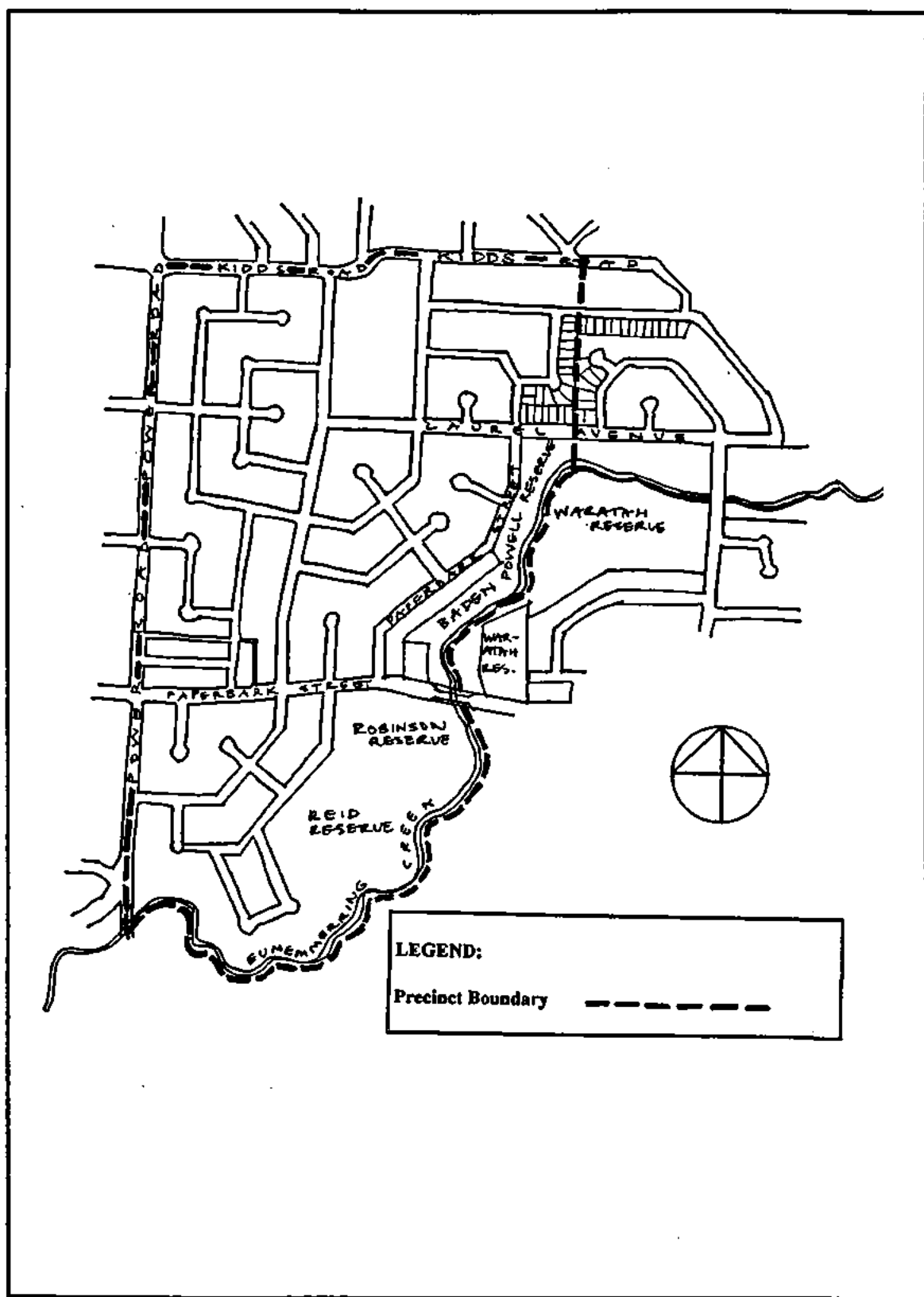
The key characteristics of the Doveton Estate precinct which contribute to its heritage significance are:

- Historical importance of the development of Doveton in relation to the industrial development of Dandenong and particularly of the GMH, Heinz and International Harvester factories.

124. Victorian Housing Commission, *Annual Report*, 1955/56, p. 20.

125. *Preliminary Subdivision Plan*, Doveton Neighbourhood No. 2, Section 'A', Housing Commission of Victoria *The Architects Panel*, 4 August 1954.

126. Information provided by Elspeth Longney.



Doveton Estate

- The overall subdivision form which creates attractive residential environments in some parts of the Estate, and the general intactness of much of the Estate.
- As a late example of the work of the Architects Panel, and a continuing expression of their commitment to good estate design combined with the necessity of the rapid production of housing stock.
- For its extensive use of prefabricated concrete housing which creates cohesive and attractive streetscapes in Section A of the Estate.
- As the only major example of large scale public housing development within the municipality, representing an important aspect of the post-war development of the then Shire of Berwick.

Significance

Doveton Estate (Section A) is of high local significance within the City of Berwick as the earliest part of the only example of a large public housing estate in the municipality. Historically, its development is associated with the post-war industrial development of GMH, Heinz and International Harvester and it represents an important phase in the development of the Shire into the present City of Berwick. The design of the Doveton Estate is one of many examples of the work of the Housing Commission and the Architects Panel, and on a state-wide scale is representative rather than an innovative, early or outstanding example.

Heritage objectives

Conserving the heritage significance of Doveton Estate precinct will require the development of guidelines and programs that address the following objectives:

Retain examples of the variety of original housing styles and development forms that characterise the Doveton Estate by:

- locating suitable individual examples and/or small clusters that remain within public ownership for conservation of their external form and appearance as a demonstration of the design and residential quality sought to be achieved by the Housing Commission;
- selecting a single example that remains highly intact internally and externally, and presenting it to the public; this may involve its use as a community building;
- encouraging private owners to enhance their houses and gardens in sympathy with the intended design character of the Estate; assist owners by providing design guidelines and practical information to improve the liveability of the concrete houses.

Enhance the streetscape qualities of the Doveton Estate by:

- developing a street tree planting program that reinforces the intended design character and respects well-established street plantings, filling gaps with the same species.

Narre Warren Town Centre & Railway Station

Webb Street Narre Warren

Introduction

The Narre Warren township has been changed dramatically in recent years by the widening of Princes Highway and the recent shopping developments on the site of the late nineteenth century town centre.

The town developed in an unplanned manner, as a cluster of buildings, directly associated with the transport of produce from the surrounding area by railway. Gradually these early buildings have been replaced with consolidated commercial development, having the effect of drawing the focus away from the traditional corner buildings. However, a few features of the old townscape remain as evidence of the early history of the area.

The opening of the Narre Warren Railway Station in c1882¹²⁷ resulted in the formation of a small new township centre along Webb Street and at the intersection of Webb Street and the Princes Highway. The new township took over the name Narre Warren, the earlier township to the north becoming Narre Warren North.¹²⁸ From the 1880s Narre Warren township became an important service centre for the affluent orchard and dairying families who settled in the district.

Prior to that date the intersection of the Highway and Webb Street was important as the site of the Mornington Hotel, run from about 1855 by James Gardiner. It was still there in late 1870s when Sidney John Webb came to Narre Warren but has since gone. Webb played a major role in the creation of Webb Street and the development of Narre Warren and its early township centre.¹²⁹

Extent of precinct

The history of development of Narre Warren has resulted in the establishment of two areas which today have distinctive heritage characteristics. These two areas, the Narre Warren Railway Station and the Narre Warren Town Centre, are separated by a dense commercial shopping strip.

Narre Warren Town Centre

History

The early post-1880 township on the corner of the Highway and Webb Street served an affluent orchard and dairying district. The 1924 Narre Warren Cool Stores near the station have gone¹³⁰ but some of the earlier commercial buildings at the intersection, or parts of them, have survived. In its hey day, this historic corner boasted a baker and butcher's shop, a blacksmith's shop, a small 1880s primary school and an 1890s Mechanics' Institute. What remains is a reminder of Narre Warren's rural past when local families like the Webbs, Baileys, Kents, Sweeneys and Nobelius came to the corner to do their shopping.¹³¹

The former bakery exists today as part of This and That Cottage and is a single storey brick building. The associated residence shown in early photographs has gone.¹³² Bread was baked here by Woodley whose son, Albert, became a well-known music hall comedian. Later bakers were G. R. Bailey, member of an important local farming family, and H. Murdoch. It is said that Murdoch not only delivered bread by horse and cart throughout the district but as far as Lysterfield, Ferntree Gully and Belgrave Heights.¹³³

127. Information supplied by Dr. D. Stephan.

128. *Early Days of Berwick*, p.92; *In the Wake of the Pack Tracks*, p.123.

129. *In the Wake of the Pack Tracks*, p.121; *Early Days of Berwick*, p.92.

130. Anne Lyon, 'The Narre Warren Railway Station'.

131. *Berwick City News*, 21 November, 1991.

132. *Berwick City News*, 21 November, 1991.

133. Anne Lyon, 'The Narre Warren Railway Station'.

The old butchers shop, once a landmark on the corner of Webb Street and the Princes Highway, has now gone. Miss Lucy Bailey (grand-daughter of S. J. Webb), who still lives in Narre Warren on her Araluen property, remembers the bakery and butcher's shop. An early photo shows five prominent local residents, Ralph Moran, Harold Keys, John Lloyd, Jack Nobelius and Pat Sweeney, in front of the old butcher's shop.¹³⁴

Another survivor is the former blacksmith's shop on the Highway. Now known as Mower World, it is a corrugated iron-clad shop. Its exact date of construction is unknown but it was there in the 1920s and provided an important service to the small agricultural community.¹³⁵

A 1960s former hay and corn store, a timber-framed building next to the bakery in Webb Street and now known as Narre Warren Produce, is a landmark at this intersection and still demonstrates the ways in which the old town centre served the local agricultural community.

Opposite the bakery stand two public buildings which made major contributions to community life. The oldest, the Mechanics' Institute, a weatherboard gable roofed hall, was originally known as the Narre Warren (Railway) Mechanics' Institute and Library. It was built in 1890-91 with additions in 1898-99 and 1903 and stands on land donated by Webb. Over the years it has been an important community meeting-place and is currently used by the Narre Warren Adult Literacy Group.¹³⁶

The adjacent Primary School also stands on land donated by Webb. An earlier school, opened on the site in 1889, was known as the Narre Warren Railway Station Primary School No.2924. It was a wooden building 24 feet by 18 feet with attached quarters of three rooms. In 1929 it was replaced by a new school building, the earlier structure being moved to Beaconsfield in 1933. The new school kept the old name until it was replaced by a later school in Cranbourne Road in 1974. The 1920s building is now used for student services.¹³⁷

As well as the group of remaining commercial and public buildings, the importance of this historic corner is enhanced by the row of oaks, planted as an avenue in 1890 by Sir Sidney John Webb, which indicate the approach to the former Narre Warren town centre. The trees were seedlings from the Nobelius Nursery at Emerald, well-known throughout the district.¹³⁸ The southern row of the oak avenue was lost in 1970 when the highway was duplicated,¹³⁹ but the trees that remain are a powerful reminder of an important early township centre and the part played in its development by the prominent local resident S. J. Webb.

Description

The town centre today is a busy retail centre with mostly new development on the south side of the highway. However, evidence of the historic precinct is found in the remaining oak avenue plantings and a small number of older buildings to the north of the intersection.

The row of oaks forms an impressive landmark along the entrance route to Narre Warren. Beginning at Magid Drive, some 800 metres west of Webb Street, these mature trees create a distinct sense of entry. The intersection is the focus addressed by the former blacksmith's shop (Mower World), and the Narre Warren Produce Store. The other buildings at the intersection do not contribute to the heritage character of the precinct.

134. *Berwick City News*, 21 November, 1991.

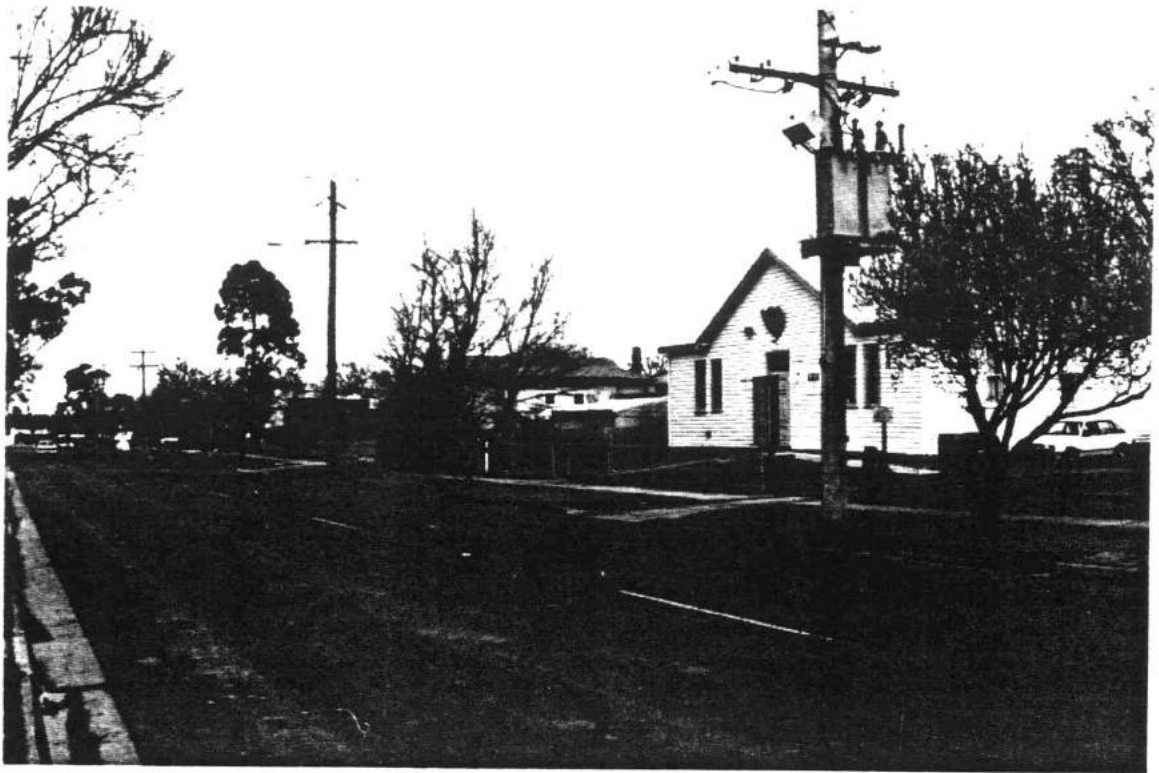
135. Anne Lyon, 'The Narre Warren Railway Station'; *Berwick City News*, 21 November, 1991, (illustration shows the Narre Warren intersection in 1910 with a view of Rolstone's blacksmith's shop).

136. Narre Warren (Railway) Mechanics' Institute Minute books; *Early Days of Berwick*, p.92.

137. *Vision and Realisation*, p.1252; Rebecca Carland 'The Terrible Twenties. Narre Warren in the 1920s'.

138. *Early Days of Berwick*, pp.91-92.

139. Information supplied by Max Thomson.



Former Mechanics' Institute and streetscape, Webb Street, Narre Warren Town Centre Area



View of oak plantings from Brechin Drive looking east along Princes Highway, Narre Warren

Immediately adjacent to Narre Warren Produce Store, the former bakery building faces Webb Street, contributing to the corner landmark buildings. On the opposite side of Webb Street, a little further north, are the early town's institutional buildings. The former Mechanics' Institute is a landmark in the street, with significant oak plantings to the rear of the property. The Primary School next door no longer contains its original building, however, the successive building, built in the 1920s, remains reasonably intact.

Extent of area

The extent of the Narre Warren Town Centre Area is defined on the map below.

Heritage characteristics

The key characteristics of the Narre Warren Town Centre Area, which contribute to the heritage significance of the whole precinct are:

- The oak plantings along the northern side of Princes Highway contribute to the sense of entry into the historic part of the old town's commercial core, which once contained buildings associated with storage, wholesale and retail of fruit and dairy produce from the area.
- The dominant form of the three corner buildings at the north-east side of the Webb Street-Princes Highway intersection have landmark significance and identify the old part of the town. Although these buildings date from this century, they are built on the site of earlier commercial premises and address the street in a traditional manner.
- On the western side of Webb Street, north of the intersection, two important buildings remain intact and maintain continued use as community buildings, namely the former Mechanics' Institute and the 1920s Narre Warren Primary School building.

Narre Warren Railway Station

History

In 1874 a Railway Construction Bill was passed to allow the building of a railway into Gippsland. Sidney J. Webb, who came to live in Narre Warren during that decade, played a major role in the local agitation for the construction of the Narre Warren Railway Station on its present site. He was also instrumental in the purchase of the land needed to create Webb Street which linked the station to the Highway.¹⁴⁰ Township buildings were subsequently built along Webb Street near the station and an early commercial centre (part of which remains) was established at the intersection of Webb Street and the Highway.¹⁴¹

The Narre Warren Railway Station was mainly used at first to transport milk and fruit from the dairy farms and orchards of the Narre Warren district. In those early years Narre Warren was one of the main suppliers of fruit and milk to Melbourne. It also supplied flour to families within the Berwick district.¹⁴²

The area along Webb Street near the railway station was once an important precinct with cool stores and sheds, a general store and post office.

However, all these buildings have gone, including the large 1924 Narre Warren Cool Store and associated sheds.¹⁴³

140. Anne Lyon, *'The Narre Warren Railway Station'*; *Early Days of Berwick*, p.92.

141. Anne Lyon, *'The Narre Warren Railway Station'*, (ref map of Narre Warren during the 1920s).

142. Anne Lyon, *'The Narre Warren Railway Station'*.

143. Anne Lyon, *'The Narre Warren Railway Station'*.



North-east corner of Webb Street & Princes Hwy intersection, Narre Warren Town Centre Area



View of signal box and former railway house, Narre Warren Station Area

Description

All that remains today in this historically important precinct is the railway station, a timber structure with corrugated iron roof, its signal box and a gable-roofed store. Nearby at 1 and 3 Shrives Road, two modest timber houses remain. These houses are examples of the simple weatherboard homes once typical of the area around the railway, and may have been built as railway houses.

The Webb Street landscape near the station is open in character. Views north towards the intersection, are cluttered with the advertising of the adjacent shopping centre. There are only sparse tree plantings in the vicinity, making no contribution to the heritage character of the area.

Extent of area

The extent of the Narre Warren Railway Station Area is defined on the map below.

Heritage characteristics

The key characteristics of the Narre Warren Railway Station Area which contribute to the heritage significance of the whole precinct are:

- The view of the Railway Station buildings from Webb Street.
- The visual relationship which links the station and house at 1 and 3 Webb Street, all built at approximately the same time, and now being the oldest buildings in this Area.

Significance

Narre Warren precinct, containing the Town Centre and Railway Station Areas, is of high local significance for the evidence it provides of a pattern of development which occurred with the advent of the railway in the region.

It provides historical evidence of the unplanned development of commercial land uses at the intersection of the road to the original township of Narre Warren and the main route from Melbourne (Princes Highway). The importance of the railway station to the emerging township is demonstrated by the proximity of the small number of historically significant buildings to the station.

Heritage objectives

Conserving the heritage significance of the Narre Warren precinct will require the development of policies and guidelines that address the following objectives for both areas within the precinct.

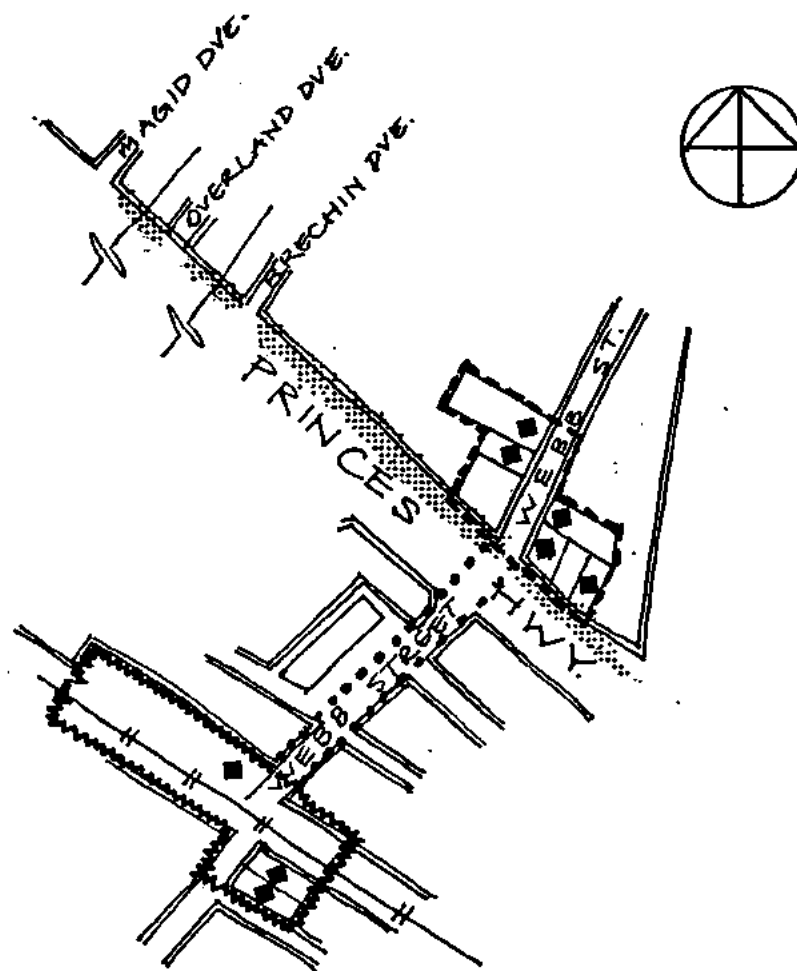
Narre Warren Town Centre

Retain the row of oaks, other oaks and mature trees within the precinct by:

- requiring planning approval for the removal, lopping or works within 3 metres of these trees; and
- maintaining the trees in good condition.

Retain the landmark buildings at the north-east corner of the Webb Street/Princes Highway intersection by:

- protecting the former bakery and former blacksmith's shop (Mower World) and requiring planning approval for demolition, removal and alterations affecting their external appearance;
- ensuring that in the future redevelopment of the corner site, building forms characteristic of this corner are adopted;
- continuing the historical use of the corner buildings for commercial retail purposes; and
- preserving views to the buildings from the road.



LEGEND:

Significant and Contributory Places



Significant and Contributory Plantings



Precinct Boundaries:

Narre Warren Town Centre Area



Narre Warren Station Area



Narre Warren Town Centre and Railway Station

Retain the significant community buildings on Webb Street by:

- protecting the Mechanics' Institute and former primary school and requiring planning approval for demolition, removal and alterations affecting their external appearance;
- preventing unsympathetic building development in front of or adjacent to significant buildings; and
- preserving views to those buildings in any Council works on the adjacent roadside or public land.

Narre Warren Railway Station

Retain the streetscape character by:

- protecting the railway station and house at 1 Webb Street and requiring planning approval for demolition, removal and alterations affecting their external appearance; and
- preserving open views of the railway station buildings from Webb Street in any works, developments and plantings on the roadside.

Significant places in Narre Warren Town Centre & Railway Station

The following places contribute to the significance of the Narre Warren Town Centre & Railway Station precincts:

▫ Oak Trees (Row)	Princes Highway	Regional
▫ Mower World	422 Princes Highway	Local
▫ Railway Station	Shrives Road	Local
▫ House	1 Shrives Road	Local
▫ House	3 Shrives Road	Contributory
▫ Fmr Bakery	44 Webb Street	Local
▫ Narre Warren Produce Store	Webb Street	Contributory
▫ Fmr Primary School	53 Webb Street	High local
▫ Mechanics' Institute	59 Webb Street	High local

More information on places of regional and high local significance can be found in the section on *Buildings*.

Towns & estates: other significant examples

The study has identified the major towns and estates which have heritage qualities. In future some other places may become of interest. These include:

- **Princes Domain Estate**

Princes Domain Road, Narre Warren

The first estate developed by Isador Magid within the municipality. Unlike Fountain Gate, Princes Domain was based on traditional subdivision design. Of possible historical interest.

- **Endeavour Hills Estate**

50 Monkhouse Drive, Endeavour Hills

A major subdivision by Lewis Land Corp, Finance Corp of Australia Ltd and Cambridge Credit, designed in the 1960s and developed since the 1970s. At the time it was the largest residential subdivision underway in Melbourne.¹⁴⁴ The land sales office (now a doctor's surgery) remains, next to the symbol of the estate - a statue of Captain James Cook designed by Marc Clark (Victorian College of the Arts) - at 50 Monkhouse Drive.¹⁴⁵ Stage 1 of the estate was at the north-western end.¹⁴⁶ The building identified as the former land sales office and statue are within Stage 2 of the Estate, the boundary between Stages 1 and 2 being the north-south linear park between Heatherton Road and Charles Green Reserve.

The design of the estate, based on cul-de-sacs, with interconnecting walkways between the 'heads' of courts reflects the Radburn estate planning principles seen in a fully developed form in the earlier Fountain Gate estate.

The estate is worthy of further research and metropolitan-wide assessment of similar estates to determine its relative significance.

144. Journal 15.8.1972; *Endeavour Hills: a completely new prestige community*, undated promotional broadsheet.

145. Information from Dr. R. Johnston via Elspeth Longney.

146. *Endeavour Hills: a completely new prestige community*, undated promotional broadsheet.

Trees & gardens

Introduction

The City of Berwick has a rich heritage of trees, hedgerows, windbreaks and gardens both in the towns and the rural areas. Major avenues and tree plantings mark the entries to Berwick, Narre Warren and Narre Warren North. On the western side of Berwick the entry is marked by pines and cypresses cascading down the northern hill slopes. Within Berwick township, mature tree plantings on the wide road reserves reflect an unresearched but valuable nineteenth century endeavour to create a special township character.

In the rural areas, remnants of hawthorn hedges mark property boundaries. Many hedges remain along roadways, creating a seasonal pattern of blossoms, greenery, berries and autumn colour. On the other hand, the hawthorn berries spread by birds can lead to weed invasions in bushland.

Farm windbreaks appear to have been predominantly cypress or pine, much the same as was used elsewhere in Victoria. A few remain in the urban areas, protected as part of the subdivision plan. Some of these trees mark farm homesteads, others the site of outbuildings. In those areas still rural, many windbreaks remain, and a continuing tradition of replacement with conifers will maintain this special rural character.

Gardens contribute to the significance of many historic properties. Some are old, others more recent. But all reflect skilled design and reflect the current care lavished on them by owners.

Some individual trees are remarkable for their form, size, historical associations or landmark qualities. A number have been identified in this study.

Memorial avenues

Memorial avenues commemorate those who served during the First and Second World Wars in several townships with the municipality. These avenues are important historical memorials as well also creating fine town entrances. Of the examples that remain, two have been singled out as of particular importance in this study - the Honour Avenue of poplars in High Street, Berwick and the Honour Avenue of oaks in Narre Warren North. Two other Honour Avenues are within precincts recognised in this study - the Honour Avenue of oaks and eucalypts on Harkaway Road, north of King Road (Harkaway Township precinct), and the Honour Avenue of oaks on Church Street, Berwick which

commemorates students of the Berwick Boys Grammar who died during the First World War (Berwick Township precinct).¹

Major plantings

Of the many major plantings throughout the municipality, some examples stand out. One is the row of oaks on the Princes Highway at Narre Warren, half of an avenue planted in 1890 by Sidney John Webb, an important local identity.²

Informal plantings are also important within the municipality. For example the pines and cypresses that mark Wilson Hill at the western entry to Berwick are an important landscape element. Throughout Berwick township, many of the streets are graced with similarly informal yet dramatic planting patterns. These plantings form an important element within the Berwick Township precinct.

Historical plantings marking former farm sites

Throughout the rural landscape are many trees that indicate former farm sites. These include old fruit tree plantings, remnants of hawthorn hedging and windbreaks. The story behind many such features remains as yet undiscovered. However, several sites associated with the German Lutheran settlers have been positively identified, and the sites and the plantings that remain are described in the section on *Historical landscapes*. Other examples include the Mansfield house plantings, a row of conifers on south side Princes Highway, western entry to Berwick; the tree plantings which mark the former extent of the driveway into Roads End, but are now part of Beaumont Road; tree plantings at the eastern end of King Road (including a large oak) appear to mark a former road alignment.

Hawthorn hedges

Hawthorn hedges were a feature of the area, especially around Harkaway and Narre Warren North. Outstanding sections of hawthorn hedge remain along parts of the following roads: Pound Road, Narre Warren-Cranbourne Road, Narre Warren North Road, a'Beckett Road, Hessel Road, Harkaway Road, Old Coach Road, King Road, Robinson Road. A list of the major roadside plantings of hawthorn hedges that remain can be founded under *Trees & gardens: other significant examples* at the end of the present section.

There are also examples known to remain within private property, and many more probably remain unrecorded. For example, Willurah Park, on Harkaway Road north of Rowallan Road, has retained hedges along the road boundary and dividing paddocks; some are cut as formal hedges. These are an important element of this significant place.

Gardens

Gardens are recognised as an important part of the significance of the following individual properties. For information on these places see the section indicated:

Buildings section

- *St Margaret's School*, Gloucester Avenue, Berwick: elements of the gardens associated with the earlier houses remain, especially that of Gloucester House and Kippenross.
- *House*, 9 Langmore Lane, Berwick: highly regarded example of cottage gardening.
- *Doctor's surgery and residence*, 26-30 Langmore Lane, Berwick: garden design and planting.

1. *Early Days of Berwick*, pp.45, 46.

2. *Early Days of Berwick*, p. 91.

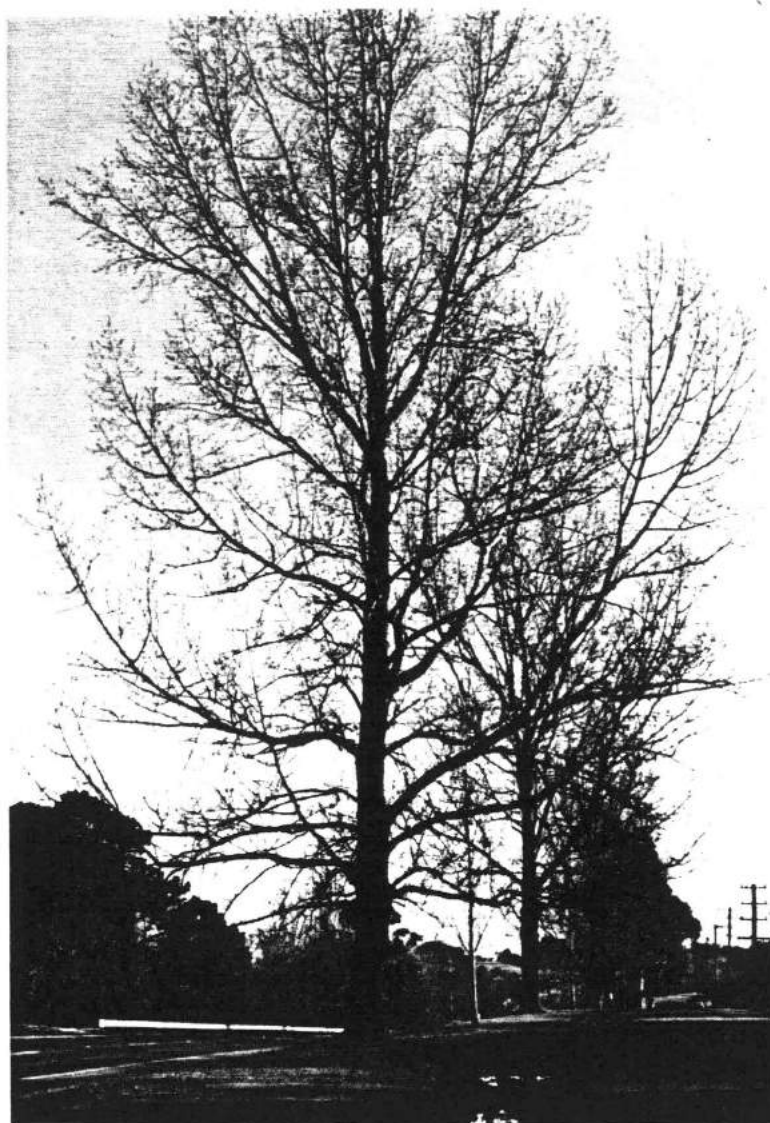
- *Kingussie*, 42 Langmore Lane, Berwick: established exotic garden with important relationship to similar plantings in neighbouring front gardens.
- *Sunways*, Lyall Road, Berwick: gardens established in late 1940s and provides excellent example of period.
- *Clover Cottage*, 54 Manuka Road, Berwick: camellia garden established by Tuckfields, contains fine specimen trees dating from earlier owners. Garden redesigned by John Stephens in early 1960s. Current owner has added a number of elements including fine Victorian fountains.
- *Dhuringa*, 59 Peel Street Berwick: lush garden setting.
- *Kilkirean*, 692 Princes Highway, Berwick: retains sweeping drive and substantial trees.
- *Kensworth Cottage*, 10 Scotsgate Way, Berwick: garden setting with substantial trees, hawthorn hedge.

Farms & rural properties section

- *Essex Park*, 13 Aquila Crescent, Endeavour Hills: some garden structures and overall design remains.
- *Burnbank*, 64-72 Beaumont Road, Berwick: a large hedge encloses garden retaining Victorian elements.
- *Roads End*, Beaumont Road, Berwick: exceptional garden.
- *Brentwood*, 121 Clyde Road, Berwick: major tree plantings.
- *House*, 37 Doveton Road, Doveton: trees and garden elements.
- *Willurah Park*, 306 Harkaway Road, Harkaway: hedgings, entry drives, trees.
- *Piney Ridge*, 82 Heatherton Road, Endeavour Hills: formal garden dating from 1940s.
- *Edrington*, 132 High Street, Berwick: garden contemporary with house.
- *Wickham*, 37-39 King Road, Harkaway: trees and garden form.
- *Araluen*, 301 Narre Warren North Road, Narre Warren North: garden extended in 1924/26, and many plantings remain, although the garden has been simplified.
- *House*, 357 Narre Warren North Road, Narre Warren North: remnants of typical 1920s/30s garden.
- *Glen Cairn*, 21-27 Robinson Road, Narre Warren North: remnants of garden design.
- *Hillsley*, 84 Robinson Road, Narre Warren North: fine Victorian garden elements remain.
- *Rowallan*, Rowallan Road, Harkaway: lush cottage garden.

Poplar Avenue of Honour

High Street, Berwick



History & description

At the end of the First World War an avenue of 123 trees was planted to honour residents of Berwick and Beaconsfield who had served in that war.³

This avenue is on the Register of Significant Trees of Victoria as an important memorial avenue. The trees originally planted were Hybrid Black Poplar (*Populus x canadensis* 'Robusta'), a large group of hybrids between the American *Populus deltoides* (Cottonwood or Necklace Poplar) and forms of the European *Populus nigra*. They are collectively known as Hybrid Black Poplar. Recent replacements have been *Populus deltoides* hybrids of unknown provenance in order to achieve better rust resistance. (One parent of *P. x canadensis* is *P. deltoides*.)

3. National Trust of Australia (Vic), File, Significant Trees, Berwick.

Today the avenue creates a spectacular entry to Berwick from the vicinity of Cardinia Creek, rising over the hill near Edrington and descending towards Berwick High Street. Wide grassy verges accompany the linear plantings, with the residential development to the north, visually separated from the main streetscape by a landscaped service road. There has been disturbance on the south side of High Street by recent roadworks.

Significance

The Poplar Avenue of Honour in High Street Berwick has high local significance as a First World War memorial, and is listed on the Victorian Register of Significant Trees. It has regional significance on aesthetic grounds as a fine poplar avenue.

Conservation guidelines

Much disturbance to the Avenue, particularly on the south side, has come from road works. There are many young replacements but the trees are fast-growing and a uniform avenue should result. It is recommended that the poplar avenue be maintained and any removal or replacement of trees should be carried out only after detailed analysis by a tree surgeon and after community consultation.

Narre Warren North Honour Avenue

Memorial Drive Narre Warren North



History & description

This avenue of oaks along Memorial Drive and a single row along Main Street, with a stone memorial nearby, commemorate the district men who served in the 1914-18 War and the three who 'paid the supreme sacrifice'. The names inscribed on the monument are Herbert Battersby, M. Collis and R. Moors.⁴ The first was a member of a well-known local family. The Battersbys were early settlers at Narre Warren North. George Battersby settled at the north end of Hallam Road in 1862. His son, John, who lived on part of the holding, had ten children, two of whom continued to live in the area.⁵

The plaques associated with the tree plantings have long since gone.⁶ The Honour Avenue at Narre Warren North is one of a number of similar memorial avenues within the district and, indeed, throughout Victorian country towns.

The Avenue begins at the bend in Memorial Drive and extends northward. It crosses Robinson Road and meets the diagonal Main Street, continuing on the south side of this road for about 30 metres. The effect of a canopied entrance to Narre Warren North township is of aesthetic and landmark importance, defining the road which is otherwise ill-defined by property boundaries or verges.

An Honour Board in the local hall also commemorates the war service of district men and women during the Boer War, 1914-18 War, the Second World War and the Vietnam War.⁷

4. Max Thomson, *Little Hills*, p.48.

5. Max Thomson, *Little Hills*, p.7.

6. Information supplied by Max Thomson.

7. Max Thomson, *Little Hills*, p.48.

Significance

The Honour Avenue and associated monument have high local significance as a memorial to the men from the Narre Warren area who served as soldiers, and the three who gave their lives during the 1914-18 War. It is typical of the many memorial avenues and monuments erected in Berwick and throughout Victoria after the First World War. The Avenue has landscape and aesthetic significance, creating a spectacular canopied entrance to the centre of the Narre Warren North township.

Conservation guidelines

The east side of this Avenue is in fair condition. Much of the west side is in poor condition. Removing but not replacing moribund trees in this avenue is recommended, but only after community consultation and detailed analysis by a tree surgeon. It will be difficult to establish new trees and the character of the avenue will be spoilt. The trees will outlive the comrades of those who died, but the trees also have a limited life. Inevitably they will die and leave gaps. A decision will then have to be made as to the viability of planting new young trees in the gaps. While the best option in terms of retaining an avenue, such trees may be out-competed by their older neighbours and fail to thrive. This will need detailed assessment when the time comes. The remaining trees should continue to be maintained. Thought should be given to some continuing memorial, in addition to the memorial at the southern end, which will outlive the 150 years of an oak.

Black Bean tree

Paternoster Lane Berwick



Description

The Black Bean tree (*Castonaspermum australe*) is a species of subtropical Australian plant, and is not commonly cultivated in Victoria. This specimen is relative large for Victoria. It is classified by the National Trust as of state significance.

The Paternoster Lane site is a garden now used as a car park. The condition is reasonably good but the use of the area as a car park may be inappropriate for the long-term protection of the tree.

Significance

Of state significance as a large example of a tree not commonly cultivated in Victoria.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority:

- Require planning approval for the removal, lopping or works within 5 metres of this tree;
- Ensure the tree is protected in any adjoining developments or works, including any works or uses associated with the surrounding car park use; and
- Ensure an appropriate management and maintenance program is undertaken.

Oak Trees

Princes Highway Narre Warren



History & description

This row of hybrid oaks (closer to *Quercus robur*, Common or English Oak than *Quercus canariensis*, Algerian Oak) has been a local landmark since 1890 when they were planted by the prominent Narre Warren resident, Sidney J. Webb. The trees were young seedlings from the famous Nobelius Nursery at Emerald.⁸

Webb, who arrived in colonial Victoria in 1854, was employed on *The Age*, *Leader* and *Australian News*. After 18 years service, he took over the Hotham and West Melbourne Newsagency. Webb was founder of the Victorian Authorised Newsagent's Association and its first treasurer. On his retirement from business he purchased Holly Green at Narre Warren in 1880, later known as Brechin, and now demolished. Webb's farming activities included the introduction of the double-furrowed plough into the district and the first reaper and binder. He was active in district concerns, playing a major role in obtaining the Narre Warren railway station and donating land for the local school and Mechanics' Institute.⁹

Three of his sons, Henry, Robert and Percy became famous. Robert's apple orchard at Narre Warren was considered 'the best in the State'.¹⁰ Sidney Jnr., became President of the Authorised Newsagent's Association founded by his father. Two of his daughters married members of the well-known local Bailey and Kent families.¹¹

In February 1955 a tablet was unveiled to S. J. Webb's memory at the intersection of Narre Warren North Road and Princes Highway. It read:

8. *Early Days of Berwick*, p.91.

9. *Early Days of Berwick*, p.92.

10. *Early Days of Berwick*, p.92.

11. *Early Days of Berwick*, p.92.

Honouring
Sidney John Webb
who planted this row of
Oak Trees in the year 1890.¹²

The memorial was designed by a Mr Smith, who also designed the well-known memorial 'The Man with the Donkey' near Melbourne's Shrine of Remembrance.¹³

The southern row of the oak avenue was lost when the highway was duplicated.¹⁴

The row of oaks, listed on the National Trust Register of Significant Trees, extends along the north side of the Princes Highway from Magid Drive to the east of Webb Street. Despite the removal of the parallel row on the south side of the highway, the oaks today are an impressive feature of the landscape. Individual trees appear to be in uniformly good condition, with wide, evenly distributed canopies. The simple granite plinth memorial (quoted above) is located at the north-west corner of the Webb Street and Princes Highway junction.

Significance

This 1890 row of oaks is of regional significance as a district landmark for over a century, contributing to the character of this corner, and for its historical associations with the man who planted the trees, Sidney J. Webb, well-known Narre Warren farmer, prominent resident and community benefactor.

Conservation guidelines

Individual trees in this row of oaks are in good condition and are protected from traffic damage. Removing but not replacing moribund trees in this avenue is recommended, but only after community consultation and detailed analysis by a tree surgeon. It will be difficult to establish new trees and the character of the avenue will be spoilt. The trees have a limited life. Inevitably they will die and leave gaps. A decision will then have to be made as to the viability of planting new young trees in the gaps. While the best option may appear to be replace losses with new oaks, these young trees may be out-competed by their older neighbours and fail to thrive. This will need detailed assessment when the time comes. The remaining trees should continue to be maintained.

12. *Early Days of Berwick*, p.91.

13. *Early Days of Berwick*, p.92.

14. *Berwick City News*, 21 Nov., 1991.

Rusty Gum Myrtles

Reserve Street Berwick



Description

Reserve Street contains several good specimens of *Angophora costata* (Rusty Gum Myrtle), one of which - near Gloucester Avenue - has been classified by the National Trust as being of state significance. A similar specimen near Clyde Road is also of good form and size, and both contribute to the landscape of this locality. Both trees are in good condition.

Significance

The specimen near Gloucester Road is of state significance for aesthetic and scientific reasons, that is for its large size and good form, and as a good example of the species. The other example in Reserve Street is of regional significance for its size, form and contribution to the landscape.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority:

- Require planning approval for the removal, lopping or works within 3 metres of these trees;
- Ensure the trees are protected in any adjoining developments or works, including road works; and
- Maintain the trees in good condition.

Trees & gardens: other significant examples

Many other trees, plantings and garden elements remain within the City of Berwick. In addition to those of national, state, regional and high local significance which have been researched and documented in this study, the following places also comprise an important part of the City's heritage.

Based on field inspection and available information, these places are ranked as of probable *local* significance, that is an important part of the heritage of a locality within the City, of historical interest (although not intact), or as requiring further research to fully determine their importance.

Memorial Avenues

- **Memorial Avenue of Honour**

Church Street, Berwick

An avenue planted to commemorate students of Berwick Boys Grammar who died during the First World War.¹⁵ The school operated in the building opposite, now known as Mary Blackwood House (see *Buildings* section) between 1882 and 1918. Of local significance.

- **Avenue of Honour**

Harkaway Road, Harkaway

An avenue of eucalypts and oaks was planted along Harkaway Road to the north of King Road to commemorate the Harkaway men and women who served in the 1914-1918 War. A memorial stone was unveiled on Anzac Day in 1959. Jessie Traill, local identity, renowned artist and Army nurse, organised the monument. Of contributory significance within Harkaway Township precinct.¹⁶

Parks & gardens

- **Brechin site (former Holly Green)**

Princes Highway, Narre Warren

This site is associated with Sydney J. Webb, an important early Narre Warren identity. Webb became the owner in 1880 of the historic Holly Green property, later known as Brechin. After arriving in Victoria in 1854, Webb worked on the *Age* and *Leader* newspapers for some years and later founded the Victorian Authorised Newsagents Association. When he retired, Webb purchased Holly Green at Narre Warren from a Mr Walton. Webb became a successful local farmer, introducing new district farming methods such as the use of the double furrowed plough and the reaper and binder. Prominent in community affairs, Webb was associated with the opening of the Narre Warren Railway Station, and the local State School and Mechanics' Institute.¹⁷

The older trees probably date from the late nineteenth century. The original house was built in 1855 but no longer remains. The very large *Quercus canariensis* (Algerian Oak) near the entrance has a trunk much larger in girth than any others in Berwick. It is unlikely the hilltop site was specially favourable for growth and this tree could date back to the 1860s. However, there is no way of establishing this without historical photographs.

The following trees within the garden are of *local significance* for aesthetic reasons (contribution to the landscape):

Araucaria bidwillii (Bunya Bunya Pine): two specimens one just outside the garden and the larger of the two inside the garden are visible on the skyline from the Freeway. Condition fair.

15. *Early Days of Berwick*, pp.45, 46.

16. Max Thomson, *Little Hills*, pp.52-55.

17. *Early Days of Berwick*, p.93; Max Thomson, *Little Hills*, p.12.

Quercus canariensis (Algerian Oak): a massive tree in quite good condition.

Lagunaria patersonia (Norfolk Island Hibiscus or Pyramid Tree): a large specimen of this coastal species. Condition quite good.

Other trees on the site which are worthy of note, and which should be retained if possible, are a large healthy specimen of *Quercus aff. coccinea* (Scarlet Oak), a pair of *Cupressus torulosa* (Himalayan or Bhutan Cypress) and the short and uneven avenue of *Quercus palustris* (Pin Oak). If the garden was to be retained these trees would rate local significance. Whether they rate that status as individual trees within a new development is debatable. However, the short avenue of oaks could be protected for its historical association with the garden. A poor specimen of *Paulownia tomentosa* (Royal Paulownia) is interesting but is past saving. There are several other oaks of good size and shape.

Brechin garden is of local significance for its historical associations and the quality of the remaining plantings.

▫ **Buchanan Park**

Clyde Road, Berwick

The Berwick and District Tree Society were involved in planting this park. If details of the plantings can be researched, some of these trees may have historic significance because of this association.¹⁸ The park contains a broad marginal band of predominantly native trees, some specimen trees planted in the last thirty years and some older oaks and ashes. The oaks (*Quercus robur*, English Oak), both the specimens in the grass and the row along one edge of the park, are good specimens and are of local interest, but do not merit individual heritage significance.

▫ **Boulevard Reserve**

High Street, Berwick

This reserve contains what appears to be a haphazard planting of trees of various ages. The area west of the public conveniences contains a mixture of species characteristic of older plantings. The following trees are of local significance on aesthetic grounds for their contribution to the landscape:

Araucaria bidwillii (Bunya Bunya Pine)

Schinus molle (Peppercorn Tree)

Cupressus lusitanica (Mexican Cypress)

Populus x canadensis (Hybrid Black Poplar): large tree at western apex of Reserve near Lyall Road.

All are in good condition and probably c75 years old. The eastern part of the Reserve has several large oaks and poplars and good specimens of *Angophora costata* (Rusty Gum Myrtle) and *Eucalyptus sideroxylon* (Red Iron Bark). These should be retained as contributions to a historic reserve but are not regarded of individual heritage significance. The *Cedrus deodar* (Deodar Cedar) commemorates the work of Frederick Tuckfield, founder of the Berwick and District Tree Society, and is of historical interest.

The Boulevard Reserve is an important element of local significance within the Berwick Township precinct (see *Towns & estates* section).

18. Records of the Society are held in the Berwick Local History Archive, Narre Warren Library.

Street plantings

The following street plantings are within the Berwick Township precinct (see *Towns & estates* section) and make an important contribution to the significance of this precinct.

▫ Langmore Lane

Berwick

The street planting is of mixed species and of mixed age. *Quercus robur* (English Oak) predominates. This is typical of many of the older streets of Berwick. The landscape effect is attractive. The general style of planting can be easily maintained by removing senescent trees and planting young trees without creating a major visual impact. Since there is no formal avenue the style can be maintained indefinitely.

No 46 has a large *Quercus canariensis*, *Ulmus x hollandica* (Dutch Elm) and *Eucalyptus globulus* (Tasmanian Blue Gum) as well as large and moribund conifers. The *Quercus canariensis* (Algerian Oak) could be of local significance for its contribution to a historic garden and its contribution to the street landscape.

No 42 has a pair of large *Lophostemon confertus* (Brush Box) at the gate. They contribute to the treescape but are not of local significance. No. 42 also possesses a large specimen of *Cupressus macrocarpa* which is of aesthetic significance for its size and contribution to the landscape. It may have historic significance. It was not inspected except from the road. A very large *Pinus radiata* (Radiata Pine) is in too poor a condition to render significant.

At no. 34-36 a row of four *Quercus robur* (English Oak), presumably once planted along the edge of a larger property, are of aesthetic significance for their contribution to the streetscape and their size and age. They possibly have historic significance, dependent on what can be discovered of their planting.

▫ Gloucester Avenue: street & garden plantings

Berwick

Like Langmore Lane, the street planting appears haphazard but the character is worth retaining. The individual trees are not worthy of classification. The style of planting and landscape effect make streets like this significant reminders of Berwick's past interest in tree planting, much of it carried out by enthusiastic residents. There is a need to classify such streets as locally significant for this reason but this should not mean protection for all the trees. The landscape effect would involve continued replacements to maintain the eclectic mix of native and exotic species. This would be the best way to retain the influence of the individuals who contributed to the style. Certain specified streets in Berwick have aesthetic and historic significance because of their eclectic planting style and the effect of the large trees and the great mixture of ages. The eclectic planting of old Berwick is reminiscent of streets in the Berkeley Hills (California) where street planting is the responsibility of householders.

▫ Peel Street: roadside and garden plantings

Between Lyall and Rutland Roads is a line of *Quercus canariensis* (Algerian Oak) of considerable size presumably planted soon after the street was laid out. These are of local significance as aesthetic contributions to the landscape and possibly of historic significance. The trees are in reasonable condition.

Of similar age are a group of trees in Peel Street and Rutland Road which form a continuous planting. They include two *Araucaria bidwillii* (Bunya Bunya Pine), *Araucaria excelsa* (Norfolk Island Pine), *Pinus canariensis* (Canary Island Pine), *Ficus macrophylla* (Moreton Bay Fig) and several *Quercus canariensis* (Algerian Oak). The two *A. bidwillii* and the *Ficus* are conspicuous landscape features which merit local significance on aesthetic grounds. Historic significance is justified by use of these species characteristic of large gardens in the late nineteenth century. If the planter could be established they would have more historic significance. They are unusual street plantings. Their condition is quite good considering their position.

Number 40 Peel Street is a vacant block fronted by a very old and overgrown hedge of *Cupressus macrocarpa*. The garden contains what appears to be a small avenue of *Cupressus sempervirens* which presumably lined a narrow path to the house, now gone. Unless some historic details of the garden can be traced, these trees are just well grown specimens of this cypress and have no heritage significance.

Individual trees

- **Red Cross Tree** (*Liquidambar styraciflua*, Liquidambar or American Sweet Gum)

Boulevard Reserve, High Street, Berwick

This tree planted in August 1959 to mark the centenary of the Red Cross is of historical interest for its associations and commemorative purpose. The Berwick Red Cross was formed in the early period of the First World War. The tree planting ceremony was presided over by the President, Mrs K. Dawson, and supported by Immediate Past President Mrs J. Pearson and Mrs. S. A Greaves, daughter of a foundation member. The tree was planted by Mrs Beaumont.¹⁹ Of contributory significance to the Boulevard Reserve and Berwick Township precinct.

Liquidambar styraciflua grows into a very large tree - much too large for the situation of the Red Cross Tree, which will either become stunted or cause damage to the nearby retaining wall. It is in fair condition but not large for its 24 years growth. It should be moved to a more suitable site in the Reserve.

- **Coronation Tree** (Lilly Pilly)

Gibb Street and Gloucester Avenue (corner), Berwick

The Coronation Tree was planted on 2nd June 1953 to mark the coronation of Queen Elizabeth II.

It was planted by Mrs L. D. Beaumont on the south-east corner of the Berwick Bush Nursing Hospital, an important local institution. Mrs Beaumont, wife of a prominent district farmer, was the daughter of the pioneer settler, James Buchanan.

- **Sugar Gum** (*Eucalyptus cladocalyx*)

Gloucester Avenue, (car park), Berwick

This is a massive tree in the Berwick Railway Station car park which is in fair condition. It is typical of the large wind-break species planted in rural Berwick. Without more historical detail it is not possible to give it historic significance. Its contribution to the landscape is dramatic and it could be regarded as of local significance if better documented examples cannot be found. The new car-park may adversely affect it.

- **River Red Gum** (*Eucalyptus camaldulensis*)

Gloucester Avenue, (St Margaret's School), Berwick

A very large *Eucalyptus camaldulensis* is of local significance on aesthetic grounds for its size and contribution to the landscape. It presumably predates the buildings. It appears to be in very good condition and should be inspected regularly.

- **Mexican Cypress** (*Cupressus lusitanica*)

High Street, Berwick

This tree in the Boulevard Reserve is possibly a hybrid with *Cupressus torulosa*. It is of local, aesthetic and historical significance for its contribution to the Reserve planting. Its age is probably about 75 years and its condition is good.

19. *Early Days of Berwick*, pp.51-52.

▫ **Deodar Cedar** (*Cedrus deodar*)

High Street, Berwick

This tree in the Boulevard Reserve was planted to commemorate the work of Frederick Tuckfield, once owner of Clover Cottage. The plaque reads: *This tree was planted by the citizens of Berwick in memory of Frederick Stevens Tuckfield who founded the Berwick and District Tree Society. September 30th 1964.* This tree is of local historical interest.

▫ **Rusty Fig** (*Ficus rubiginosa*)

In front of 126 High Street, Berwick

This is a fine specimen of a tree usually grown as the variegated cultivar. This tree is probably about 75 years old and is in good condition. It is of local significance for aesthetic reasons, and as a tree that is relatively rare in cultivation.

▫ **Macadamia** (*Macadamia integrifolia*)

Paternoster Lane, Berwick

In good condition in spite of the car parking, this specimen is growing very close to a young *Ginkgo biloba* (Maidenhair Tree) which should be moved. Rare in cultivation in the region, this tree is of local significance.

▫ **Smooth Arizona Cypress** (*Cupressus glabra*)

1-11 Peel Street, Berwick Primary School, Berwick

This tree is one of a line of trees along Lyall Road which includes the commemorative oak planted in 1910. The cypress is probably younger. It is of quite good form and in good condition. *Cupressus glabra* is commonly planted in Victoria. Of local significance as probably the only specimen in Berwick.

▫ **Commemorative Oak**

Berwick Primary School, 1-11 Peel Street, Berwick

Commemorative oak planted in 1910.

This Coronation tree celebrated the end of the reign of Edward VII and the succession of George V. This oak tree was rediscovered by Herb Thomas and a commemorative plaque unveiled on 14 December 1979.

▫ **Bhutan Cypresses** (*Cupressus torulosa*, pendulous form - ? 'Corneyana')

Dhuringa, 59 Peel Street

This very pendulous form of *Cupressus torulosa* is not infrequently found in Victoria. Its precise name is uncertain. The pair in this private garden were planted by the first owner Mrs Fanny Hume Hutchinson, probably c1925. She obtained the trees from the Royal Botanic Gardens.²⁰ The trees may be around 75 years old and are of local aesthetic significance for the form of the trees and contribution to the landscape. They are within the garden of a significant building (see *Buildings* section). The condition of both trees is good.

▫ **Bunya Bunya Pine** (*Araucaria bidwilli*)

Peel Street and Rutland Road (near corner), Berwick

Two large specimens which form a local landmark on this corner. Of local significance for their size, landmark location and as examples of this species, a characteristic nineteenth century species.

20. Information from Mrs M. Phillips.

▫ **English Oak (*Quercus robur*)**

19-21 Scanlan Street, Berwick

There are large specimens of *Quercus robur* on the border of the property and the nature strip. These trees as a group are of local significance on aesthetic and historic grounds for their contribution to the landscape.

Hawthorn hedges

▫ **a'Beckett Road hawthorn hedges**

a'Beckett Road, Narre Warren North

At Narre Warren North, on the north side of a'Beckett Road and the east side of Belgrave-Hallam Road north of the township. Forms part of the Narre Warren North precinct (see *Towns & estates*).

▫ **Harkaway Road hawthorn hedges**

Harkaway Road, Berwick

From Old Coach Road northwards, long stretches of hedge remain on both sides of the road almost to King Road. This route dates from the early 1890s. Of local significance.

▫ **Hessell Road hawthorn hedges**

Hessell Road, Berwick

North of Hessell Road Retarding Basin, small sections remain on both sides of the road almost up to King Road (with considerable evidence of hawthorns spreading as a weed). Contributes to a rural landscape, now being developed for suburban housing, that contains two important properties - Rossmoyne Park and Warrenwood.

▫ **King & Robinson Roads hawthorn hedges**

King & Robinson Roads, Harkaway

From Harkaway Road along the northern side of the road and along both sides of Robinson Road for half a kilometre; towards Narre Warren North sections of hedge continue along one side of Robinson Road, and another hedge on private land marks the boundary of the closer settlement scheme and the alignment of the aqueduct pipeline. Parts of these hedges are within the Harkaway Township precinct (see *Towns & estates*). Of local significance.

▫ **Narre Warren North Road hawthorn hedges**

Narre Warren North Road, Narre Warren North

Sections on the east side near Prospect Hill Retarding Basin, south of Quarry Road, south and north of Ernest Wanke Drive; on the west side, north of Araluen. Remnant rural landscape feature in developing area.

▫ **Old Coach Road hawthorn hedges**

Old Coach Road, Berwick

Between Harkaway Road and the Gluepot (creek crossing), mainly on the west side of the road. See Old Coach Road in the *Historical landscapes* section.

▫ **Pound Road - Narre Warren Cranbourne Road hawthorn hedges**

Pound Road, Narre Warren South

Extend along Pound Road and Narre Warren Cranbourne Road, marking the corner. Also sections from the drain northwards and along Centre Road. Remnant rural landscape feature in developing area.

There are also hawthorn hedges on individual properties such as Willurah Park (see *Farms & rural properties*).

Farms & rural properties

Introduction

Farming has played an important role in the history of European settlement in the City of Berwick. A large number of the older homes remaining throughout the municipality are associated with various forms of farming, including dairying, horse and cattle breeding, and agriculture. Today, rural properties and set within a landscape of rolling pastures, edged by hawthorn hedges and divided by cypress windbreaks are an important part of the municipality's heritage.

Farm houses and their garden settings, sometimes with associated outbuildings and rural landscape features, have been identified in this study. Some elements, such as hawthorn hedges, are listed separately in *Trees and gardens*.

Rural environment

The rural and farm properties identified in the present study cover a wide range of periods from early farms associated with the German Lutheran settlers of Harkaway, to the larger grazing properties around Berwick, to the farms of soldier settlers. Their diversity is remarkable.

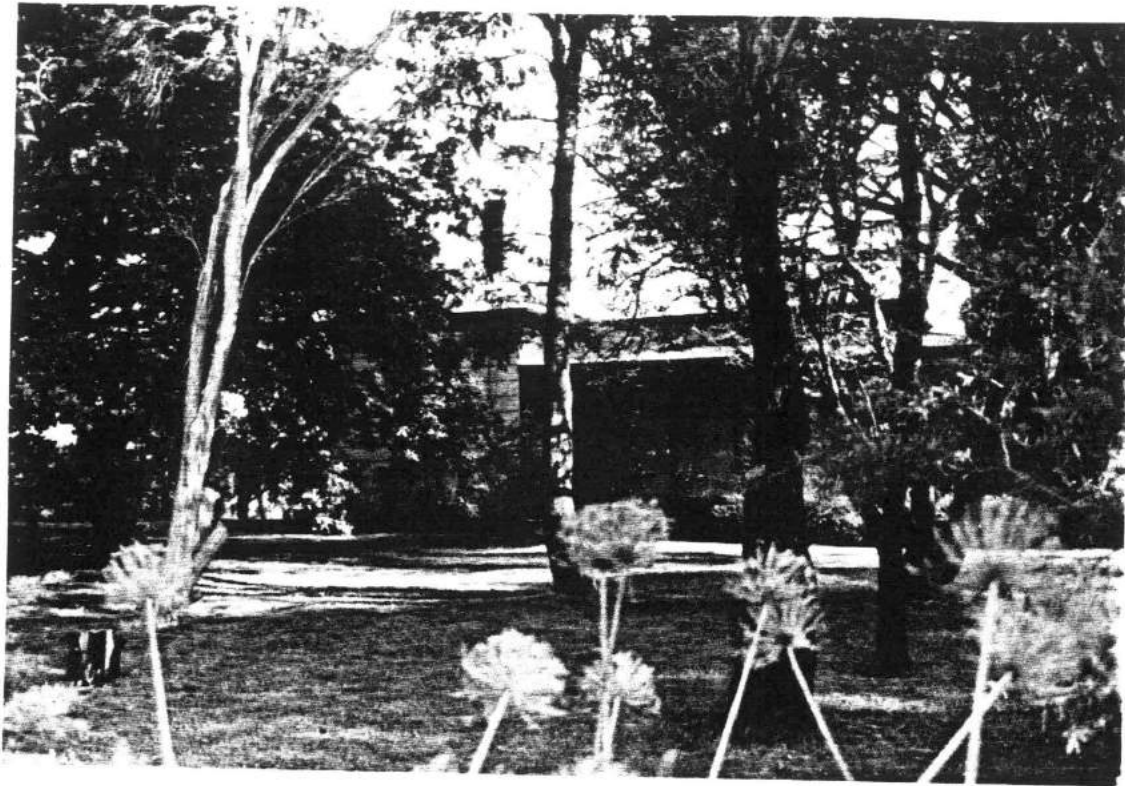
The earliest properties generally used local materials, timber or hand-made bricks, although several buildings of mud and sapling construction remain. Later and larger properties used more elaborate materials. Some of the larger farm complexes contain very early structures within the fabric of the grander buildings. Architects have also played their part. George Washington Robinson, architect and member of a local family, designed at least four farm houses in the 1870s, of which three remain.

A wide variety of outbuildings have been recognised in the study, including a blacksmith's shop, smokehouse, barns, dairies, stables, and other storage sheds. Cheese factories were a feature of several district farms, and two remain today. The arrangement of the house, outbuildings and yards provide valuable evidence of early farming practices. Plantings are important features, with domestic gardens and orchards, windbreaks, hawthorn hedges, and driveway plantings still a feature of some properties.

Most of the farms and rural properties remain within a rural or semi-rural setting. Around Hallam, Narre Warren and Berwick suburban development is encroaching rapidly on the surrounding rural landscape. In the west of the municipality, in Endeavour Hills and Eumemmerring for example, the only examples of early farms that remain are within a suburban setting.

Wallerview

101 a'Beckett Road Narre Warren North



History & description

This fine Victorian house with its timber ashlar facade may date from as early as 1875, when Thomas Cox owned the site. Cox was one of the earliest residents on a'Beckett Road. Before coming there, he built one of the earliest houses in the district constructed of wattle and daub. It stood at the intersection of Station Street (Main Street) and a'Beckett Road.¹

Cox's property was later owned by Daniel Kennedy who married Miss Elizabeth Cox, who was one of the first students at State School No. 1901 (Narre Warren North, which opened on 1 July 1877).²

By 1963 the Wallerview property was owned by A. R. and J. S. Champion de Crespigny, who sold in February 1971 to Rodney and Heather Oaten and Henry Joseph Whelan. At the 1981 auction it was purchased by Ian Richard and Susan Maree Chasemore. Wallerview was described at this time as an old weatherboard house with four bedrooms, kitchen, family room, lounge, bathroom and workshop.³

Later, the 1991 auction, the old house, estimated to be 100 years old, was described as 'completely restored ... re-stumped, re-roofed and totally stripped inside'.⁴

Today the house is located on approximately 0.68 hectares amidst rolling lawns and established exotic and native plantings. The facade is decorated in timber ashlar with an Edwardian entrance, pendant brackets along the eaves and a new return verandah. The interior of the old section of the house has been 'partially retained with its Baltic pine floorboards, ceilings and walls stripped back'.⁵ The recent

1. Max Thomson, *Little Hills, 1839-1977*, p.9.

2. *Little Hills*, p.9; *Early Days of Berwick*, p.100; *In the Wake of the Pack Tracks*, pp.81, 117, 119.

3. City of Berwick Valuer's records.

4. *Berwick Journal*, 4 Nov. 1991.

5. *Berwick Journal*, 4 Nov. 1991.

extensions to the house have been designed to match the older section. The present owners are Terence and Traci Rutherford and Victoria Holloway.

Significance

Wallerview, built c1875, has high local significance as a beautiful Victorian asymmetrical villa with timber ashlar facade in a leafy garden setting, associated with two early Narre Warren North residents, Thomas Cox and his son-in-law, Daniel Kennedy.

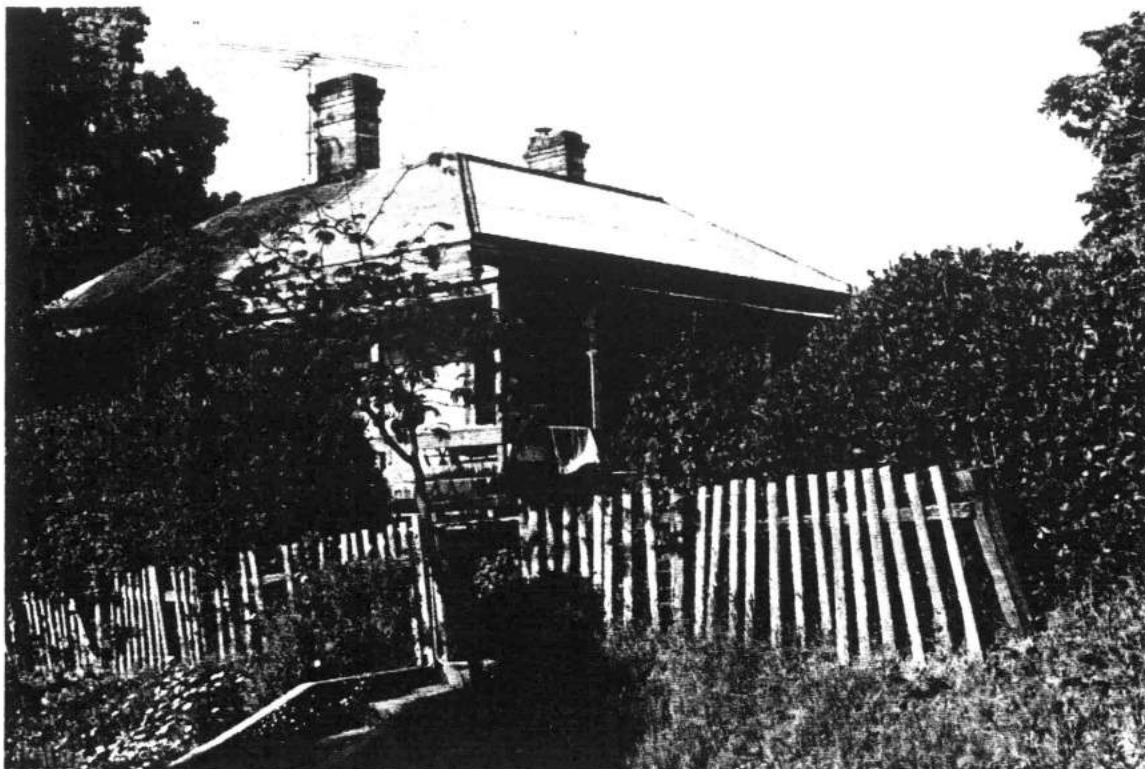
Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve those parts of the house which demonstrate important successive stages in the development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design.

Forres Farm

182-200 a'Beckett Road Narre Warren North



History & description

The first owner of this farm was Gustav Bernard Bolduan, farmer,⁶ son of Auguste Bolduan, early district brickmaker and roadmaker.⁷ Bernard married Emily, daughter of R. E. Halleur, another pioneer German settler.⁸ The symmetrical villa with its unusual stucco rendered facade and return verandah may have been built by Auguste Bolduan, who worked on brickmaking and roadmaking with William Martin 'German' Brown.⁹ Bricks of Brown's making may be found in some of the older buildings in the Berwick district.¹⁰ Auguste also grew oats, which he cut into chaff.¹¹

Gustav Bernard Bolduan purchased the site of Forres Farm between 1883 and 1889. Part of Crown Portion 3 Section 23 Parish of Narre Warren, it was owned originally by the Crown Grantee George Alexandra.¹² The property remained in the hands of the Bolduan family at least until Gustav Bernard's death in 1924. His executor was another pioneer German settler Immanuel Wanke, son of Dr. J. G. Wanke.¹³

The villa was later part of the dairy farm of Clifford and Hilda Forrest, who sold in 1972 to the Charman family (current owners). It was described at this time as a weatherboard and roughcast building with a brick dairy building.¹⁴ Neil Charman, a former school teacher from Frankston, his

6. Registrar General's Office, Search No. 47059, 12608.

7. *Early Days of Berwick*, p. 74.

8. *Early Days of Berwick*, p. 74.

9. *Early Days of Berwick*, p. 77.

10. *Early Days of Berwick*, p. 77.

11. *Early Days of Berwick*, p. 74.

12. Registrar General's Office, Search No. 47059, 12608.

13. Registrar General's Office, Search No. 47059.

14. City of Berwick Valuer's records.

wife and four children had previously lived in a rental farm at Somerville. They made the change believing that it would improve the family's 'quality of life'. They carried on the 80 acre farm, running seventy head of cattle and growing oats. All members of the family became involved in local Narre Warren North community activities.¹⁵

The unusual roughcast construction distinguishes this house from other houses of similar symmetrical form in the area. Smooth rendered quoins and architraves are a feature. The verandah returns on both sides and is supported by square timber posts with timber capitals but no lacework. Recent boards fence the verandah. There are weatherboard additions to the rear of the building. Towards the rear of the property is a collection of corrugated iron sheds and a brick dairy building. The entrance to the property is flanked by roughcast curved corner walls with the name Forres Farm inscribed.

The house is set within a traditional garden, partly enclosed by a simple picket fence, and entered from the drive via concrete steps. Cypressess mark the entrance, and a large camphor laurel at the rear complements the site. It is located on a rural allotment of around 32 hectares.

Significance

Forres Farm has high local significance as a farm residence dating from 1900 or earlier, and built for and most probably by members of the Bolduan family, district German pioneers. It remained in Bolduan family ownership at least until 1924. This symmetrical villa is notable for its unusual stucco rendered facade with return verandahs and its traditional garden setting.

Conservation guidelines

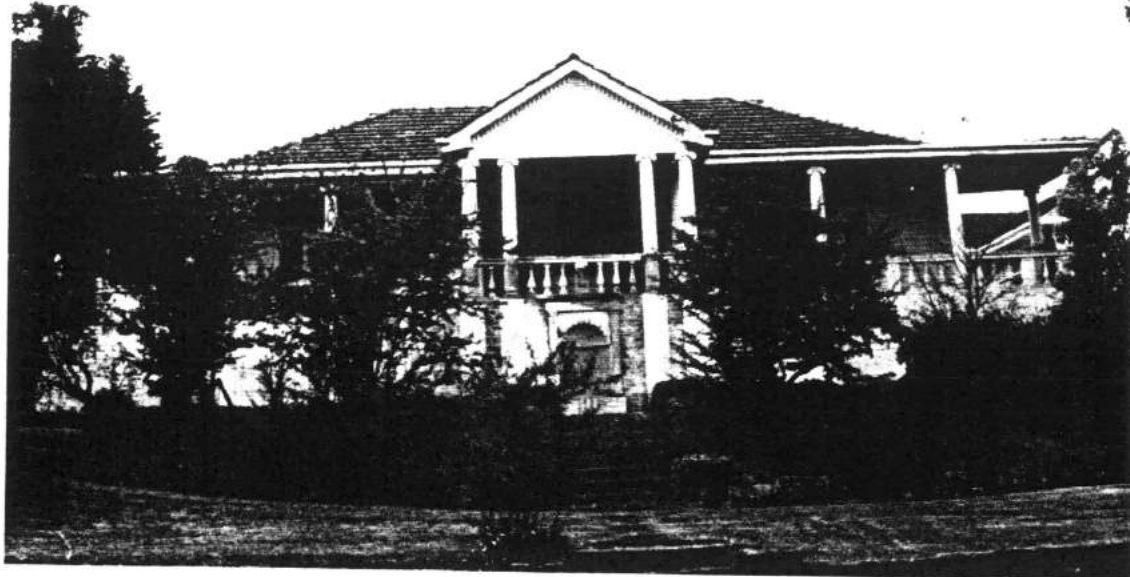
In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve significant outbuildings and maintain a visual relationship between the outbuildings and the main house in order to demonstrate the historical use of these buildings;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) and plantings from the street;
- In the case of subdivision of the property, particular attention should be paid to the retention of the outbuildings and their visual relationship to the house and the retention of the existing gateway and drive.

15. *The Gazette*, 15 Sept., 1976.

Essex Park Homestead

13 Aquila Crescent Endeavour Hills



History & description

This double-fronted weatherboard villa with its concrete balustrade (a most unusual design for this area), was built for a Mr Anderson in 1939, some thirty years before the subdivisions which created the new suburb of Endeavour Hills. The original farm house on this Endeavour Hills subdivision was reputedly moved to Gladstone Road near its intersection with Heatherton Road.¹⁶

Essex Park is built on carefully landscaped slopes in the midst of the Endeavour Hills subdivision. The front garden is carefully landscaped in a formal manner with a stone wall containing an oval lawned space with central rectangular pond. Cypressess and other exotic plantings dating from the middle of this century surround the house.

The house is a pretentious classical design in the form of a symmetrical villa with sprawling hip roof. It features a colonnaded verandah with ionic concrete columns and balustrade. A central pediment protrudes from the verandah with steps rising at the sides and below a recess with surrounding relief work but no statue. The fenestration is typical of many houses of the inter-war period, with central fixed pane and side sashes.

To the rear of the house there have been weatherboard additions, including a caretaker's flat and garage. A well also remains to the rear of the house.

The area was once known as the Pines Estate, 600 hectares owned in 1900 by Captain Commans, a Frenchman. His son, René Jules took over the property, using it for general farming until 1928, when he gave it to his three daughters. Pat Shinnars managed The Pines sheep property from 1902 to 1930. In 1932 the estate was divided into a number of smaller allotments. One part was bought by Mr Brown, owner of the Essex Dairy in Pickett Street, Dandenong. He ran the property as a dairy farm,

16. Wells and Mackie, *Berwick: some aspects*, pp.8-9.

naming it 'Essex Park'. Brown sold to Mr Anderson who, in 1939, built the existing house. Anderson lived there for only three years, then sold to a Mr Richardson who, in 1952 sold to H. L. Luxton.¹⁷

The property was purchased by the Shire of Berwick on 1 October 1971, when the farm was subdivided. Since Council ownership, the rear portion of Essex Park has been leased out to a number of tenants, beginning with Andrew James Ralph in 1971.¹⁸ The front two rooms of the dwelling have been available for various community activities and are managed by the Essex Park Homestead Committee of Management.

Significance

Essex Park Homestead is of high local significance as possibly one of the oldest houses in Endeavour Hills, predating the establishment of the suburb by some thirty years. Its site has historical importance, demonstrating an earlier farming use of the land, as the location from 1900-1930 of the Pines Estate and from 1932-39 (after subdivision), as the location of the Essex Park dairy farm of Brown, owner of the Essex Dairy in Dandenong.

Its grand 1939 design and formal garden setting is substantially intact, demonstrating the architecture and tastes of this period. The front garden is of design interest and has a significant visual relationship with the house.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve the significant garden layout and the visual relationship between the house and garden;
- In the case of further building development on the property, particular attention should be paid to the conservation of the well.

17. Wells and Mackie, *Berwick: some aspects*, pp.8-9.

18. City of Berwick Valuer's Records; *Journal*, 15 Aug., 1972.

Aranmore

Aranmore Crescent Narre Warren North



History & description

Aranmore, formerly Cleveland, was the home from 1862 of the early Narre Warren North settler, Francis Barr and his family. Barr came from one of the northern counties in England. His Cleveland property, taken up in the 1850s, became one of the best farms in the area and stretched towards the German settlement at Harkaway. Barr became a district identity. He was one of the first members of the Berwick Road Board established in 1862 and, in 1868, when the Berwick Shire was formed, represented the Berwick riding for many years. Four of his sons became Shire councillors. Barr was respected as 'a humorous and shrewd speaker, a great citizen and very fine pioneer'.¹⁹

The earliest part of the Cleveland homestead, a four-roomed brick cottage, was designed and built by George Washington Robinson, the notable local builder and architect. Robinson was associated with three other important Narre Warren brick houses - Hillsley built for the Robinson family, the a'Beckett's house, The Grange, and John Troup's Glencairn.²⁰ All survive today with the exception of The Grange, built for the a'Beckett's and later associated with the Boyds.

Barr's Cleveland property was listed in the earliest surviving 1875 rate book, with 280 acres of land and a high valuation.²¹ This valuation doubled during the 1880s boom years,²² which suggests either additions at that time, or just a reflection of the rise in property values during a period of prosperity.

Francis Barr's son, Cr. Harry Barr, later worked the Cleveland property. He then sold to Jack Casey who, in turn, sold to Reg Kurll. Barr then moved to Grassmere (the early name for Doveton) and later, to the Neerim district.²³ The Kurlls lived at Cleveland for more than 40 years.²⁴

19. *Early Days of Berwick*, pp.97-98.

20. *Early Days of Berwick*, pp.98-99; Max Thomson, *Little Hills*, 1839-1977, pp.10-12.

21. Berwick rate books 1875, No. 18, (NAV £96).

22. Berwick rate books 1889-90, No. 33, (NAV £153).

In the 1920s Cleveland was added to, the brickwork was rendered, and the roof form altered. Today, the house appears with a broad gabled hip roof with a protruding hip section, containing earlier parts of the house internally. Half timbered exterior wall cladding with weatherboard dado and elongated wooden brackets to the verandah posts, add a gracious Federation bungalow character to the house. Internally, much of the 1920s timber work is intact but the uneven floor reveals sinking footings near the creek side of the house. Further research is required to identify those parts of the building which relate to the 1870s house.

The house is set within a rural landscape setting, traversed by a creek (quite close to the house), and the property retains hawthorn hedges along Robinson Road. Part of the property has been recently subdivided.

The property was purchased by Roger and Mary Robinson in the early 1970s and today Aranmore is located on approximately 70.25 hectares. Part of the original property in the north-west has been subdivided into low density allotments.

Significance

Aranmore has regional significance as one of the most notable and early district farm houses, the home of pioneer farmer Francis Barr and his family from c1862. Originally a four-roomed brick cottage, Aranmore has significance as one of four brick farm houses designed and built at Narre Warren North by George Washington Robinson. Of these, Hillsley (Robinson's own house), Cleveland and Glencairn built for the Troup family survive. The 1920s reshaping of the building changed its 1870s character but created a fine example of the Federation bungalow style. Aranmore is also associated with another prominent district farming family, the Kurlis, who lived there for over 40 years.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

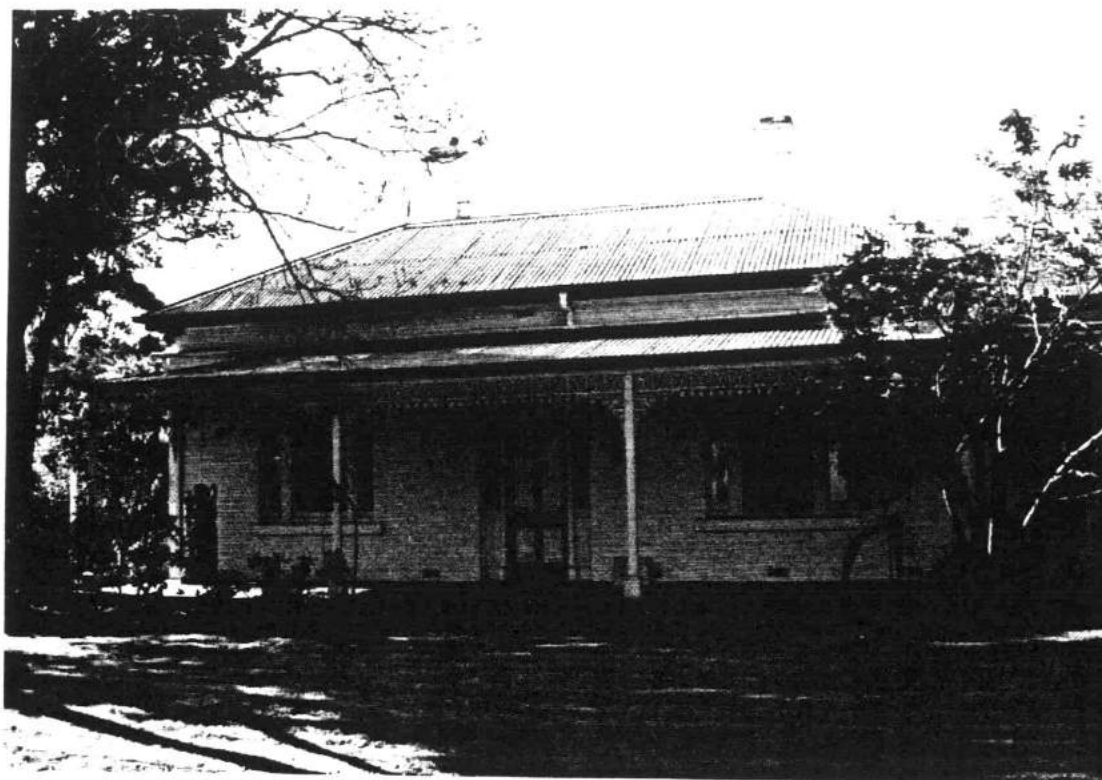
- Conserve the fabric of the original section of the house, which is of significance;
- Conserve those parts of the house which demonstrate important successive stages in the development of the property and provide intact evidence of changing architectural styles/construction techniques;
- Promote further research on the fabric of the building to identify the sections that form the original building and the subsequent 1920s stage of development; further investigate any other site features or farm buildings that may remain;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design.

23. *Early Days of Berwick*, p.98.

24. *Early Days of Berwick*, p.98; information supplied by current owner.

The Grattons

8-10 Bailey Road Narre Warren North



History & description

William Martin Brown (1827-1920), who was born in Pomerania and commonly known as 'German Brown', was the original owner of this brick Edwardian farm house.²⁵ Brown arrived in colonial Victoria in 1845 and while he was living in Richmond married Ellen Barry from Limerick in Ireland. In 1854 he came to Berwick as an employee of Peter Brisbane, a district pioneer. He later worked for Robert Buchanan. As well as milking and cheese-making, Brown also made bricks and was employed in road-making.²⁶

Later, Brown went to Narre Warren North, his residence, The Grattons, being constructed in c1900. He died there in 1920, aged 93. It is claimed that:

Bricks of his making are in some of the older buildings in Berwick, newer portions of the hotel and parts of the older portions of the State School.²⁷

His old kiln site was 'in Beaumont's paddock near the road (Gardiner Street) connecting Engel's (Inglis) Road and the Harkaway Road'.²⁸ More recently, the 107 acre property The Grattons, was part of the Wilfred Bromby Estate and is the home of Barrie and Rhonda J. Nicholls. It was described recently during the Nicholls' ownership as a brick residence and outbuildings 'all very old', including dairy buildings and a galvanised iron and brick cow shed.

The house is a fine example of a Victorian-style featuring generous windows with sidelights complementing those of the central door. The straight hip roofed verandah displays delicate cast iron lacework. The brickwork uses stretcher courses, indicating cavity brick walls, and confirming the

25. Information provided by Max Thomson.

26. *Early Days of Berwick*, p.77.

27. *Early Days of Berwick*, p.77.

28. *Early Days of Berwick*, p.77.

dating of the building. There have been several additions over the years to rear sections of the house which do not detract from the original part. The grounds with orchard plantings on the slopes of the hill in front of the house have landscape value.²⁹ The house remains on a large rural allotment of approximately 43.7 hectares and retains its long entry drive.

Significance

The Grattons has high local significance as the former home of William Martin ('German') Brown, early district dairy farmer, brickmaker and roadmaker, and a pioneer in the 1850s in the German settlement at Harkaway.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- In the case of subdivision of the property, particular attention should be paid to retaining as much as possible of the orchard immediately in front of the property which has rural landscape character and is important for its demonstration of historical land uses associated with The Grattons.

29. City of Berwick Valuer's records.



History & description

This large intact bungalow with bluestone foundations, walls and fireplaces was constructed from stone taken from the site of the Harkaway Quarry,³⁰ which is located on part of the original Glenlea property.

The house is a fine example of a Californian Bungalow with broad gable over the verandah supported by rubble pillars with rendered columns on top. Exposed rafters on the gable eave and timber brackets at the base of the gable add detail to the dominant roof feature which frames the main entrance. Rolling lawns immediately in front of the house and a backdrop of mature cypresses create a picturesque setting for this farm complex. The property was used as a dairy farm but the old dairy and sheds constructed from handmade bricks were destroyed when a hayshed caught fire in 1958.³¹ The road takes its name from the Baker family.

George Bell, florist (later of Malvern), was rated as the first owner/occupier in 1918.³² However, from 1919, after his return from the First World War, the property was occupied by farmer Alexander Sydney Baker.³³ From c1924 Baker was rated as owner.³⁴ The name 'Glen-Lea' was given to the farm by the Baker family after a western district property where they had lived.

In 1957, the farm property was purchased by Jack Lewien, who also owned Harkaway Farm in Rowallan Road, and used for cattle storage until the Harkaway Quarry commenced operations in 1960.³⁵ Glenlea is now located on a small 0.4 hectare allotment and is owned by Phillip Lewien.

30. 'Historic Homes of Harkaway', *Harkaway Primary School Project*, 1988.

31. *Harkaway Primary School Project*.

32. Berwick rate books, 1918-19 No.41.

33. Berwick rate books, 1919-20 No.31.

34. Berwick rate books, 1924-25 No.2296.

35. *Harkaway Primary School Project*.

Significance

Glenlea has high local significance as an intact large former Harkaway dairy farm house built in 1918 using stone taken from the site of the Harkaway Quarry, originally part of the property. It has design significance as a fine example of a Californian Bungalow in a mature garden setting. It has associations with the Baker family from 1919 when it was occupied by Alexander Sydney Baker after his return from the First World War.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of Glenlea and its surrounding plantings from the street.

Roads End

Beaumont Road Berwick



History & description

Sir Sidney Sewell, a Melbourne surgeon noted for his research into tuberculosis, was the first owner of Roads End a two-storey, Berwick country residence in a park-like garden setting. It was built for Sewell and his family of eight children between 1921 and 1928 from the designs of the architectural firm, Blackett and Forster.³⁶ The builder, William McLean, worked for the Sewell family for at least 35 years, and occupied a cottage on the property which still survives.³⁷

The Sewell family originally lived at 12 Collins Street, which was later demolished and replaced by the Victor Horsley Chambers, designed by Blackett and Forster in 1926. The family then owned a house, Avoca, in Gordon Grove, South Yarra, which they sold in the early 1930s. Roads End at Berwick became their permanent home.³⁸

Sewell had a long interest in Berwick as a rich dairy farming district through his involvement in a company formed prior to the construction of Roads End. This company was formed with Edwin Flack, owner of the nearby Burnbank property at 64 Beaumont Road and the celebrated winner of two gold medals for athletics at the 1896 Olympic Games. Flack and Sewell's company ran a joint dairying venture and established one of Victoria's premier Friesian herds at Burnbank. The combined dairy herds won a number of awards and broke several Australian and world records for milk production in the 1920s and 1930s. A nineteenth century farmhouse stood near the 1921 residence around this time and was used as a cheese factory.³⁹ It is possible that this building was rebuilt as *The Cottage* which now stands at 181 Beaumont Road in a much altered state.⁴⁰

36. Historic Buildings Council File No. 6038593.

37. Historic Buildings Council File No. 6038593.

38. Historic Buildings Council File No. 6038593.

39. Information supplied by D. Hogg-Ramage, 1993.

40. 'Historic Homes of Berwick', Harkaway Primary School project.

In 1922, Sewell retired and William Gamble, former principal of Dookie Agricultural College, joined the partnership. The company also leased the Ardblair and Mansfield properties, formed the Burnbank Cheese Company and opened a cheese factory near Mansfield House. After Flack's death, Gamble carried on alone.⁴¹

It is of historic interest that the sites of Burnbank, Roads End, Ardblair and Mansfield were all part of the original land owned by James and Robert Buchanan. When this property was divided, James kept Ardblair (part of which is now known as Beaumont Farm), while Robert's division included the sites of Burnbank, Roads End and Cloverfield.⁴²

Roads End was run as a dairy farm at first but in 1934 was taken over as a research farm under the direction of Dr Murnane. In 1939 stud flocks of both Romney Marsh and Southdown sheep were established for the production of commercial fat lambs. In later years the stud was managed by Sewell's daughter, Mrs Matthews. Today, the property is no longer run as a farm, but as a residence in a garden setting. The Roads End property is now 24.42 hectares. Part of the surrounding land, which was once part of the property, is now in other hands. Roads End's present owners, Martin and Josephine Hogg, acquired the 1920s house and garden in 1974.⁴³

Sewell's 1920s Berwick residence is regarded as an outstanding and intact example of the work of the architectural firm, Blackett and Forster. Blackett was an extremely successful and significant Melbourne architect of the period. He was a member and president of the Royal Victorian Institute of Architects, founding president of the Royal Australian Institute of Architects, and winner of the first RVIA Medal for Street Architecture (1928), for Francis House in Collins Street.⁴⁴

Roads End is constructed in a variety of materials, forming a complex Craftsmans Bungalow with a character suggestive of a sequence of different design intentions. However, this hybrid style appears to be a style characteristic of Blackett and Forster's work in the 1920s. It has been described as featuring the Arts & Crafts, Bungalow, Shingle Style and Sydney Balcony Style idioms.⁴⁵

The foundations and feature columns are constructed in bluestone. The ground floor walls are unpainted roughcast render and the upper level is a composition of gable sections with vertical timbers above a shingled apron. Exposed rafters in the eaves and consistent multi-paned sashed windows are characteristic bungalow features, as are the brick potted chimneys. Stone retaining walls, containing flower gardens, surround the house.

Roads End retains its original stables and stable master's quarters, and the original builder's cottage near the swimming pool (once the site of a lawn tennis court). A cheese factory building, or dairy, which once stood near an old well has gone, as has a weatherboard Federation style cottage destroyed by bushfire. However, the garden retains many unusual plantings collected from all over the world, some by the Sewells and many by the present owners. These include oaks, pines and elms and several Californian Redwoods (*Sequoia sempervirens*), Giant Sequoias (*Sequoiadendron giganteum*) and other conifers. South-east of the house, near the site of the old farmhouse (which was used as a cheese factory), there is a collection of old statues, the old well and a sundial with the words around its base: 'Roads End Was Not the End of Time'. The impressive gates at the entrance to the property came from the former East Melbourne Market.⁴⁶ The former entry drive, now part of Beaumont Road, retains fine specimen trees.

Significance

Roads End has state significance as an outstanding and intact example of the work of the notable architectural firm, Blackett and Forster, and as an important representative of a hybrid architectural style of the 1920s era which incorporated the Arts and Crafts, Bungalow, Shingle Style and Sydney

41. *Gazette*, 15 July 1992.

42. *Early Days of Berwick*, p.27.

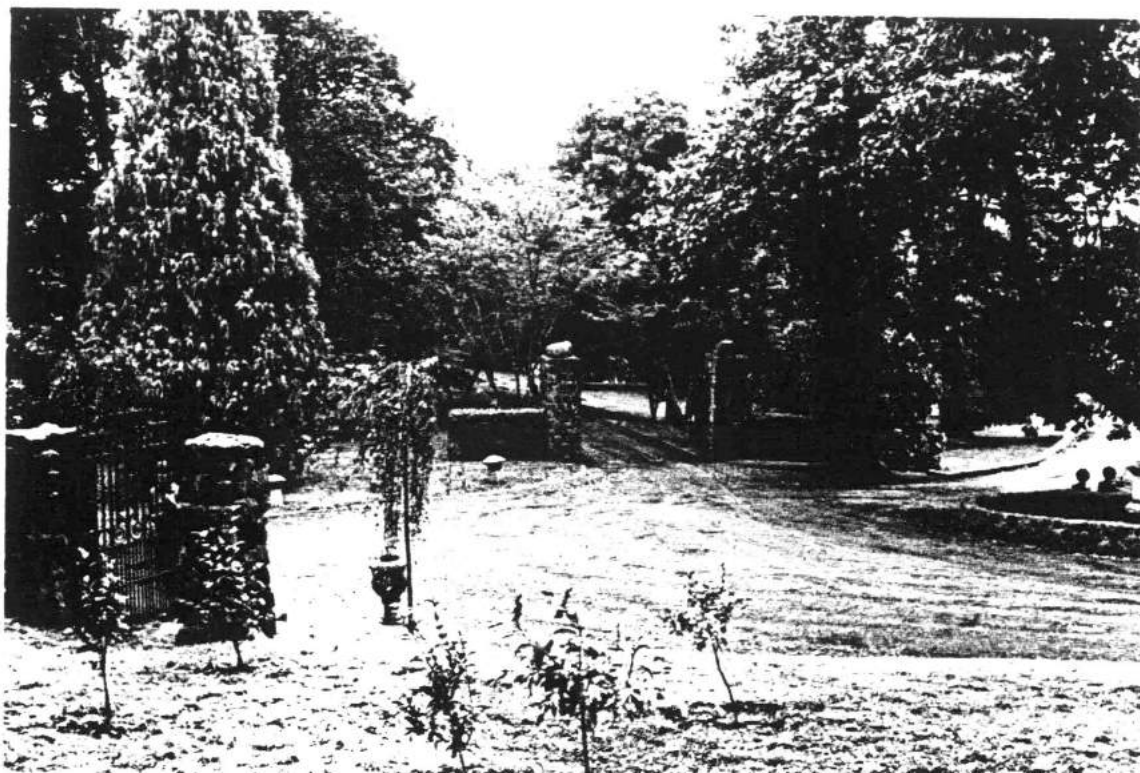
43. *Historic Homes of Harkaway*, pp.41-46.

44. Historic Buildings Council File No. 6038593.

45. HBC File 6038593.

46. Inspection of property on 11 March 1993.

Balcony Style idioms. It has significance for its associations with a noted surgeon Sir Sidney Sewell (for whom the house was built between 1921 and 1928) and who ran an important dairy complex there. As a partner in a joint dairying company formed with Edwin Flack of nearby Burnbank, Sewell helped establish one of Victoria's pioneer Friesian herds which held various Australian and world records for milk production. The property is also significant for its spectacular garden setting, former entry drive specimen trees, its original stables and stable master's quarters, a small builder's cottage, and an old well and sundial, which are located near the site of a nineteenth century farmhouse where cheese was made and stored in the 1920s.



View of garden, Roads End

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of primary significance;
- Conserve significant outbuildings and maintain a visual relationship between the outbuildings and the main house in order to demonstrate the historical use of these buildings;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- In the case of building development on the property, particular attention should be paid to the conservation of the well and sundial.

New Ardblair

53-81 Beaumont Road Berwick



History & description

Berwick farmer and historian, Norman E. Beaumont's Spanish Mission villa was built as a farmhouse in 1933 from the designs of the Sydney architects, Greenwell and Shirley. The original plans of this symmetrical villa with its courtyard and wrought iron balconette survive in the possession of a Beaumont descendant, Mrs Louise Reeve.⁴⁷ Carl Greenwell was the uncle of Eileen Beaumont, Norman's wife. The sand for the concrete blocks came from the Cardinia Creek.⁴⁸ The name of the house was taken from the early farming property (which came to be known as 'old Ardblair') established by district pioneer, the Hon. James Buchanan in 1854.⁴⁹ This property was taken over in 1892 by L. D. Beaumont following his marriage to Buchanan's daughter, Ellie. Beaumont established a notable herd of Ayrshire stud cattle, Southdown stud sheep and Suffolk Punch farm horses. Norman, the first owner of the new Ardblair, was L. D. Beaumont's son.⁵⁰

The 1930s house is no longer owned by the Beaumont family. It has suffered substantial alterations and the adjoining land has been subdivided. The dwelling is now located on a site of approximately 5140 square metres. A wrought iron balcony has been removed, there is a new lounge room door, and the circular front windows have been enlarged and the crested leadlighting removed. However, the crested leadlighting is in the possession of Mrs Louise Reeve. It carries the Buchanan motto: 'For the King' (that is, the Stuart Kings) and the Beaumont motto: 'Trust but believe in whom you trust'. Many

47. *Proposed Residence. 'Ardblair'. Berwick. Victoria for N. Beaumont. Esq., Greenwell and Shirley, 9. Dec. 1932.* (Original architectural drawings held by Mrs Louise Reeve).

48. Information supplied by Mrs Louise Reeve.

49. *Early Days of Berwick*, p.37.

50. *Early Days of Berwick*, p.39.

original garden plantings which were designed as appropriate for a Spanish Mission villa have gone together with the original fence and gate.⁵¹ The present owners are Lee and Camille Gilmour.

Significance

New Ardblair has high local significance as a fine example of a Spanish Mission villa, although much altered, designed by the architects, Greenwell and Shirley. It has historical significance as the home from 1933-51 of the local farmer and historian Norman E. Beaumont, a descendant of two important pioneer district farming families, the Wilsons and the Buchanans.

Conservation guidelines

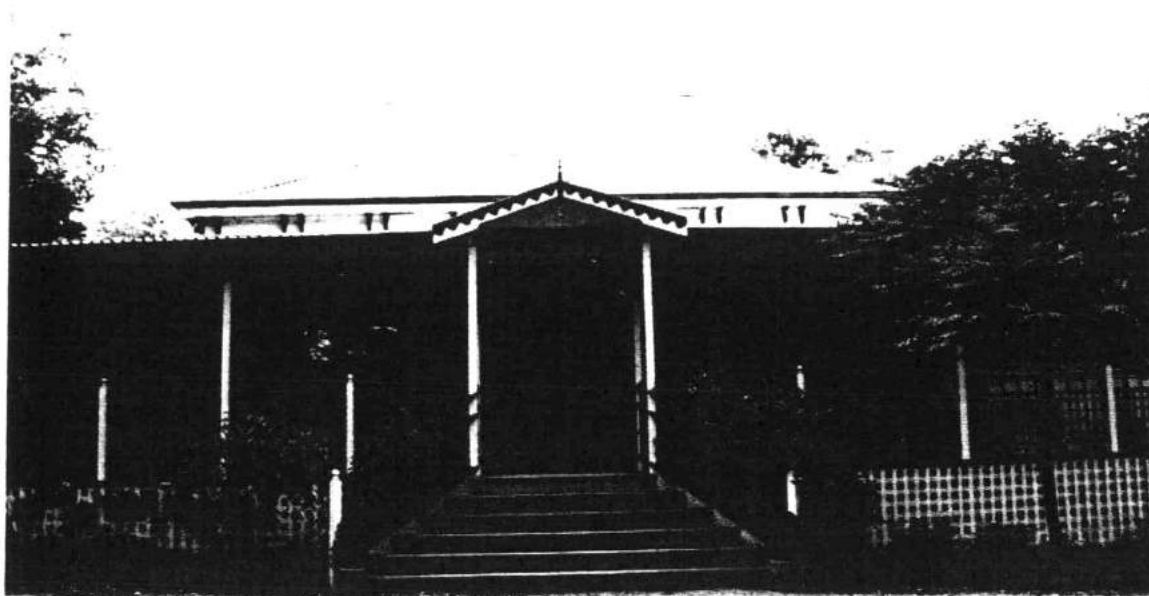
In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design.

51. Information supplied by Mrs Louise Reeve. Louise's father bought the old windows from the builder when the house was being altered.

Burnbank

64-72 Beaumont Road Berwick



History & description

The early history of this property is associated with the Berwick district pioneer farmer Robert Buchanan who, with his brother, James, bred Ayrshire cattle. The earliest portion of the building (although considerably altered) is believed to date from the Buchanan ownership c1854.⁵²

Burnbank was later owned by H. H. Ryan, director of the New Loch Fyne Gold Mine at Matlock and associated with the Long Tunnel Gold Mine at Walhalla.⁵³ Edwin Flack, another early owner, may have added the front verandah, rooms at the back, and divided the house into two parts to accommodate a female friend.⁵⁴ Flack was an Olympic Games athlete who won two gold medals in 1896. With Sir Sidney Sewell (owner of Roads End in the 1920s), Flack established one of Victoria's premier Friesian herds at Burnbank. In 1922 Sewell retired from the partnership and was replaced by William Gamble, the former principal of Dookie Agricultural College. About this time, the Burnbank herd was increased and Flack and Gamble leased the nearby Ardblair (part of which is now Beaumont Farm) and Mansfield properties. The Burnbank Cheese Company was formed and a factory built 'which produced high quality cheese'.⁵⁵ After Flack's death, William Gamble continued to run Burnbank with sheep and pigs.⁵⁶

Later owners were Colin Campbell, Stewart John Robinson, and, more recently, the Dawsons.⁵⁷ The residence has been renovated by the Dawsons and an old cottage at the rear turned into a separate flat for visitors.⁵⁸

52. Norman E. Beaumont, James F. Curran and R. H. Hughes, *Early Days of Berwick*, p.27.

53. *Early Days of Berwick*, p.32.

54. *Pakenham Gazette*, 15 July 1992.

55. *Pakenham Gazette*, 15 July 1992.

56. *Pakenham Gazette*, 15 July 1992.

57. City of Berwick Valuer's records.

Burnbank as it exists today, is an elegant Victorian villa with a timber ashlar finish on the facade. It is presumed that this symmetrical form surrounds the 1850s original building but this requires verification. The verandah alterations are a recent addition with Federation-style timber fretwork. Internally, the house has been reconstructed in sympathy with Victorian era decor.⁵⁹ These changes appear to have replaced previous alterations from the 1920s and 1940s. It is possible that a cellar, once used for storing cheese, remains beneath the house.⁶⁰

The garden features a magnificent cypress hedge, an abundance of exotic species and mature examples of flowering gums, two forming highlights of the driveway turning circle in front of the house.

Significance

Burnbank has regional significance as one of a number of important, district farming properties. It was run at the turn of the century and later as a joint dairying venture by its owner, Edwin Flack, and Sir Sidney Sewell of Roads End, and from c1922 by William Gamble, former principal of Dookie Agricultural College and Flack's partner. In the 1920s, the Burnbank herd was increased and nearby farming properties Ardblair (part of which is now known as Beaumont Farm), and Mansfield were leased by the partnership. Burnbank also has significance for its early associations with Berwick district pioneer farmer, Robert Buchanan, who bred Ayrshire cattle there. The earliest portion of the buildings may date from this time.

The design significance of Burnbank has been reduced due to recent alterations which have removed 1920s and 1940s sections in order to reconstruct the Victorian house. There is research significance relating to the location and identification of the 1850s house and old cheese cellar. The garden has importance as an example of a formal landscape containing an interesting combination of exotic and native mature specimens.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve those parts of the house which demonstrate important successive stages in the development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Conserve significant outbuildings and maintain a visual relationship between the outbuildings and the main house in order to demonstrate the historical use of these buildings;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Promote further research on the fabric of the building to identify sections associated with the original building or other important stages of development;
- Prevent development adjacent to significant parts of the house and outbuildings from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Conserve the significant garden layout and plantings and the visual relationship between the significant buildings on the site.

58. *Pakenham Gazette*, 15 July 1992.

59. *Gazette*, 15 July, 1992.

60. Information supplied by J. Dawson, 1993.

Beaumont Farm (former Ardblair)

115-129 Beaumont Road Berwick



History & description

The earliest part of Beaumont Farm originally known as Ardblair, was constructed about 1854 for pioneer district farmer, James Buchanan. Scottish brothers, James and Robert Buchanan, purchased land in the first sale of Berwick lands. When they divided the property, James called his section Ardblair.⁶¹ James and Robert established an Ayrshire cattle herd and won awards for their wheat.⁶² An 1860s two-storey section of Ardblair was used for cheese-making.⁶³

A large proportion of this original house remains today, with some internal alterations to accommodate modern uses. The kitchen is the oldest part of the building, now divided into two kitchenettes. It is still possible to identify the position of the fireplace in the 1854 building. This building is joined, by more recent additions, to the double-storey 1860s former cheese factory. The floor of the upper level is constructed of hand hewn beams. The hand-made brick walls are rendered and painted. The verandah which once skirted the lower storey has been removed. A recent addition to the stairway and landing gives access to the side of the building.

James Buchanan was a prominent Berwick resident. He was one of the founders and trustees of the Berwick Presbyterian Church and the Mornington Farmers Society, was on the Berwick District Road Board established in 1862, and was a member of Berwick Shire Council. He was M.L.C. for South Eastern Province from 1876 until c1900.⁶⁴

61. *Early Days of Berwick*, p.27.

62. Information supplied by Mrs Louise Reeve.

63. *The Gazette*, 12 Aug. 1992.

64. *The Gazette*, 12 Aug. 1992.

After their marriage in 1892 Ellie Buchanan (James' daughter) and L. D. Beaumont became the owners of Ardblair. They bred Ayrshire cattle, imported stud Southdown sheep and Suffolk Punch farm horses. L. D. Beaumont was twice President of the Berwick Shire Council.⁶⁵

There were red brick additions to Ardblair c1899.⁶⁶ This section extends on the western side of the 1850s kitchen. A broad hip roof extends over the return verandah, shading a sequence of floor to ceiling sashed windows. Exposed rafters in the eaves and brick pillar supports represent an interesting early bungalow influence in this design.

An old corrugated iron shed is located on the opposite side of the driveway next to a more recent building used as a visitor's residence. A well is located immediately to the east of the cheese factory. During the 1920s the dairying partnership of Gamble and Flack (of Burnbank) had an interest in Ardblair and it was one of the properties they leased during that era.⁶⁷ The sites of Burnbank, Ardblair, Mansfield and Roads End (all associated with the dairying company) were all part of James and Robert Buchanan's original Berwick property.⁶⁸

In 1932, Ardblair was sold to Walter B. Guest of Switzerland, who renamed it Neuchatel after a Swiss village, and ran it as a dairy farm and cheese factory.⁶⁹ About the same time, L. D. Beaumont's son, Norman, who spent his childhood at Ardblair, transferred its name to his new Spanish Mission villa at 53-81 Beaumont Road. This house came to be known as the 'new Ardblair'.⁷⁰

The next owner of the former Ardblair was Norman Steele, manufacturer, who renovated the buildings. Subsequently, when the property was known as Green Hills, it was purchased in 1958 by David Charles and Mrs Biggs (nee Baillieu), and their five children. They gave the property its present name, Beaumont Farm.⁷¹ It was described in 1974 as including a house built in two stages, 1854 and 1899.⁷² Today, Beaumont Farm is located on approximately 3.57 hectares of land.

Significance

Beaumont Farm, originally known as Ardblair, has regional significance as one of the district's most important and earliest farming properties with sections of its buildings dating from c1854, the 1860s and 1890s or c1900. It has important associations with two major district pioneer farming families, the Buchanans and Beaumonts. The Buchanans were involved in cattle breeding, wheat growing and cheese making and the Beaumonts bred Ayrshire cattle, imported stud Southdown sheep and Suffolk Punch farm horses.

The buildings are good examples of building technology and design approaches dating from 1854, 1860s and 1899 respectively. Each stage of development is in a reasonable state of intactness and in the context of surrounding landscape, this provides a good illustration of the history of land use in the Beaumont Road area.

It retains one of two cheese factories extant within the City of Berwick, the other being on the Springfield property and now known as The Old Cheese Factory. The building at Beaumont Farm is the earlier of the two, and although altered, is of regional significance as evidence of this important farm-based industry.

65. *Early days of Berwick*, p.39; Berwick rate books, (Transfer to Beaumont ownership not recorded until 1901-2, No.46).

66. *The Gazette*, 12 Aug. 1992. These additions were for L. D. Beaumont.

67. *The Gazette*, 15 July 1992.

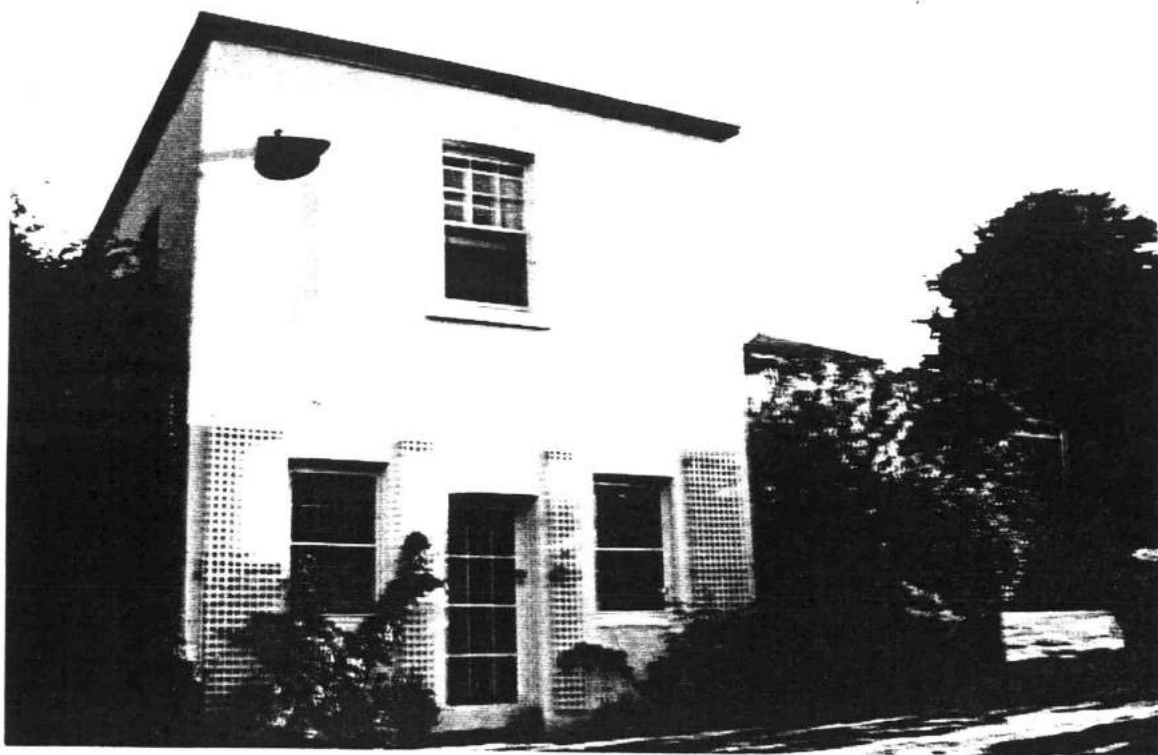
68. *Early Days of Berwick*, p.27.

69. *The Gazette*, 12 Aug. 1992.

70. See research into New Ardblair, 53-81 Beaumont Road.

71. *The Gazette*, 12 Aug. 1992.

72. City of Berwick Valuer's records. These additions were for L. D. Beaumont.



Former cheese factory, Beaumont Farm

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house and cheese factory, which is of significance;
- Conserve those parts of the house which demonstrate important successive stages in the development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the buildings from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- In the case of subdivision of the property, particular attention should be paid to the retention of the driveway approach and the retention of open views from the house across the north-eastern slopes;
- In the case of the building development on the property, particular attention should be paid to the conservation of the well adjacent to the former cheese factory section of the house.

Robertson Property (former)

Belgrave-Hallam Road Narre Warren North



History & description

The early history of this property was associated with the squatter James Robertson, who took up a large cattle run north-west of Berwick, known as Watwillroon. This run covered much of present-day Narre Warren North.⁷³ Robertson established his homestead on Crown Allotment 1 in Section 22 in the Parish of Narree Worren, 160 acres, which included the site of the present Bellfield property. This allotment is shown in one early 1859 Land Department map as Robertson's Pre-Emptive Right.⁷⁴

However, it was the squatter Robert Vercoe, who may have been in the area even earlier and who made the Pre-Emptive Right application in 1854. This application was for 320 acres,⁷⁵ which most probably included the adjoining allotment 2, the site of a two-roomed cottage built for the Vercoe Brothers.⁷⁶ This no longer exists.

Robertson's house was reputedly built of cedar wood brought from Singapore. The timber was cut and jointed in the Straits Settlement, and 'enough was prepared for a spacious four-roomed villa'⁷⁷ Probably dating from the pre-1862 period, Robertson's house once had blackwood shingles on the roof.⁷⁸ A photograph of James Robertson's property dated 1922, reveals a brick building with wide gable roof and chimney attached to a smaller hip roofed building. It is difficult to identify the roof material, which could be shingles on the hip roof section.⁷⁹

73. *Early Days of Berwick*, p.93; Max Thomson, *Little Hills*, p.9.

74. *County of Mornington*, Public Lands Office, Melbourne, 28 June, 1859.

75. Marjorie Morgan, *Crown Lands Pre-Emptive Right Applications: Victoria 1850-1854*, p.19.

76. *In the Wake of the Pack Tracks*, pp.117-119.

77. *Early Days of Berwick*, p.93.

78. Information supplied by Max Thomson.

79. Photo dated 1922, courtesy of Max Thomson.

The house was rebuilt on the same site in about 1943. According to Norman Crowley, a local resident who lived in the reconstructed house in the 1950s, during the dismantling of the former building, an attempt was made to remove the roof in a single piece using a tractor.⁸⁰ When the house was rebuilt, an L-shaped plan replaced the original symmetrical design. It is difficult to determine from observation of external surfaces of the building, whether any original Singaporean fabric remains. All structural timbers in the roof appear to date from the 1940s reconstruction. It is possible that some of the weatherboard pieces are very old. There is a mix of materials used to clad the exterior, including sheet metal, cement sheet, timber and brick to the rear. The bathroom is attached as a skillion to one end of the house and has a thick rubble wall on one side with part constructed of handmade bricks matching those in the twin fireplace. This section could relate to the brick building in the 1922 photograph.

The later history of Robertson's Narre Warren North allotment is told in Registrar General's Office records. In 1862 Robertson was listed as Crown Grantee of Crown Allotment 1 in Section 22, 160 acres purchased for £160. By 1911, as the result of an agreement made in 1907, Crown Allotment 1 became the property of Louis William Schneider. A second house, built on the property at this time and known as St. Leonards, still stands on the hill overlooking the older house. An inspection of St. Leonards was not permitted by the current owners at the time of survey and further research into the intactness of this building is required. Originally a simple weatherboard cottage, the house is said to be in poor condition, with Hardiboard cladding over the original walls, collapsing floor and deteriorated footings. The building is sited on a rocky outcrop with established cypresses which distinguish the site in the surrounding landscape of grassy undulating hills.

The property, including both residences and several outbuildings, remained in the hands of the Schneider family until its sale in 1971 to Licensed Freeholds Limited. Tusko Nominees Pty Ltd were purchasers in 1979 and John and Lillian Bellfield bought the land containing the old Robertson house in 1981⁸¹ which is considerably altered and rebuilt (possibly using some early material), and is surrounded now by a large collection of disused Army machinery assembled for museum purposes.

Significance

This site, with buildings located on two properties has high local significance as an historic site that was part of district squatter James Robertson's large Watwillroon cattle run, once covering much of the present day Narre Warren North. The older house, although altered and rebuilt, may still contain elements of Robertson's pre-1862 four-roomed home. The home built at the top of the hill, now subdivided onto a separate title, requires investigation, but is believed to be historically and architecturally significant also. Located on a hill containing a rocky outcrop and established cypress plantings, the former St. Leonards is an important feature in the historic landscape.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Promote further research on the fabric of the old Robertson house to identify sections associated with the original building or other important stages of development, and investigate the significance of the St Leonards house;
- In the case of building development on the property, particular attention should be paid to the conservation of outbuildings (one contains a well) and, if the house is demonstrated to contain the original materials of the Singapore prefabricated building, retain the house in its existing form.

80. Information supplied by N. Crowley, 1993.

81. Registrar General's Office, Search No. 57714.

Burr Hill

3 Burr Hill Court Berwick



History & description

The original owner of this site on Allotment 11 (seven acres on the north-west corner of Brisbane Street and Buchanan Road) was district pioneer John Brisbane.⁸² An early member of the Berwick District Road Board, Brisbane was one of the first Shire Councillors in 1868.⁸³ In 1876 the Brisbane Street property was transferred to the Wilson family and then to James Buchanan, who was married to Anne Jane Wilson.⁸⁴ All three families were related by marriage.

A number of dates of construction have been suggested for the oldest part of Burr Hill, ranging from 1854 to 1863.⁸⁵ However, the date may be as late as 1876 when Buchanan became the registered owner or 1878-79 when a house was rated first on Allotment 11.⁸⁶ The writers of *Early Days of Berwick*, who included Norman Beaumont, a Buchanan descendant, claimed that Burr Hill was built by Buchanan after he finished farming at his earlier property Ardblair (now known as Beaumont Farm).⁸⁷

The Buchanan brothers were district pioneers, purchasing the Ardblair site in 1854. The Hon. James Buchanan, M.L.C. (1827-1914), was born in Scotland and arrived in Port Phillip in 1849. He was involved in pastoral pursuits in New South Wales at first and then went to the Castlemaine and Bendigo goldfields. In 1851 Buchanan commenced farming in the Plenty district, where he bred Ayrshire cattle. He became a successful wheat farmer in the Gippsland district. Buchanan was a member of the Mornington Branch of the Port Phillip Farmers Society, a first member of the Berwick

82. Andrew Keith Ballantyne, 'The History of "Burr Hill", Berwick'. (Includes a Title search).

83. *Early Days of Berwick*, pp.19, 21.

84. Andrew Keith Ballantyne, 'The History of "Burr Hill", Berwick'.

85. 1977 Auction brochure; 1990 Auction brochure.

86. Berwick rate books 1878-99 No. 53. No house listed on Allotment Eleven 1875-1877. rate books prior to 1875 are missing.

87. *Early Days of Berwick*, p.37.

District Road Board and Shire Council and a member of the Royal Agricultural Society of Victoria. He retired from politics in 1900.⁸⁸

On his death, Buchanan bequeathed his Burr Hill house and grounds to the Presbyterian Church for use as a manse.⁸⁹ It was owned by the Church from 1916 until 1941.⁹⁰ Over the years, its grounds have been subdivided and in 1985, Burr Hill Court was created. From that date it has been listed at 3 Burr Hill Court, replacing the earlier Brisbane Street address. The property is currently owned by John and Marie Wilde.

The residence itself has been subject to alterations and additions. The oldest identifiable section of Burr Hill is the neo-Gothic building attached to the rear section of the house, containing a cellar of three rooms, one featuring an old bread oven, suggesting the room was used as a kitchen. The portico entrance, chimney and overall massing of this early building present a picturesque image. The original cast iron on the verandah was removed during Norman Steele's ownership.⁹¹

Attached to the old building (by a new addition), is a symmetrical villa with large windows and generous verandah overlooking sloping lawns to the south, probably built in the 1890s. Later Arts and Crafts features include a double-posted verandah probably dating from the 1920s. The garden features a very old rose garden and some large established trees. More recent additions are revealed in 1977 and 1990 sketch plans of the house contained in Auction brochures.⁹²



Original 1854/1863 section of Burr Hill Residence

88. *Early Days of Berwick*, p.38.

89. *Early Days of Berwick*, p.38.

90. Andrew Keith Ballantyne, 'The History of "Burr Hill", Berwick'.

91. Information supplied by Louise Reeve.

92. Compare illustration *Early Days of Berwick*, opposite p.15 with photographs and sketches in 1977 and 1990 Auction brochures; City of Berwick Valuer's records.

Significance

Burr Hill has regional significance as one of Berwick's earliest homes with its oldest section built in 1878 or earlier for the notable district farmer and parliamentarian, the Hon. James Buchanan, M.L.C. It was most probably built after he finished farming at his earlier property Ardblair (part of which is now known as Beaumont Farm). Despite alterations and additions, some original features remain, such as the cellar, a very old rose garden and some large established trees. The 1890s symmetrical additions are externally intact and feature a later Arts and Crafts verandah treatment. The 1977 and later additions and the subdivision of the land have reduced the design and landmark significance of the property.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original sections (1854/63 and 1890s) of the house, which is of significance;
- Conserve those parts of the house which demonstrate important successive stages in the development of the property and provide intact evidence of changing architectural styles/construction techniques;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Encourage the continuation of use(s) of the premises for purposes which are compatible with historical uses of the site.

Four Oaks

13 Cardigan Street Endeavour Hills



History & description

This property is the original homestead on the large Grassmere Estate once owned by Dr. John Tremearne and subdivided and sold during the 1880s boom years.⁹³ Although retaining its rural atmosphere for some time afterwards, it finally became part of the suburbs of Endeavour Hills, Doveton and Eumemmerring.

Originally part of the pastoral run of district pioneer Thomas Herbert Power, the site of Four Oaks (on Portion 1, Parish of Eumemmerring) was included in Power's 1850s subdivision. Power became Crown Grantee of Portion 1 in December 1852 and continued to own the land until 1875. Throughout this period Power made considerable sums of money through the leasing and mortgaging of Portions 1, 2, 3, 4, 5, 6, 6A, 7, 10 and 15. In 1856 he leased them for eight years to Gustave Aldophe Von Lenney for £500 per annum. Three years later he raised £5000 on the property and in 1875 sold the lot to Richard Colclough at a good profit for £7260.⁹⁴

Dr. John Tremearne of Creswick was associated with the former Power properties from 1883 when he bought Portions 1, 2, 3, 4, 5, 6, 6A, 7, 10 and 15 from Colclough for £10,899. Tremearne immediately leased the property to Robert Brown Ridler for £550 a year.⁹⁵ It is not known how much Tremearne made from the subdivision and sale of these lands together with other Power properties he purchased in the 1880s.

The story of Four Oaks became part of the financial excesses of the 1880s boom period with the names of prominent land boomers such as James Munro, James Mirams and Frederick Illingworth as major actors. Fourteen days after Tremearne sold to Mirams much of the land was sold by the Real Estate

93. Registrar-General's Office Search No.20037 (Tremearne).

94. Registrar-General's Office Search No.20037.

95. Registrar-General's Office Search No.20037.

and Mortgage Bank to Illingworth.⁹⁶ James Munro, who founded the Real Estate Bank and his son, Donald, were partners in the firm Munro and Baillieu that auctioned the Grassmere Estate. Illingworth, a Yorkshireman and M.L.C. for Northern Province, helped form the Centennial Land Bank. In the 1880s he borrowed and owed six-figure sums of money. When the boom burst, Illingworth fled to Western Australia to escape his bad debts and, ironically, later became State Treasurer.⁹⁷

The Grassmere Estate of over 3,000 acres was advertised as a 'Noble Estate situated in the most Beautiful spot in Victoria'. It was 'only a few minutes walk' from Dandenong, a 'pretty township, now so fast becoming a Favourite Residential Suburb'.⁹⁸

Tremearne's dealings with the Real Estate Bank went on until May 1891, when he transferred the remainder of his property. The bank immediately mortgaged to the City of Melbourne Bank (another boom period creation). In December 1891 four banks collapsed including the Real Estate Bank. It was the City of Melbourne Bank which in 1895 sold Block 1 (the site of Four Oaks) to Charles Chaplyn Grover.⁹⁹

The later history of Four Oaks has been far less dramatic. It was some years before the area was developed into the suburb of Endeavour Hills with its streets named after the members of the crew of Captain Cook's ship Endeavour. By the 1960s, Four Oaks had been purchased by W. A. Jones, a vet.¹⁰⁰ The land was further subdivided in 1972 when the old house was located in Lot 96 on the west side of Cardigan Street.¹⁰¹ Later owners were Rolf and Alisa Wessell in 1975 and Glenda Thomas. The current owner is Ruth Pease who purchased the property in 1991.¹⁰²

Facing away from its current street entrance, Four Oaks remains today as a symmetrical villa centred on a half acre block. The property contains two large oaks indicating the position of the former oak-lined driveway from Heatherton Road.¹⁰³ A majority of the house appears to date from the Victorian era, as indicated by the ornate central doorway. Boxed triple-light windows with central fixed panes are later additions, as are weatherboard additions at the side of the verandah. Internally there are features of note, including an old fireplace in the former kitchen plus ceiling cornices and roses, all dating from late last century.

Significance

This weatherboard Victorian villa has high local significance as the original farm homestead on the large Grassmere Estate. It was most probably built for Dr. John Tremearne, owner in 1883, of the site that was once part of Power's pastoral run. It was sold in 1888 at the height of the land boom and is now surrounded by the suburban Endeavour Hills. Whilst the house has lost its original landscape context it still retains many late Victorian architectural features and, most significantly, two of the four oaks after which it was named.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;

96. Title vol. 1765 folio 916.

97. M. Cannon, *The Land Boomers*, M.V. P., 1966, pp.4, 17, 18, 36, 73, 74, 84, 85, 122.

98. *South Bourke and Mornington Journal*, 18 November 1888.

99. Title vol. 1765 folio 916.

100. Information supplied by Ruth Pease.

101. Lodge Plan No. 89567, dated 7 July, 1972.

102. Title Vol. 8942, fol. 240.

103. Information supplied by R. Pease.

- Conserve those parts of the house which demonstrate important successive stages in the development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design.

Chadwick Farm

Chadwick Road Harkaway



History & description

This farmhouse of vertical slab construction with mud infill was constructed in 1900 or earlier by a local Harkaway farmer, Maurice Chadwick.¹⁰⁴ The property once covered 100 acres but after subdivision in 1972 now stands on 20 acres.¹⁰⁵

An eccentric district character who lived an almost hermit-like existence, Chadwick was fascinated by early building technology¹⁰⁶. In 1906 he added two rooms to his original one-roomed farmhouse. The building was built in two gabled sections, similar in form and materials and is reasonably intact today. The method of construction involves a timber frame with wide slabs of timber nailed to cross-beams, forming the exterior of the building. It appears that Chadwick was attempting to recreate the early timber slab building technique which involved slabs slotted into top and bottom plates. The infill material may have originally been mud, which is evident in sections of the wall, and is mostly replaced with concrete. (It is likely that Chadwick himself used concrete as he was evidently using the material in the construction of the later house). The roof is clad in corrugated iron with long timber palings beneath, and weatherboard gable ends. Both halves of the building have pre-cast concrete chimneys (of the Pickering Flemington variety seen in many older Berwick buildings), with one section recently paved in brick and the other retaining wooden floorboards.

Later Chadwick built the house next door using hand made concrete blocks.¹⁰⁷ The new house is also intact, and utilises an interesting type of square brick with porous surface which has been painted. A number of old trees surround the houses which are set well back from the road and form a picturesque farm landscape when viewed from the driveway approach. A large oak is particularly notable.

104. Information supplied by Max Thomson.

105. 'Historic Homes of Harkaway', Harkaway Primary School Project; Lodge Plan 111786.

106. Information supplied by Max Thomson.

107. 'Historic Homes of Harkaway'.

Chadwick was the owner of Chadwick Farm until the early 1960s. By the 1970s the property was owned by David Karl and Susan Miriam Axelson, who carried out renovations to the old cottage.¹⁰⁸

Significance

Chadwick Farm, built c1900 with additions in 1906, has high local significance as the home of Harkaway farmer, Maurice Chadwick. Fascinated by early building techniques, Chadwick used timber frame and slab construction with mud and concrete infill to create this unusual building. He also built the house next door using hand made concrete blocks, and together the buildings have design interest, with the property as a whole having aesthetic significance.

Conservation guidelines

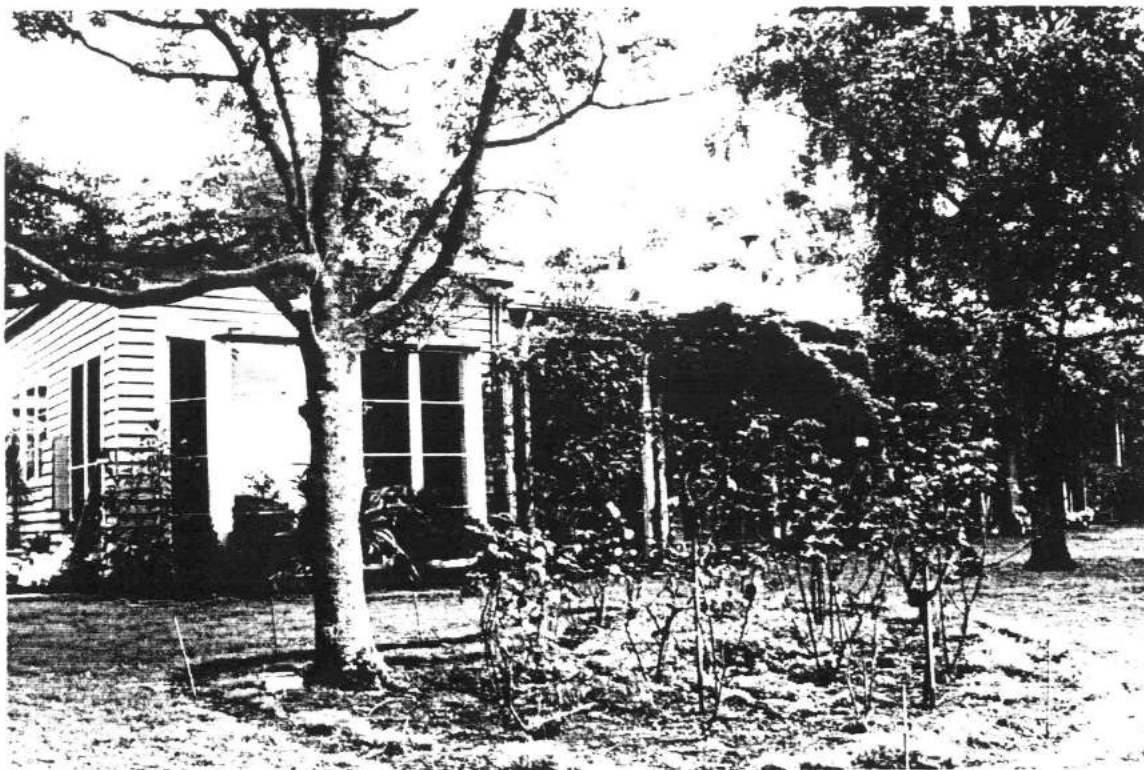
In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original sections of both houses, which are of significance;
- Conserve those parts of both houses which demonstrate important successive stages in the development of the property and provide intact evidence of changing construction techniques;
- Conserve significant plantings on the property, particularly the large oak between the two houses, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of both buildings from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- In the case of building development on the property, particular attention should be paid to the conservation of the driveway approach to the farm.

108. City of Berwick Valuer's records.

Brentwood (former Kippenross)

121 Clyde Road Berwick



History & description

The former name of this property, Kippenross, was taken from the Scottish estate of the Pearson family,¹⁰⁹ important Victorian pastoralists and parliamentarians, who were associated with Brentwood during its early years.

The site of Brentwood was owned in 1883 by John Samuel White, a South Melbourne contractor.¹¹⁰ By 1887 it was owned by George W. Taylor,¹¹¹ and, in December 1893, during Victoria's economic depression, by the grazier Michael McCormack of Tallarook.¹¹²

At the turn of the century, the Berwick property came into the hands of the Pearson family. At this time, the present weatherboard residence was most probably built for Olive Kate Pearson of Berwick, married woman. Olive, the owner in 1903, was the daughter of George Gooch and wife of the Hon. William Pearson of Kilmany Park, Hampton.¹¹³ The property was owned by the Pearsons and in 1905 was transferred to the Hon. William Pearson and Alexander Gooch.¹¹⁴ In 1911 the Hon. John Pearson, MLA, and family moved to another Kippenross, an imposing red brick, double-storey bungalow on the Gloucester Avenue hill. In the 1930s, this residence became part of St. Margaret's School.¹¹⁵

109. Paul de Serville, *Port Phillip Gentlemen*, O.V.P., 1980, p.183.

110. Title vol. 1197 fol. 299378.

111. Title vol. 1922 fol. 384266.

112. Transfer No. 342320

113. Title information supplied by present owners.

114. Transfer No. 507630.

115. *Early Days of Berwick*, p.141.



Former Stables, Brentwood



Spectacular cypress driveway entry, Brentwood

Other notable owners of Kippenross in Clyde Road included the Davy family, retired sheep farmers from the Riverina.¹¹⁶ Humphrey Davy was the registered owner in February 1912.¹¹⁷ A view of the house survives, a photograph reputedly taken by Davy. After Davy's death in 1913, his widow, Mercy Jane, became the owner.¹¹⁸ From the 1920s until the 1940s, the property was the home of Moira Ethel Pennefather, spinster, daughter of H. C. Pennefather, 'known throughout Australia as an eminent sheep classer, classing many of the famous studs'.¹¹⁹ They may have renamed the property Ardsley.¹²⁰ A number of alterations and additions were carried out during the Pennefather ownership including the replacement of the original bay windows. Col. Cecil Mervyn Thomas, who became the owner in 1946, in 1959 won the Victorian Fodder Conservation State Championship for dairy farm under dry farming conditions. The property was named Brentwood during the Thomas ownership.¹²¹ A Toorak managing director, Henry Wells Rowden, was the new owner in 1962.¹²² By this date, the valuer's records describe Brentwood as consisting of a weatherboard homestead, a smaller weatherboard house and two cottages, as well as stables, barns, haysheds, an old wool shed and grain silo, cattle yards, weatherboard garage, implement shed, and to suit contemporary lifestyles, a swimming pool and tennis court.¹²³

At the time of the 1980 auction 'Brentwood Homestead' was described as a historic home with 'all the qualities for an idyllic lifestyle'. The original symmetrical villa form of the house has been obscured by additions to the sides and rear of the building, and in particular by changes to the pattern of fenestration. One of the brick cottages, formerly used as servants quarters, has been restored by the current owners Peter and Lyndell White. The stables and hay shed are good, intact examples of their type, and in conjunction with the other outbuildings, demonstrate the various farming uses of this property over the decades of this century. Set in an established garden and on an allotment of nearly 21 hectares, Brentwood is notable for the cypress-lined drive to the homestead.¹²⁴ Residential development is now occurring across the rural landscape that once surrounded the homestead.

Significance

The former Kippenross, although much altered, has high local significance as an important district homestead illustrating the comfortable lifestyle of prosperous local farming families. It has historical associations with the Pearsons, a prominent Victorian family, who owned the property from 1903-1911 and named it after the family estate in Scotland. The Pearsons, who arrived in the colony at an early date, combined pastoral pursuits with successful parliamentary careers, and included the Hon. William Pearson and the Hon. John Pearson. The latter was president of the influential Mornington Farmer's Society from 1904-1906.¹²⁵ Brentwood is notable for its striking cypress-lined driveway and fine garden setting. The collection of intact outbuildings, in particular the stables, hayshed and restored brick cottage, are valuable evidence of the various farming uses of this property and represent one of four such collections of farm outbuildings remaining within the City.

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- 116. Information supplied by present owners.
 - 117. Title information supplied by present owners.
 - 118. Photograph copied by Jim Poynter, 1992; Transfer No. 58393.
 - 119. *Early Days of Berwick*, p.32; Transfer No. 2091464.
 - 120. *Early Days of Berwick*, p.32.
 - 121. *Early Days of Berwick*, p.32.
 - 122. Caveat No. 104410; Transfer No. B560322.
 - 123. City of Berwick Valuer's records.
 - 124. Auction Brochure, 29 March 1980.
 - 125. *Early Days of Berwick*, p.61.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve those parts of the house which demonstrate important successive stages in the development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Conserve significant outbuildings and maintain a visual relationship between the outbuildings and the main house in order to demonstrate the historical use of these buildings;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property, in particular the driveway plantings;
- Prevent development adjacent to significant parts of the buildings from overwhelming the heritage characteristics of these buildings and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- In the case of subdivision of the property, particular attention should be paid to the retention of the significant outbuildings within the allotment containing the house. In any subdivision plans the driveway should be retained as the approach to the allotment which contains the significant buildings.

Doveton Heights

24 Doveton Avenue Eumemmerring



History & description

This Victorian house, a rare survivor in the area, may date from 1894 when James Facey purchased its site, Lot 57 in Crown Portion 16 Parish of Eumemmerring, from the City of Melbourne Bank.¹²⁶ The early history of its site is an interesting one. Like a number of other sites in Doveton Avenue it was originally in the 1850s part of George Darley Boursiquot's Crown Portion 16 of 292 acres.¹²⁷ In 1885 the site became known as Lot 57 and was included in Dr. John Tremearne's subdivision of that year.¹²⁸ Following the 1880s boom years, during the 1890s depression, Lot 57 was one of a number of allotments in Tremearne's subdivision acquired by the Real Estate Mortgage Bank and then the City of Melbourne Bank.¹²⁹ Both these banks were associated with the notorious land boomer, James Munro, and were involved in land speculation.¹³⁰

It was thought that the former Doveton Heights was the house of Captain John Doveton, Marine Surveyor, whose name was adopted later for the district where he lived and farmed in the 1890s. However, Titles Office records confirm that Doveton's wife was the registered owner of Lot 53,¹³¹ the site of a house that no longer exists.

In May 1967, the old farm house known as Doveton Heights was sold by Mr. Schoneville to its present owners, Enid and Gregory Gibb. The house was described in Berwick Valuer's records as a 'Brick early dwelling over 60 years old. Approx 1900.'¹³² Its early date of construction for this area is confirmed

126. Title Vol. 2546 fol. 509048 (with adjacent Lot 58).

127. Registrar-General's Office Search No. 20037 (Tremearne).

128. Title Vol. 1765 fol. 917 (Lodge Plan 1240).

129. Title Vol. 2358 fol. 471423.

130. Michael Cameron, *The Land Boomers*, pp. 106-107.

131. Title Vol. 2144 fol. 428662.

132. City of Berwick Valuer's records.

by its location. Its front faces the Princes Highway rather than Doveton Avenue, suggesting that the house was built before the street was formed.

The house is a good example of a Victorian villa and a rare one in the Doveton area. Constructed in red brick, it features an unusual string course at window sill level in addition to a verandah height course. The corbelled chimneys are particularly attractive as is the verandah with its bull-nosed roof and timber brackets. Doveton Heights is now sited on 960 square metres of land.

Significance

The former Doveton Heights has high local significance as a rare example of a surviving Victorian house in this urbanised and industrialised area. It is one of two such houses remaining in Doveton Avenue. The orientation of the house towards the highway is evidence of its early date of construction.

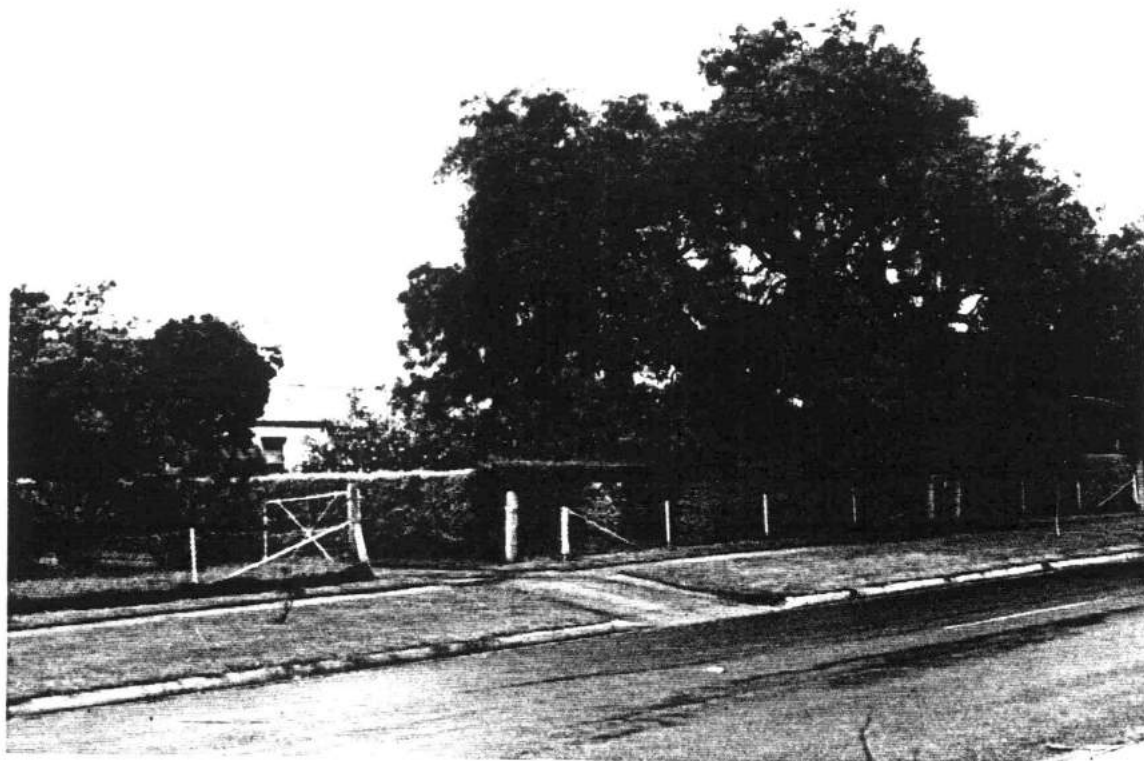
Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of the house and plantings from the street;
- Promote further historical research to determine whether the house was built for James Facey or a later owner of the site.

House

37 Doveton Avenue Eumemmerring



History & description

This house (later used as a farmhouse), is said to have once been used as a coach stop for stage coaches travelling along the Gippsland Road (now the Princes Highway) to Berwick.¹³³ Early 1850s maps show Crown Allotment 16 in the Parish of Eumemmerring (the site of this property), 292 acres fronting the Gippsland Road.¹³⁴

Further research is needed to provide documentary evidence for the claims that the Doveton house was a coach stop. It is known that the first coach service through Berwick was in 1865, there being a six times weekly run from Berwick to Melbourne and a three times weekly service from Berwick to Sale. There was considerably greater traffic along the road after 1876 'when the rush set in for Gippsland'.¹³⁵ Some passengers had meals at the Border Inn (now known as the Border Hotel). Cobb and Co., which had their own stables at Dandenong, ran coaches to Berwick after the main road was formed in 1865.¹³⁶

The site was identified as Lot 38 in Dr. John Tremearnes' 1885 subdivision.¹³⁷ It was sold in 1886 with adjacent Lot 39 to Alexander Norquay a Dandenong farmer. In 1890, after Alexander's death, John Norquay a Lyndhurst farmer was granted probate. Later that year Arabella Brown became the new owner.¹³⁸

133. *In the Wake of the Pack Tracks*, p.88.

134. *Run Map 371A, Berwick*, Central Plan Office, Melbourne.

135. *Early Days of Berwick*, p.24.

136. *Early Days of Berwick*, pp.24-25.

137. Lodge Plan 1240.

138. Title Vol. 1869 fol. 373800.

The Victorian timber house on its large allotment was the home later of the widow of Victorian Premier McLean.¹³⁹ The house appears to be a fairly intact example of a Victorian villa and an early construction date is suggested by the lack of eaves in the roof and by the simple window treatment. Views of the house from the street are obscured by a substantial pepper tree in the front garden, probably dating from the construction of the house, indicating it to be at least 100 years old. The privet hedge is another feature of the property.

During the 1960s when a second house was built, another weatherboard, the owner was W. R. Cameron.¹⁴⁰ Today the dwelling is located on a large site of around 1.9 hectares. The present owner is Margaret Carns.

Significance

This Victorian timber house on its large allotment has high local significance as an early building surviving in a highly urbanised area, reputedly once used as a stopping place for coaches travelling along the Gippsland Road and later, the home of the widow of Victorian Premier McLean. The pepper tree and privet hedge make the property a landmark in Doveton Avenue.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

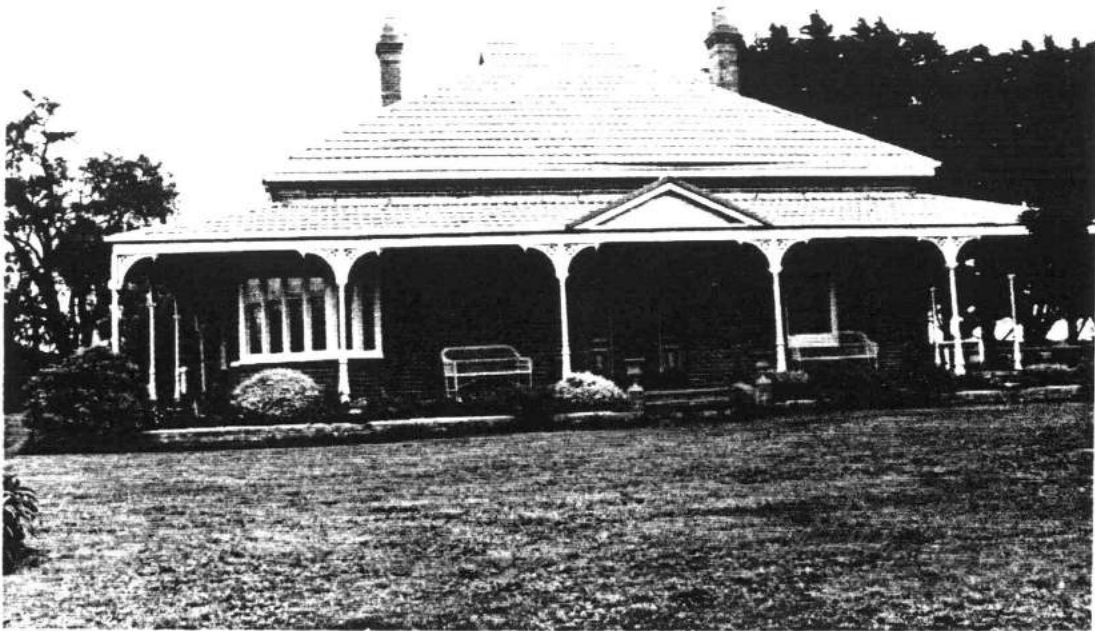
- Conserve the fabric of the original section of the house, which is of significance;
- Conserve significant elements and plantings, including the hedge fence and pepper tree, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;

139. *In the Wake of the Pack Tracks*, pp.88. This needs confirmation.

140. City of Berwick Valuer's records.

The Springs

97-99 Greaves Road Narre Warren South



History and description

This red brick Queen Anne style residence with its associated cottage, stables and blacksmith's shop was built in 1903 for Edwin Greaves, member of a family of pioneer English farmers.¹⁴¹ Its site once formed part of the historic Clarke Estate, an extensive property taken up in the 1850s by William John Turner ('Big') Clarke (1801?-1874), and owned from 1874 by his son, Sir William Clarke (1831-1897). The estate was run as a dairy farm complex with an 1860s homestead and an associated 1875 brick cheese factory, located in what is now Homestead Road, Berwick. Both of these buildings survive.¹⁴² This property was originally known as The Springs.¹⁴³

In 1903, the Clarke Estate was sold. The homestead with 1280 acres was purchased by William Wilson Jr., and the Sweeney Bros. Wilson took the homestead section. The balance of the property, about 1620 acres, was purchased by Greaves, who built his fine brick home there. Natural springs were located here so Greaves named the new house The Springs. The original homestead, 1 km distant, became known as Springfield,¹⁴⁴ and is now known as the Old Cheese Factory.

Edwin was a son of John Greaves, who came to Victoria in 1847 with his family from Buckingham Shire in England. In 1906 Edwin established a Border Leicester sheep stud at the Springs and later, his son Sydney established a Southdown stud and imported sheep from Tasmania. For many years Sydney was a member of the Council of Breeders of British Sheep. He and his brother, Charles, were local Councillors and presidents of the Berwick Agricultural Society,¹⁴⁵ while younger brother Clyde continued to run The Springs. The property remains in the family, and is now owned by Jeff Spencer.

141. E. Henry, *Six Homesteads of Berwick*, p. 32.

142. Historic Buildings Council File No.603911E.

143. E. Henry, *Six Homesteads of Berwick*, p. 29.

144. E. Henry, *Six Homesteads of Berwick*, p. 32.

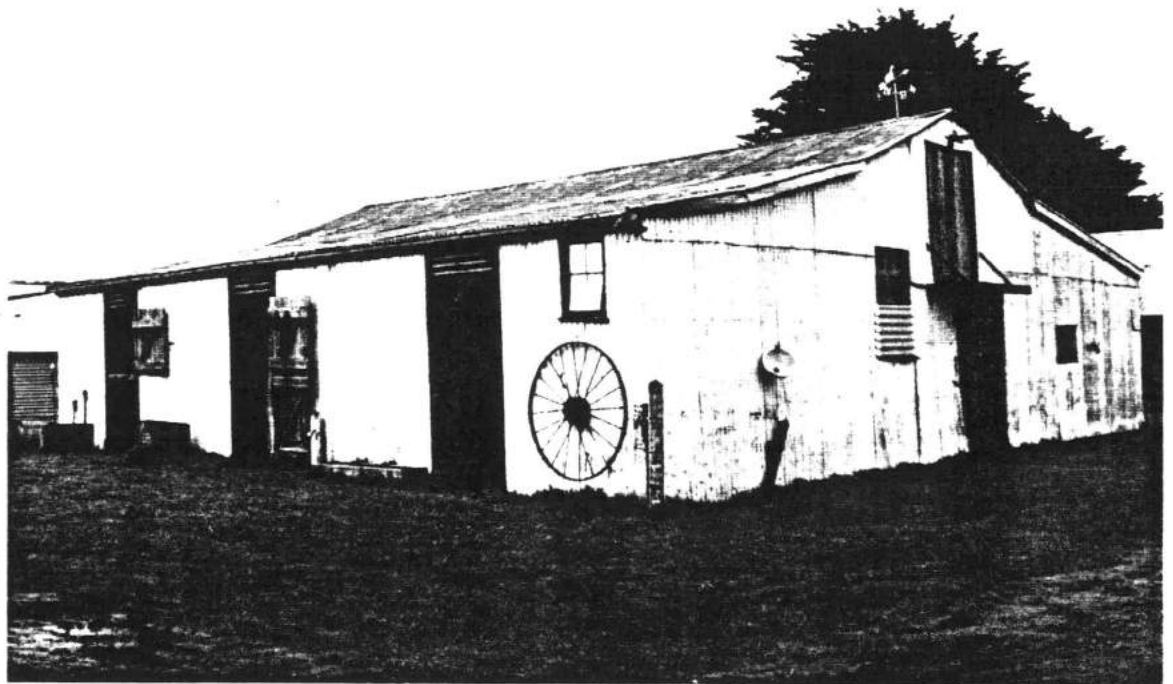
145. E. Henry, *Six Homesteads of Berwick*, pp. 33-34.

Located on the crest of a rise, The Springs is set well back from the road, commanding spectacular views of the valley to the north. Established cypress and pepper tree plantings provide a sheltered rear yard where the stables and blacksmith's shop stand.

The residence is largely intact, consisting of a symmetrical design decorated with Federation features such as a diagonal bay window at the north-east corner, two tall potted chimneys and a gabled hip roof which retains its corrugated iron cladding beneath recent sheet tile cladding. A wide verandah returns on both sides. A clay tile floor is bordered in slate and supported by cast iron posts and brackets. A garden bed fringes the verandah, flanking a gracious entrance with concrete steps to the leadlight Edwardian doorway.

Internally the house retains a lot of its original carpentry. There are extensive beaded pine walls in the skillion and the ceilings of the bathroom and kitchen. The house is comparable to The Downs (formerly known as Rahiri), in Buchanan Road.

The blacksmith's shop, constructed in hand made bricks is remarkably intact, with its hearth and bellows still operational. Benches and equipment are also intact. The stable building north of the blacksmith's shop has a broad gable roof with a loft and pulley below the ridge. The house and outbuildings remain on a large rural allotment of around 107 hectares. Suburban housing is encroaching on the surrounding rural landscape.



Former stables, The Springs

Significance

This property, which includes a 1903 red brick Queen Anne style residence, an associated brick cottage, a very intact blacksmith's shop and nearby stables, has state significance as an important turn of the century farming property. It is a local landmark in a fine rural setting. It has significance for its associations with the Greaves family, pioneer English farmers, who established important Border Leicester and Southdown sheep studs there.

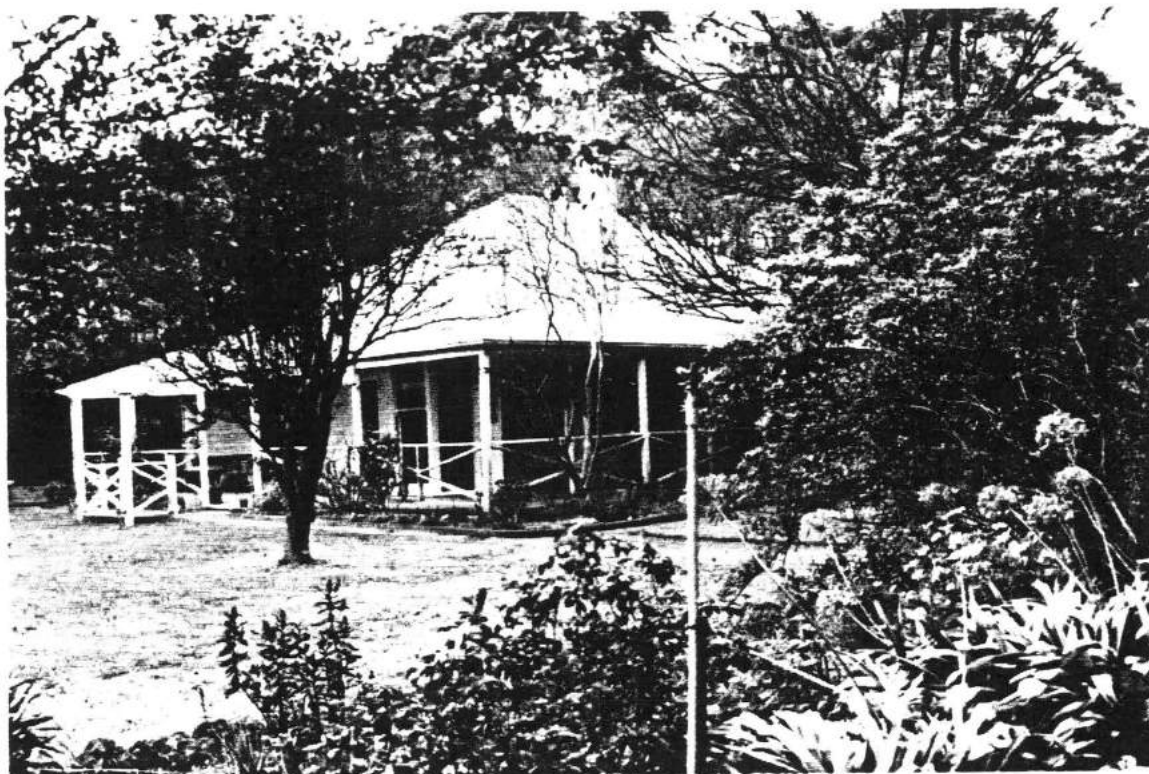
Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the house, which is of significance;
- Conserve those parts of the house which demonstrate important successive stages in the development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Conserve the significant outbuildings and maintain a visual relationship between the outbuildings and the main house in order to demonstrate the historical use of these buildings;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the buildings from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- In the case of subdivision of the property, particular attention should be paid to retaining the significant outbuildings within the same allotment as the house. In any subdivision plans the driveway should be retained as the approach to the allotment containing the significant buildings.

Glencairn

159 Greaves Road Narre Warren South



History & description

This hip-roofed farm house with its unusual long bay windows at the front was the first home of Sydney A. Greaves, one of the four sons of Edwin Greaves, JP, a district pioneer, after Sydney's marriage to Anne Jane (Nana) Beaumont.¹⁴⁶ The house was moved in about 1922 from the landing at Bass. Transported by horse, it was reassembled and erected on the present site,¹⁴⁷ once part of The Springs, the 1903 property owned by Sydney's father. Sydney worked on this property which by the 1960s was run by his brother Clyde.¹⁴⁸

The Greaves family played a major role in the development of the Berwick district and were noted horse breeders, particularly of Clydesdales, trotters and Shetlands.¹⁴⁹ They were prominent residents who were active participants in local government. Sydney Greaves was Berwick Shire President in 1935-36¹⁵⁰ and earlier, between 1925 and 1927, was President of the Berwick and District Agricultural and Horticultural Society.¹⁵¹ His brother Charles F. Greaves also became Berwick Shire President.¹⁵²

Glencairn is located in a fine garden setting with conifers along the drive. It was known for many years as the 'Tin House' because its exterior was clad with tin,¹⁵³ presumably pressed metal sheet such as that produced by the Wunderlich company. Today it has had unfortunate alterations in the form of hardiplank cladding. The house is rectangular, with hip roof and is surrounded on all sides by a

146. Information supplied by Louise Reeve.

147. Information supplied by Margaret Greaves (Sydney's half-sister).

148. Information supplied by Louise Reeve; City of Berwick Valuer's records.

149. *Early Days of Berwick*, p.14.

150. *In the Wake of the Pack Tracks*, p.28.

151. *Early Days of Berwick*, p.62.

152. *Early Days of Berwick*, p.62.

153. Information supplied by Margaret Greaves (Sydney's half-sister).

verandah featuring timber criss-crossed balustrade, probably recent. Glencairn is located on a site of around 2 hectares, and the current owners are Julian and Prudence Blackburne.

Significance

Glencairn has high local significance as the first marital home of Sydney Greaves, member of one of Berwick's earliest and most important district families, noted as horse breeders and for their involvement in local government. The house, moved from Bass to its present site about 1922, is located on land which was once part of The Springs, owned from 1903 by Sydney's father, Edwin Greaves. Glencairn is located in a fine garden setting.

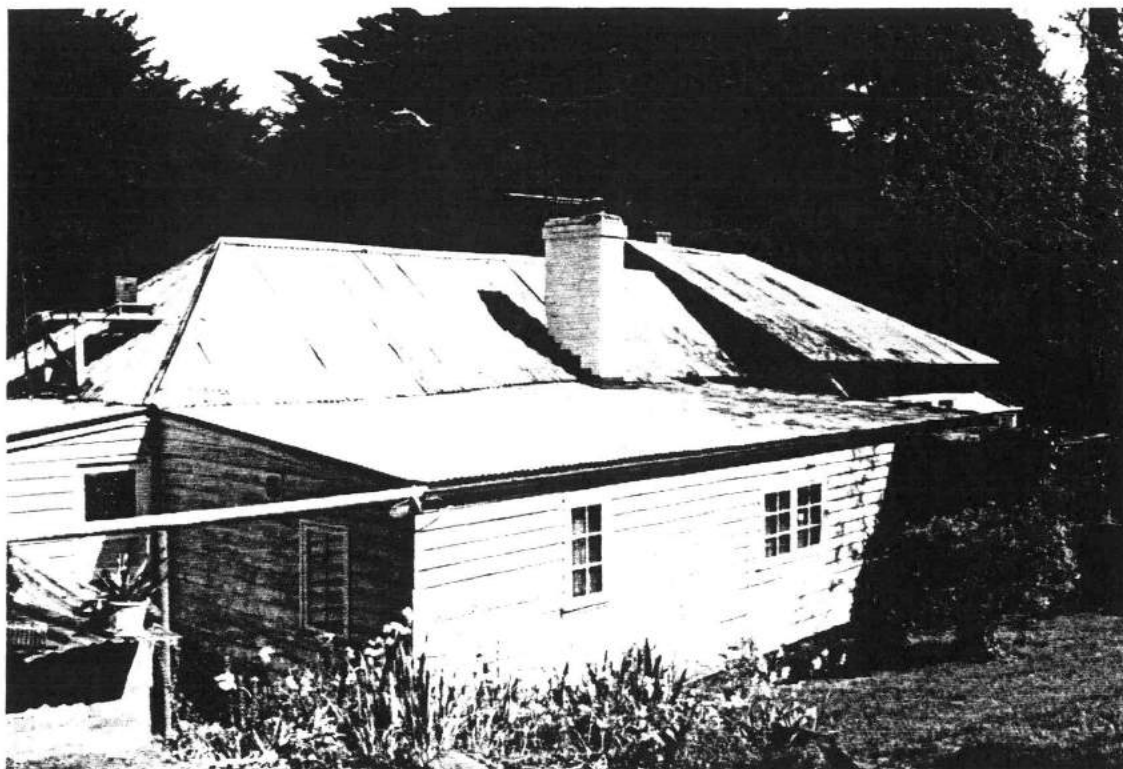
Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the original fabric of the house, which is of significance;
- Conserve driveway and other contributory plantings on the property, and maintain a visual relationship between the plantings and the significant building on the property;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- In the case of subdivision of the property, particular attention should be paid to retention of the driveway plantings as an approach to Glencairn.

Reedbeck Farm

31-37 Halleur Road Harkaway



History & description

One of Harkaway's early Lutheran German settlers, Carl Friedrich Tschentscher, was the first owner in 1856 of the original 96 acre site of Reedbeck Farm.¹⁵⁴ This land is shown on a contemporary map and is described as containing 'good red soil'. It is located north of the property of Wilhelm Wiese in King Road (later known as Kilfera). There are tracks linking Tschentscher's property with Harkaway Road on the east and to Berwick via King Road on the south.¹⁵⁵ Tschentscher raised finance on his Harkaway property in 1857, 1860 and 1861 from other German settlers including Joseph Scholtz and the well-known district pioneer Dr. Ernst Gottlob Wanke. The Reedbeck Farm site became the property of the Wanke family in 1865 and by 1924 was owned by Harry Victor Wanke.¹⁵⁶

It is thought that the older hip-roofed section of the existing weatherboard house, still with its original shingles, may date from the 1850s.¹⁵⁷ This section is said to have been constructed in 1854 and has been described as 'one of the oldest buildings in Harkaway'.¹⁵⁸ Skillion extensions have been added to either side of this building and a broad roofed bungalow style addition to one end creating a new main facade. Established plantings surround the site, with a spectacular cypress canopy along the approach from Halleur Road.

The current owners, Ian and Naida Baillie, who run the property as a hobby farm, purchased it in 1981. They have retained the old house but subsequently built a new brick residence.¹⁵⁹

154. Registrar-General's Office Search No.45766.

155. Plan of Portions of Land in the Parish of Berwick, Surveyor General's Office, Melbourne, 26 Nov. 1855.

156. Registrar-General's Office Search No.45766.

157. *Harkaway Primary School Project*, 1988; City of Berwick Valuer's records.

158. *Harkaway Primary School Project*, 1988.

159. City of Berwick Valuer's records.

Significance

Reedbeck Farm has regional significance as an example of the farmhouses built by Harkaway's German settlers during the 1850s and 1860s. Harkaway was one of a number of German Lutheran farming settlements in colonial Victoria. The importance of the Reedbeck Farm building relates to its early date of construction (1856 or earlier) and further research and physical investigation is required to confirm this date. As the home of pioneer Carl Friedrich Tschentscher, it may be one of the oldest buildings in Harkaway.

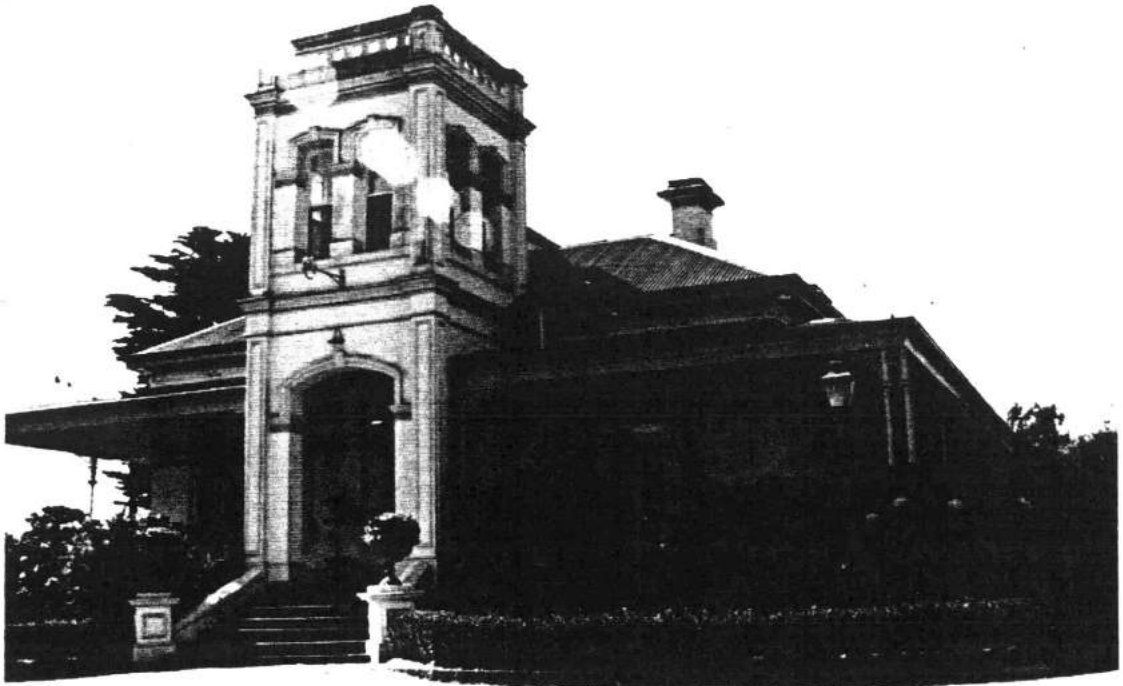
Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Promote further research on the fabric of the building to identify sections associated with the original building or other important stages of development;
- Conserve the fabric of the original section of the house, which is of significance;
- Conserve those parts of the house which demonstrate important successive stages in the development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property and in particular the driveway plantings;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design.

Melrose

137-163 Harkaway Road Harkaway



History & description

This imposing Victorian residence with its tower and elevated position commands panoramic views towards Western Port and Port Phillip Bays and, in the distance, the Strzelecki Ranges. It was built c1875 for John Edward Deeble.¹⁶⁰ The site on Crown Allotment 8 (shown on early maps as 'good pasture'), was originally part of Robert Gardiner's Berwick run, purchased in 1856 by Dr. Ernst Gottlob Wanke. Following subdivision, Wanke sold Lot 24 to Schache who sold to John Edward Deeble. This lot stretched from Hessel Road to Baker Road.¹⁶¹ Nothing more is known of Deeble.

The best-remembered period in the long history of Melrose was between 1938 and 1958 when it became the Try Boys Home, a training farm for boys.¹⁶² William Mack Forster, the founder of the Try Boys Society, had a concern for disadvantaged youth and also established the City Newsboys Club and the Gordon Institute for Boys.¹⁶³ After the closure of the Try Boys Home at Harkaway, the Society continued as the Try Youth and Community Services, which incorporated the William Forster Try Boys Society.¹⁶⁴

Shortly before Melrose was purchased, the Society's honorary treasurer, E. H. M. Ratcliffe died. A new 1930s building used as dormitory accommodation was named E. H. M. Ratcliffe House in his honour,¹⁶⁵ and stands next to the main house today. The boys grew vegetables and farmed, becoming virtually self-supporting.¹⁶⁶ Melrose was later owned by the Jones family who ran a horse stud there

160. *Early Days of Berwick*, p.79.

161. Registrar-General's Office Search 11039. (See subdivisional plans).

162. *Try-First 100 Years*, Wallace Landells, 1983.

163. *Herald*, 19 March 1973, p.2.

164. *Try-First 100 Years*.

165. *Try-First 100 Years*.

166. *Gazette*, 10 June 1987.

and in 1984 sold to Noel and Marlene Gould. It was the third historic home in the Berwick district acquired and renovated by the Goulds. The others were Kinross in Palmerston Street and Glenfalloch in Brisbane Street. For renovations to Melrose the Goulds employed the architects Whiteman and Peck who had restored the famous Sefton homestead at Macedon. The Goulds ran the property as a cattle stud.¹⁶⁷ Melrose is presently owned by Alan, George and Agnes Curry.

Today, despite some alterations and additions, Melrose is substantially intact providing a good example of a grand Victorian residence. The square tower positioned over the main entrance makes an imposing landmark, but overall the design is very simple with Classical ornamentation on the tower and main facade. The hip roof extends an extraordinary distance back from the facade, complete with enclosing verandah on three sides. A recent rear addition features large windows overlooking the garden. The Ratcliffe building, dairy shed, stables and garage, all dating from the 1930s Try Boys Home era, are also intact. It is set on a rural allotment of 26.51 hectares.

Significance

Melrose, an imposing Victorian villa with a tower on an elevated site, built c1875 for John Edward Deeble, has regional significance as an important district landmark for more than a century and a fine example of a nineteenth century rural retreat. It is significant for its use between 1938 and 1958 as the Try Boys Home, a training farm for boys. It has associations with William Mack Forster, founder of the Try Boys Society and also of the City Newsboys Club and the Gordon Institute for Boys. The E. H. M. Ratcliffe Cottage (named after the Try Society's honorary secretary), and a number of outbuildings provide significant evidence of the property's use during the 1930s era.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve those parts of the house which demonstrate important successive stages in the development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Conserve significant outbuildings and maintain a visual relationship between the outbuildings and the main house in order to demonstrate the historical use of these buildings;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the buildings from overwhelming the heritage characteristics of the buildings and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant buildings and plantings from the street;
- In the case of subdivision of the property, particular attention should be paid to retaining the significant outbuildings and plantings within the allotment containing the house.

167. *Gazette*, 10 June 1987.

Wandeen Farm

191-207 Harkaway Road Harkaway



History & description

Wandeen Farm, a large c1880 farmhouse¹⁶⁸ in an attractive farm landscape setting is associated with the Drews, a district family¹⁶⁹ who lived there until the turn of the century.¹⁷⁰ The double-fronted gabled timber house is characteristic of its period. Details such as the double door entrance and the crazy-pave verandah floor date from the 1930s. Pines lining the driveway are of a considerable size, as are a number of other exotic plantings on the property which create a landmark from a distance. A Victorian feature is the very old tree in the circular drive in front of the house.

A second smaller house was added in the 1920s, and is used now as a caretaker's cottage.¹⁷¹

The property on 12½ acres of land was sold in 1972 to Jaroslav and Robyn Hryckow of Dandenong.¹⁷² It was described at this time as 'centrally situated in the unique Harkaway Village ... a delightful farmlette in this favoured district'.¹⁷³ A 1990 auction brochure described Wandeen Farm as 'one of Harkaway's original properties having been settled over a century ago'.¹⁷⁴ By this time as well as the 'main homestead' and 'caretaker's cottage', there was a tennis court, swimming pool and sauna room.¹⁷⁵

The property was purchased by Ninth Turiki Pty Ltd and covers approximately 5 hectares. Wandeen Farm is used in association with Roads End for the purpose of grazing.

168. Information supplied by Max Thomson; 'Historic Homes of Harkaway', Harkaway Primary School Project.

169. Information supplied by Max Thomson.

170. Information supplied by Max Thomson. Title search required to confirm.

171. City of Berwick Valuer's records.

172. City of Berwick Valuer's records.

173. City of Berwick Valuer's records.

174. City of Berwick Valuer's records.

175. City of Berwick Valuer's records.

Significance

Wandeen Farm has high local significance as a good example of a c1880 farmhouse in an attractive farm landscape and for its associations with the Drews. The house is significant as a characteristic but large example of its type, still with its Victorian circular drive in front of the house. Pine plantings along the driveway and the 1920s caretaker's cottage contribute to the landmark qualities of the property.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve those parts of the house which demonstrate important successive stages in the development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Conserve significant outbuildings and maintain a visual relationship between the outbuildings and the main house in order to demonstrate the historical use of these buildings;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the buildings from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) and plantings from the street;
- In the case of subdivision of the property, particular attention should be paid to retaining the driveway plantings.

Willurah Park

306 Harkaway Road Harkaway



History & description

This late Victorian weatherboard house on its substantial allotment of around 88 hectares with hawthorn hedges and a fine landscape setting was the site of Randolph Anderson's Harkaway farm known as the '500 acres', land originally not considered suitable for farming.¹⁷⁶ Randolph's wife, Mary, was a daughter of the Harkaway German farmer Johann Gottlieb Wanke (1814-1889),¹⁷⁷ associated with Westbourne at 315-319 Hessel Road, Harkaway.¹⁷⁸ Randolph and Mary were the parents of the Rev. Oscar Anderson and Arthur Anderson, a long time employee of Berwick Shire Council.¹⁷⁹

In 1910, Dr. Chris Griffiths lived at Willurah Park¹⁸⁰ with a surgery at the front of the house.¹⁸¹ During the Great War period, it was the home of the Coote family. Later, Spencer's Bon Spiel Hereford stud was located there.¹⁸² More recently, between the 1960s and 1980s, the property was occupied by Allan and Lois Williams, who used it for grazing and dairying purposes. In 1964, it held 120 head of cattle. At this time, three houses were recorded - two weatherboard and a new brick veneer built for the Williams.¹⁸³ This family sold their grazing property, which also contained a dairy in 1988. It contained Willurah Park with its 'main homestead ... a modern verandah-style building', a three bedroom brick veneer, and the original seven room weatherboard Victorian house with adjoining two

176. *Early Days of Berwick*, p.76; information supplied by Otto Wanke.

177. *Early Days of Berwick*, p.76.

178. 'Historic Homes of Harkaway', Harkaway Primary School, 1988.

179. *Early Days of Berwick*, p.76.

180. *Early Days of Berwick*, p.76.

181. 'Historic Homes of Harkaway'.

182. *Early Days of Berwick*, p.76.

183. City of Berwick Valuer's records.

bedroom cottage.¹⁸⁴ The property was afterward run as a dairy farm.¹⁸⁵ It is now owned by Roblex Pty Ltd.

The older residence at Willurah Park is located on the crest of a hill overlooking Harkaway Road. The asymmetrical facade has a half timbered gable and a sequence of four narrow double-hung windows. Two corbelled brick chimneys and a break in the roof ridge indicate the original centre of the facade which has been extended to the north. Probably during these alterations the verandah floor and lacework were added and repeated on the southern end of the building. A weeping elm and palm adorn the front garden which is approached by a winding drive lined with ash trees. North of this house, red brick dairy buildings appear intact.

The farm landscape is characterised by extensive hawthorn hedges along Harkaway Road, the paddock boundaries and another entry drive lined with elms to the north, perhaps the original drive.

Significance

Willurah Park, constructed c1893, has high local significance as an example of a late Victorian farmhouse on a large allotment in a fine landscape setting, and demonstrates its use for grazing, agriculture and dairying for about a century. It has early associations with Harkaway farmer, Randolph Anderson, who was married to Mary, daughter of Johann Gottlieb Wanke, district German pioneer. Later it became Spencer's Bon Spiel Hereford stud farm, and more recently has been a dairy farm.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the Victorian house, which is of significance;
- Conserve those parts of the house which demonstrate important successive stages in the development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Conserve significant outbuildings and maintain a visual relationship between the outbuildings, the Victorian house and the new house in order to demonstrate the historical use of these buildings;
- Conserve the significant rural landscape character created by the plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the Victorian house, major plantings and associated farm buildings from overwhelming the heritage characteristics of these features and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) and plantings from the street;
- In the case of subdivision of the property, particular attention should be paid to retaining views between the house and Harkaway Road and retaining the curved driveway and elm-lined northern driveway and other plantings (including hawthorn hedges).

184. Newspaper cutting, 21 April 1988, in City of Berwick Valuer's records.

185. 'Historic Homes of Harkaway'.

Piney Ridge

82 Heatherton Road Endeavour Hills



History & description

This property, one of two old surviving farms in the Endeavour Hills area, was purchased in 1942 by Charles Hartley, a Melbourne manufacturer of rotary sprinklers and irrigation supplies. Hartley (1905-1986), was born at a house on the site of what is now St Margaret's School in Berwick, then owned by his father, and was a founder of the Australian Primary Producers Union.¹⁸⁶

The Hartleys lived at first in a small cottage on the Piney Ridge property, recently demolished. Their large brick house was built in 1942 and was originally a triple fronted villa with gabled pavilions featuring tapestry brick lintels and corbels. A second storey was added in 1954, enclosing the front verandah and radically altering the form of the building.¹⁸⁷ However, the house retains an important relationship with a fine landscaped garden featuring an abundance of conifers and protected from the road by a substantial cypress hedge. The formal garden can be favourably compared with that of Essex Park, although the latter has lost many of its plantings in recent years. To the rear of the house there is an earlier red brick manager's cottage, an old dairy, garage and chicken sheds.¹⁸⁸ Overall, the house, grounds and rural landscape setting are a significant landmark overlooking the Endeavour Hills shopping centre.

An important Jersey stud was established at Piney Ridge, which became well known for winning prizes in the Melbourne, Sydney, Warragul and Berwick Shows. Hartley made history as the first Victorian farmer to import semen from Duke University in Carolina U.S.A., to produce a better breed of cattle. From the 1940s the farm manager was Vivian Campbell, son of Sir Harold Campbell, Australian

186. *Berwick City News*, 8 June 1989; Information supplied by Bruce Coller.

187. Valuer's records.

188. City of Berwick Valuer's records.

representative at the inaugural meeting of the United Nations. Campbell and his family lived in the brick cottage at the rear of the main residence.¹⁸⁹

Distinguished visitors included the Duke and Duchess of Gloucester in 1945, owners of a dairy farm in the United Kingdom. During the last war, United States and Australian troops at Rowville used the paddocks at Piney Ridge for manoeuvres, employing Italian POWs to build trenches for them. Today, the Campbells still live on and manage the property.

Significance

A well-known local landmark with its large brick residence set in landscaped gardens, Piney Ridge has regional significance as an important Jersey stud from the 1940s, winning prizes at the Melbourne, Sydney, Warragul and Berwick Shows. Its owner in 1942, Charles Hartley (1905-1986), was a Melbourne manufacturer of rotary sprinklers and irrigation supplies and a founder of the Australian Primary Producers Union. During the last war, the paddocks at Piney Ridge were used for manoeuvres by U. S. and Australian troops. The farm manager from the 1940s, Vivian Campbell, is the son of Sir Harold Campbell, Australian representative at the inaugural meeting of the United Nations.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve those parts of the house which demonstrate important successive stages in the development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Conserve significant outbuildings (including the cottage) and maintain a visual relationship between the outbuildings and the main house in order to demonstrate the historical use of these buildings;
- Conserve the significant garden plantings and layout and the visual relationship between the significant buildings on the site;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- In the case of subdivision of the property, particular attention should be paid to retaining the significant outbuildings and garden plantings on the same allotment as the house.

189. Information supplied from Narre Warren Library Archives.

Rossmoyne Park

129-153 Hessel Road Berwick



History & description

The site of this property was originally owned by the early settler Thomas Grant,¹⁹⁰ and later by the Hillbricks, a pioneer German farming family associated with the establishment of the Harkaway community. Johann Gottlieb Hillbrich (or Hillbrick) took up land in the 1850s north of the Princes Highway and on the west side of Hessel Road, which he divided between his five sons. The location of the original Hillbrich homestead was described by J. F. Curran in 1948 as,

'in the forefront of Mr S. Hillbrick's present home. With the exception of Mr S. Hillbrick's farm the land has now passed to other ownerships'.¹⁹¹

Thelma Everett, a Hillbrich descendant, has identified this early Hillbrich homestead as Sunnyside, located nearer the Highway, south of Rossmoyne Park. Two timber houses were built here, an earlier and later homestead, but both have now gone. All that is left of Sunnyside today are two old wells and cypress windbreaks in what used to be the homestead site.¹⁹²

Johann Gottlieb Hillbrich purchased Section 14 (the site of Rossmoyne Park and Sunnyside), in May 1855 for £1012. He took out mortgages in 1855 and 1858, which had been discharged by August 1864. In 1873, he transferred the southern part of the property bounded by Hessel Road and the Princes Highway (known then as the main Gippsland Road) to his son Johann Gottlieb Ernst (known as Ernst), one of his five sons. The northern part of the property was transferred to Ernst in 1880, title for this portion being taken out in 1882.¹⁹³

190. Berwick Parish Plan.

191. *Early Days of Berwick*, p.76.

192. Information supplied by Thelma Everett.

193. Registrar General's Office Search No.15251 (Hillbrich).

During the 1890s Ernst mortgaged and sold off various portions of the southern part of the property. By the late 1890s Daniel Sweeney was the owner. It continued in Sweeney ownership and in the 1950s was owned by William Patrick and Francis Michael Sweeney.¹⁹⁴

According to Hillbrich descendants Rossmoyne Park was constructed in the 1890s or earlier. During the 1914-18 war, the Hillbrichs reputedly sheltered German sailors who had deserted, hiding them in a well under the middle of the Rossmoyne Park house.¹⁹⁵

During this century the Hillbrichs lost the ownership of Rossmoyne Park but continued to work for other district farmers. Bert Hillbrich, the cousin of Stan Hillbrich, worked for the Sweeneys.¹⁹⁶ In June 1933 D. Cowe, a discharged soldier settler, became the registered owner of Rossmoyne Park. In fact, the whole of Section 14 was acquired by the Government under the Closer Settlement Scheme.¹⁹⁷

The name Rossmoyne Park was given to the property by a later owner, Sir Rupert Steel, VRC Chairman, who ran an Angus stud there. This was probably a stud name which Steel also used for a later property.¹⁹⁸ In the 1970s the property was leased by Bob Marshall and worked in conjunction with its neighbour Warrenwood (also leased by Marshall) as a dairy farm. During this period, there was a brick and concrete dairy, cowshed and holding yards at Rossmoyne Park. The Housing Commission acquired the property, which is now owned by the Urban Land Authority. It is one of a number of properties in Hessel Road where the land is intended for future residential development.¹⁹⁹

The house is in fair condition but still largely intact. The main facade is asymmetrical and features pendant eave brackets and windows with sidelights.

The verandah has been removed. The bi-chromatic brickwork has been painted. It is built using cavity brick walling, relatively unusual at this time. A second brick building, located directly behind the house, has now been internally linked to the main dwelling. Its form suggests it may have been built for storage or possibly for a farm use. A concrete floor replaces the original timber floors in both parts of the house.

The outbuildings comprise a timber barn, milking sheds, concrete dairy and holding pens. The barn is a particularly fine example of timber construction using a post and girt rather than the more usual stud walling technique. This suggests a German origin, and this appears consistent with the known history of the property.

The garden retains a landmark Norfolk Island Pine, with cypress lining the drive and peppercorns at the rear of the house.

Significance

Rossmoyne Park, comprising a brick villa with Edwardian detailing, fine timber barn, garden elements and cypress-lined entry, has high local significance as the only remaining property associated with the Hillbrichs, important early German settlers in the Berwick district. It reputedly sheltered German deserters during the 1914-18 war. The barn is a rare and highly significant survivor, warranting further investigation and comparative analysis. The property has importance also as a farm homestead acquired in 1933 by D. Cowe under the Closer Settlement Scheme for Discharged Soldiers. Its name was given by Sir Rupert Steel, VRC Chairman, who ran a successful Angus stud there. More recently, the property was run as a dairy farm in conjunction with its neighbour Warrenwood, and a dairy remains from this period.

194. Registrar General's Office Search No.52042 (Sweeney).

195. Information supplied by Pat Sweeney, 4 May, 1993.

196. Information supplied by Pat Sweeney.

197. *Berwick. County of Mornington*, Dept. of Lands and Survey, c1935.

198. Information supplied by George Wilson, 4 May, 1993.

199. City of Berwick Valuer's records.

Warrenwood

155-307 Hessel Road Berwick



History & description

This property was once the site of the home of pioneer German settler, Dr. Ernst Gottlob Wanke. He was Crown Grantee of Section 9 in the Parish of Berwick comprising 640 acres, which he purchased in the Government sales of 1853 for £896.²⁰⁰ His son, Immanuel (1856-1934) who married Bertha, the daughter of J. F. Wilhelm Aurisch (1826-1911), another German settler, later owned the property.²⁰¹

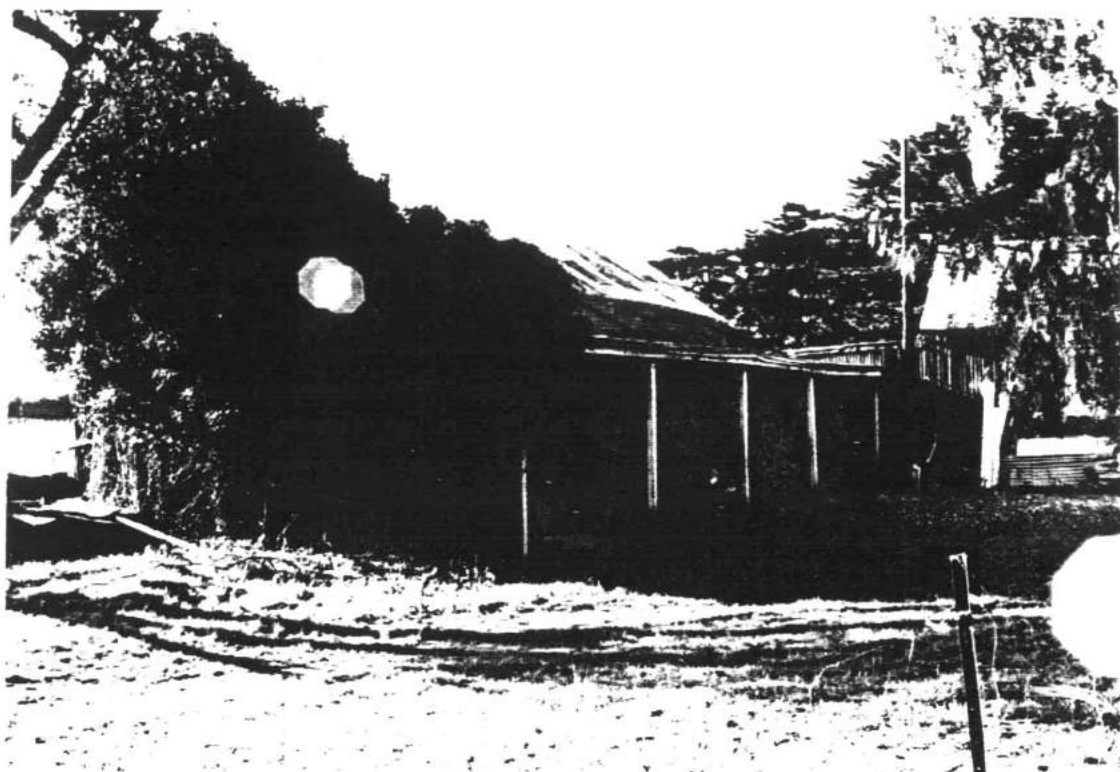
Dr. Wanke (1823-1897), arrived in colonial Victoria as a ship's surgeon but 'jumped ship' to go to the Castlemaine gold diggings. On his return he bought the Warrenwood property. His medical services were welcomed by early settlers and his farm in Hessel Road remained in the Wanke family ownership for over one hundred years. It originally faced Narre Warren North Road before the creation of Hessel Road in 1861. The original timber house was replaced in 1860 by a house known as Hillcroft with interior brick walls and exterior weatherboards (known as brick nogged construction) and a shingle roof. A cellar, dairy and barn were constructed at this time. About 1888, a third house was built 15 yards from Hillcroft.²⁰² The two earlier Hillcroft houses have gone but some of the outbuildings that remain may date from the Wanke ownership. These include a barn (possibly built by Peter Wiese); a glasshouse still with its original brickwork, believed to have been used by Bertha Wanke, a keen gardener; and an old cowshed. There is also a fine example of a dairy which is currently used as stables. The dairy features a brick floor in part with a wooden floor mounted on a granite boulder and tree stump supports. Low timber trusses support the roof with post and rail partitions throughout the interior and it is possible that the remains of a cheese press exist beneath the floor.²⁰³

200. Registrar-General's Office Search No. 41635 (Immanuel Wanke).

201. *Early Days of Berwick*, p.72.

202. *In the Wake of the Pack Tracks*, p.107.

203. Information supplied by Beryl Exell (nee Wanke).



Barn and part of former shed & stables, Rossmoyne Park

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original sections of the house, which is of significance;
- Promote further research on the fabric of the building to identify main stages of development, such as the rear section of the house which was possibly originally an outbuilding;
- Conserve significant outbuildings in particular the timber barn with its post and girt construction, and maintain a visual relationship between the outbuildings and the main house in order to demonstrate the historical use of these buildings;
- Conserve significant plantings on the property in particular the Norfolk Island Pine and other garden elements in front of the house, the peppercorns at the rear and the cypress lined driveway, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the buildings from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of the significant buildings and plantings from the street;
- In the subdivision of the property, particular attention should be paid to the conservation of the driveway plantings which form a key feature of the historic landscape, indicating the traditional approach to Rossmoyne Park from Hessel Road;
- In the case of the building development on the property, particular attention should be paid to the conservation of open space between the key buildings of the Rossmoyne Park property.

The former Hillcroft property was leased in the 1970s by Bob Marshall, who ran it as a dairy. The Pacinga Friesian Stud was listed there in City of Berwick Valuer's records. Containing two houses, the property was sold in 1974 to the Victorian Housing Commission. It is owned currently by the Urban Land Authority with a number of other Hessel Road properties, which are being developed as a housing area comprising the Timbarra Estate at Berwick.²⁰⁴ The site contains an interesting footbridge with 'Wanke 1911' engraved in concrete footings.

Significance

The outbuildings at Warrenwood have high local significance as part of an early farm complex and for their associations with the pioneer German families who settled Harkaway in the 1850s. The property, originally known as Hillcroft and owned by Dr. Ernst Gottlob Wanke and later, his son, Immanuel, contains an old barn possibly built by Peter Wiese; a brick glasshouse associated with Bertha, Immanuel's wife, a keen gardener; and an old timber dairy once used for cheese making. A bridge crossing the creek on the property features the engraved family name of Wanke and the date 1911 in the concrete foundations beneath the granite rubble and timber decking. Collectively these buildings and structures comprise a rare grouping of farm buildings and warrant further investigation of their significance.

Conservation guidelines

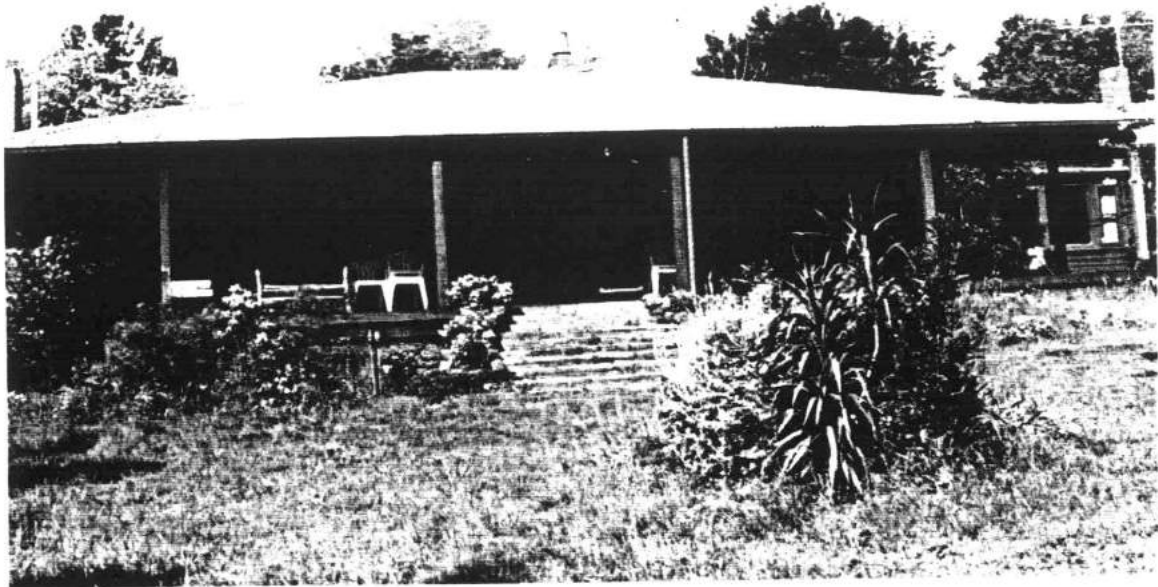
In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- In the subdivision of the property, particular attention should be paid to conserving the significant outbuildings and maintaining a visual relationship between each building in order to demonstrate the historical use of these buildings;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the buildings from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage the continuation of use(s) of the premises for purposes which are compatible with historical uses of the site.

204. City of Berwick Valuer's records. The two houses were described in 1972 as a brick veneer house and an old weatherboard cottage and miscellaneous buildings; *Gazette*, 17 April, 1991. (Article on Timbarra Estate).

Greenacres

178-188 Hessel Road Harkaway



History & description

David Avery, chemist, was the first owner about 1933²⁰⁵ of this weatherboard Inter-war bungalow, which once stood on 90 acres of rich farming land. It was intended at first as a holiday house but the Avery's decided to make it their permanent home and ran a successful dairy farm there. After they died, it became the property of their daughter, Dr. March Avery. Dr. Avery had professional rooms in Collins Street but spent the rest of her time at her Berwick home. In her later years Dr. Avery became gravely ill and Beryl Exell (nee Wanke), from a neighbouring family, moved in to care for her. Beryl is descended from Harkaway's pioneer German Lutheran farming families. Her great-grandfather, Dr. Ernst Gottlob Wanke, settled at Harkaway in the 1850s. Members of the Wanke family continued to live and farm at Harkaway over the next 140 years.²⁰⁶

Dr Avery was an only child, had never married and had no children, and decided to leave Greenacres and an acre of land to Beryl Exell. After her death, she didn't want Beryl to be without a home. Beryl has lived there ever since.²⁰⁷

The house overlooks spectacular views to the north from raised foundations. The broad roof covering the return verandah creates a dominant form, overshadowing dark stained weatherboard walls and thick timber posts, and giving the house a Californian Bungalow character. Later extensions in timber have been added to the side and rear of the building. An outbuilding has been converted as a garage and accommodation. Established plantings of oaks, elms and poplars surround the house. Greenacres is set on a rural allotment of around 8.6 hectares.

205. City of Berwick Valuer's records.

206. *The Berwick City News*, 26 Sept. 1991, p.7.

207. *The Berwick City News*, 26 Sept. 1991.

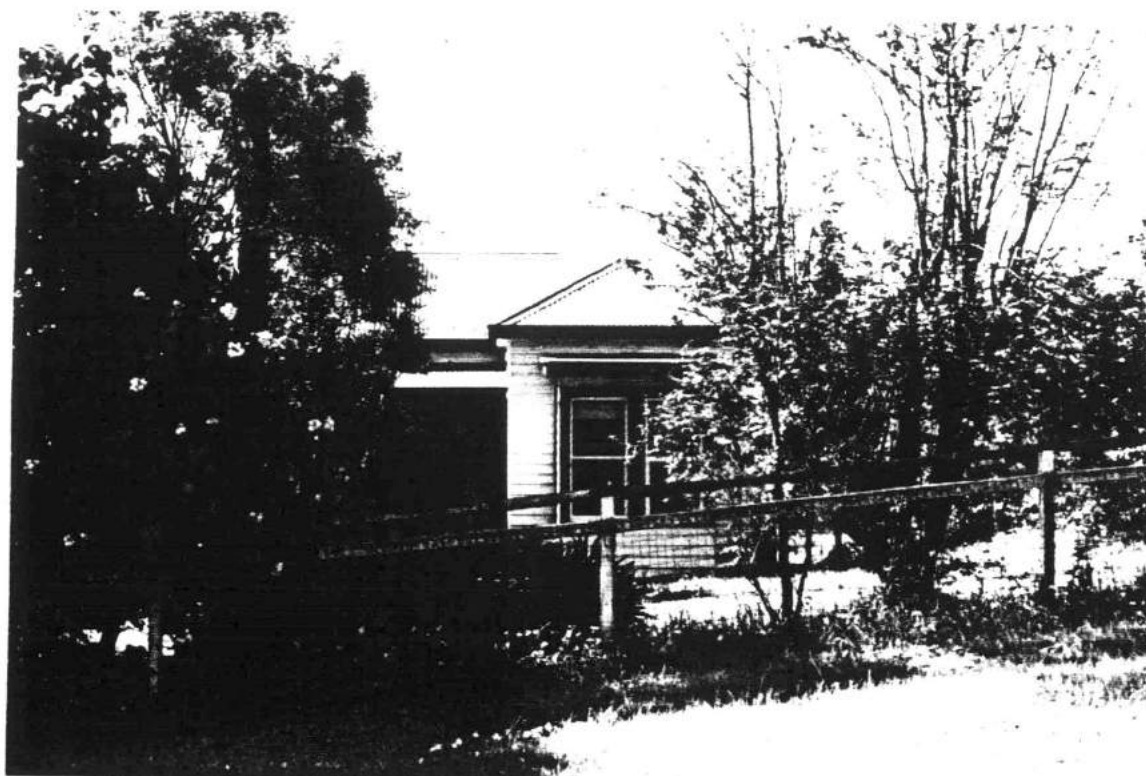
Significance

Greenacres has high local significance as a good example of an intact Inter-war bungalow built by chemist David Avery c1933 as a holiday house but run for many years as a successful dairy farm. It has significance as the home of Melbourne doctor, Dr. March Avery, and, more recently of Beryl Exell, whose great-grandfather, Dr. Ernst Gottlob Wanke, was one of Harkaway's pioneer German Lutheran settlers.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve those parts of the house which demonstrate important successive stages in the development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the house and other significant buildings;
- Prevent development adjacent to significant parts of the buildings from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design.



History & description

This property, opposite the historic Harkaway Bell Tower, like a number of others in Hessell Road, was associated with the Wanke family. It was reputedly the home once of Johann Gottlieb Wanke (1814-1889), perhaps from as early as 1869.²⁰⁸ The existing house seems to date from a later period, possibly the 1890s, and was most probably not the first house on the site. Today, Westbourne, a beautifully intact weatherboard villa with several additions demonstrates the subtle design differences typical of Italianate, Edwardian and Federation domestic styles.

The house features two projecting bays in the facade with different roof designs, the older probably being the hip-roofed wing. Extensions to the rear of the building appear to be relatively recent. The interior retains intact beaded pine ceiling and walls. Peppercorn trees and a mix of native and exotic plantings form a garden surrounding the house which is bounded by a crimped wire fence.

The site, part of Crown Allotment 8, was owned in 1856 by the pioneer German settler Dr. Ernst Gottlob Wanke. He purchased the over 640 acres allotment from the Crown Grantee and early Berwick run holder, Robert Gardiner.²⁰⁹ Wanke liked Harkaway so much that he encouraged his brother, Johann Gottlieb Wanke, to settle there too, with his two sons and daughters.²¹⁰ This family soon became part of the German community at Harkaway. A son, Charles, married the daughter of the Harkaway school teacher, Jacob Hessell.²¹¹ A daughter, Caroline, married Peter Erdmann (1827-1872), from the Island of Fumen.²¹² Another daughter married August Dubberke, a German seaman,

208. 'Historic Homes of Harkaway', Harkaway Primary School, 1988.

209. Registrar General's Office Searches Nos. 11039 (Jager), 41635 (Immanuel Wanke).

210. 'Historic Homes of Harkaway'.

211. *Early Days of Berwick*, p.73.

212. *Early Days of Berwick*, p.73.

who farmed after arriving in Victoria in 1864. Dubberke carried pigs and calves to Dandenong in a spring cart, 'a quaint figure with gold earrings to prevent deafness'.²¹³

Westbourne, later owned by the Griffiths family,²¹⁴ was sold in April 1970 to Alan Edward and Pearl Elkington. In 1978 the old house was re-stumped and timber additions carried out costing \$16,000. It was described in 1979 as 'all renovated throughout' but still had an old store and stables which remain today. More recent owners, Peter and Annette Kirby used the property, now covering 17 acres, for horse agistment.²¹⁵ The current owners are Mario and Barbara Bilotho.

Significance

Westbourne has regional significance as a beautifully intact weatherboard Victorian villa developed in several stages and demonstrating subtle design differences in Edwardian, Italianate and Federation idioms. It has important historical associations with the pioneer German Wanke family, who played a major role in the early settlement of Harkaway, one of Victoria's German Lutheran communities.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve those parts of the house which demonstrate important successive stages in the development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Conserve the significant outbuildings, including the stables, and maintain a visual relationship between the outbuildings and the main house in order to demonstrate the historical use of these buildings;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) and plantings from the street;

213. *Early Days of Berwick*, p.76.

214. *Early Days of Berwick*, p.73. ('They set up house on the present site of Mr. D. T. Griffiths'); City of Berwick Valuer's records. (Confirms Griffiths as a owner of the property).

215. City of Berwick Valuer's records.

Edrington

132 High Street Berwick



History & description

The property has a long history and was known formerly as Melville Park. Its first owner was the pioneer squatter, Captain Robert Gardiner, the earliest and most important pastoral run holder within Berwick City boundaries.

Born in Scotland about 1815, Gardiner arrived in Tasmania in 1829. Later, his Berwick Run (dating from 1837), covered the site of the present Berwick township and much of the Berwick and Harkaway areas.²¹⁶ In the 1853 land sales Gardiner bought large portions of Berwick including his homestead block in Crown Allotment 17 (the future site of Edrington), which fronted Cardinia Creek and was on the Gippsland Road.²¹⁷ Gardiner became a wealthy man and had close associations with the legendary William J. Turner ('Big') Clarke.²¹⁸

In the post-1854 subdivision of the early pastoral leases, Clarke became the owner of Springfield, which is among the finest homes of early major landholders in the Berwick district.²¹⁹ Gardiner sold much of his Berwick lands in 1854 and later moved to the Western District in the 1870s and then to South Australia.²²⁰ Two sons, Melville and Abraham, born in 1850 and 1852 and educated at Melbourne Grammar School, became South Australian pastoralists.²²¹

216. 'Captain Robert Gardiner', Norman E. Beaumont Papers.

217. National Trust File No.4461.

218. Nina Valentine, *The House That Wool Built*, p.40.

219. Historic Buildings Council File No.603911E.

220. 'Captain Robert Gardiner', Norman E. Beaumont Papers.

221. 'Captain Robert Gardiner', Norman E. Beaumont Papers.

An assessment of the formal garden during this study, describes many of the species as dating from around the 1880s. Particular specimens of importance include a spectacular multi-stemmed *Cedrus deodara* (Deodar Cedar) of probable state significance for aesthetic reasons, and a large *Araucaria bidwillii* (Bunya Bunya Pine) of regional significance for its size and contribution to the landscape. Several trees have been identified as having local significance as relatively rare or good examples of their type, including: *Araucaria cunninghamii* (Hoop Pine or Moreton Bay Pine); *Pseudotsuga menziesii* (Douglas Fir); *Agathis robusta* (Queensland Kauri); *Macadamia integrifolia* (Macadamia); *Ulmus carpinifolia* (Smooth Leaved Elm - variegated); *Pinus canariensis* (Canary Island Pine); *Pinus roxburgii* (Long leaved Indian Pine); *Cassine crocea* (Saffron Cassine); and *Quercus canarensis* (Algerian Oak). In addition to these plantings, a group of *Pinus canariensis* (Canary Island Pine) situated in a plantation off the highway, reputed to have been planted by James Gibb, is also of local significance for aesthetic and historic reasons.²²⁶

A grand driveway approaches the house from the north and terminates at the entrance to the house with a turning circle. An alternative route circles the rear of the house to provide access to a public carpark once the farm yard area adjacent to the barn and cottage.

The main house is an externally intact example of a Federation Arts and Crafts mansion, reminiscent of English country villas in the late nineteenth century and influential in Australian suburban architecture in the 1920s. It contains a mix of architectural motifs including Queen Anne brick arched porch openings and bungalow features such as the dominant gable roof, clad in French terracotta tiles, stucco and shingled walls and boxed multi-paned windows.

The interior has been altered over the years, but retains most of the Californian cedar woodwork in the ground floor rooms. The entrance is particularly striking with its exposed wood in the ceiling, rafters, staircase, architraves and skirting boards. The large arched window off the staircase has coloured leadlight highlights and overlooks the rear garden. It is possible that this feature window originally contained gumnut and eucalyptus leaf stained glass motifs as mentioned in a 1985 National Trust Report.²²⁷ The upstairs bathroom retains its Wunderlich embossed metal wall lining.

In 1910 MacKay sold to the grazier Andrew S. Chirnside, who renamed the property Edrington after a family home in Scotland.²²⁸ It then passed to a Chirnside niece and nephew, Maie Casey and Rupert Ryan in 1934. Ryan was the member for Flinders between 1940 and 1952 when he died.²²⁹

Through a subsequent subdivision, Edrington became the home of Lord and Lady Casey, both distinguished Australians. Casey (1890-1976) enjoyed a life of achievement in government, diplomacy and administration in the service of both Australia and the United Kingdom, culminating in a life peerage in 1960, and the office of Governor General of Australia, 1965-1969. His wife, Ethel Marian Sumner (Maie) Casey, who died in 1983, was notable in her own right.²³⁰

Described as 'an artist and author of incredible intellect'. Lady Casey studied under George Bell, a Melbourne painter who was a leading figure amongst the first generation of Australian Modernists and founder of the Contemporary Art Society in 1938. Ellis Rowan, a well-known artist famous for her botanical watercolours painted at Edrington. Several of her paintings passed on to Lady Casey and are now held by the Mechanics' Institute Library.²³¹ A watercolour portrait of Lady Casey by Cecil Beaton is also on display in the library and demonstrates the prominent social scene in which the Caseys were active.

Edrington now forms part of the Edrington Park Retirement Village, located on 50.2 hectares. The current owner of the property is Nicholas O'Donohue.

226. P. Lumley, *Tree Assessment: City of Berwick Heritage Study*, 1993.

227. National Trust of Australia (Victoria) File No.4461.

228. Historic Buildings Council File No.602803F.

229. Historic Buildings Council File No.602803F.

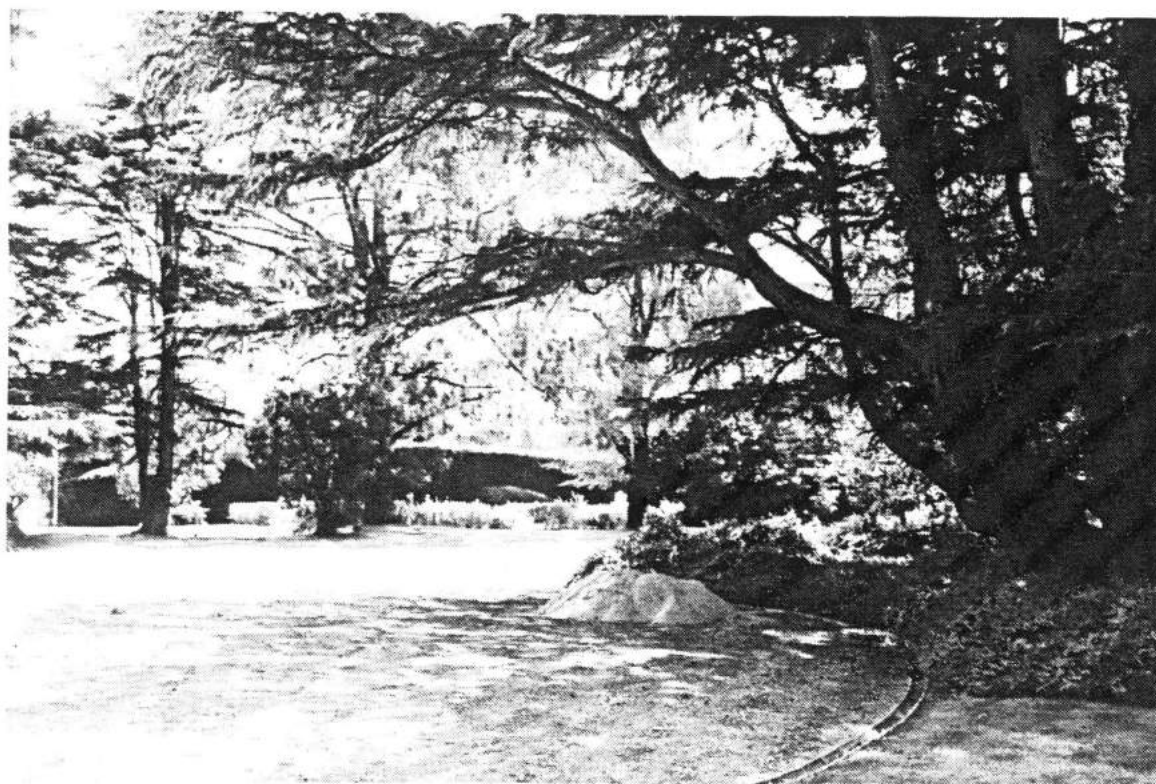
230. Historic Buildings Council File No.602803F.

231. Millicer, H., 'A brief cultural Review of the City of Berwick', 1990; Dawson, Sarah (ed), *The Penguin Australian Encyclopedia* pp.50-51.

An early brick cottage and stone barn on the Edrington site may date from the Gardiner ownership in the 1850s and 1860s.²²² The symmetrical house is surrounded by a verandah supported on thick timber posts. Attached to the eastern wall is a gable roofed weatherboard extension, containing kitchen and bathroom. The house features six-paned double-hung sashes and stretcher coursing with header courses every third layer. The barn is a substantial structure composed of irregular sandstone blocks with tuck-pointed mortar. Two pairs of mezzanine doors are located in the end walls and several small window openings in the side walls. A red brick skillion extends from the centre of the western wall.

The Melville Park property passed into the hands of James Gibb, local member in the new Federal Government who, in 1906, sold to Samuel MacKay. Edrington, the Arts and Crafts mansion which dominates the site today, was built in 1906-7 for MacKay, the West Australian pastoralist and race horse owner, from the designs of the architectural firm Klingender and Alsop. The latter architect subsequently designed the T & G buildings in Melbourne and elsewhere in Australia and New Zealand, and the Hackett Memorial building of the University of Perth.²²³

Situated on the top of a hill close to the north-east extension of the Berwick main street, Edrington is surrounded by a plantation of oaks, elms, pines and cypresses, appearing as a distinguished landmark from a distance. There are two distinct parts to the garden, the formal lawn area to the front of the house with specimen plantings plus rose gardens, and the domestic garden including orchard and vegetable patch. Examination of the garden in a 1980 state-wide survey concluded that it dated from c1906.²²⁴ Details of species contained within the formal garden have been recorded by M. Looker in 1986.²²⁵



View of garden, Edrington

222. John & Thurley O'Connor, Pty. Ltd., *Edrington, Berwick*, Conservation Analysis and Plan, June 1989.

223. Historic Buildings Council File No.602803F.

224. P. Watts, *Historic Gardens Study*, 1980.

225. M. Looker, Report - Garden at 'Edrington', Berwick, pp.23.



Early brick cottage, Edrington



Stone stables, Edrington

Several of the rooms have been refurbished to accommodate its present function as a community centre for the adjacent Edrington Park Retirement Village. The former servants quarters are now used as beauty salons and have been remodelled internally. The old kitchen scullery is still easily identifiable with its hip ceiling, beaded pine boards and cast iron stove with intact white tile surrounds.

Significance

Edrington, an important Arts and Crafts bungalow mansion, has state significance as a prime example of the innovative designs of the architectural practice of Klingender and Alsop. The 1906 design is one of the earliest examples of the Vernacular Revival style which was to become popular for suburban residences over the next twenty years. Internally, features of the entrance foyer, bathroom and old kitchen are intact and are good examples of the period. The garden, also believed to date from c1906, provides an authentic setting.

The property has historical significance for its associations with the early pastoral history of colonial Victoria. Its first owner, the squatter Robert Gardiner, was the earliest and most important run holder within Berwick City boundaries. The remaining brick cottage and stone barn, built in the 1860s or earlier, dates from the Gardiner ownership. Other notable owners included the pastoralist Samuel MacKay, who commissioned the construction of the 1906 homestead (then known as Melville Park); the grazier Andrew S. Chirnside, who renamed the property; and, more recently, Lord and Lady Casey. The Caseys were both distinguished Australians. Lord Casey earned distinction in the fields of government, diplomacy and administration, while his wife Lady Casey was a well known author, artist and aviator.

Several plantings are significant, including a specimen of *Cedrus deodara* (Deodar Cedar) and *Araucaria bidwillii* (Bunya Bunya Pine), of state and regional significance respectively, plus several trees which are considered to be of local aesthetic, scientific and historic significance.

More recently the property has regional architectural significance because of the extensive renovations carried out.

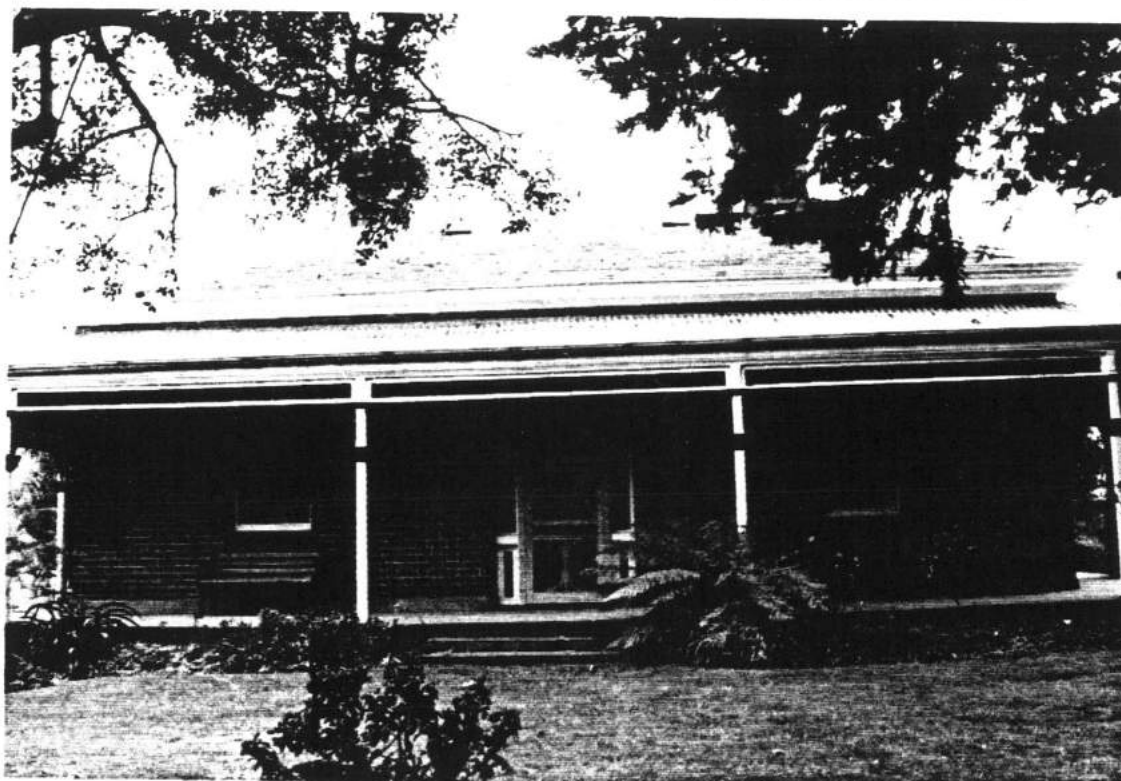
Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the early brick cottage, the stables and the house, which are all significant;
- Conserve those parts of the houses which demonstrate important successive stages in the development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Maintain a visual relationship between the main house and other significant buildings on the site, in order to demonstrate the historical use of these buildings;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the buildings from overwhelming the heritage characteristics of the buildings and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant buildings and plantings from the street.

Springfield Homestead

34 Homestead Road Berwick



History & description

The Springfield Homestead was reputedly built c1855 for William John Turner ('Big') Clarke (1801?-1874) a pastoralist and landowner.²³² Clarke acquired the site following the 1850s subdivision of early pastoral leases in the Berwick district. The house is located on top of a hill and is a simple symmetrical villa. A concave verandah with concrete floor surrounds the building on three sides with a skillion to the rear. The roof is slate and internally the ceilings are all lined with beaded pine boards. New window frames have been installed to the original design.

A three-roomed building containing kitchen and wash-house is located a short distance from the rear of the house. A double-door wood stove is a feature of the old kitchen.

This property illustrates an important aspect of land use in the Berwick area - the holding of large blocks of land by wealthy absentee landowners who leased them to local farmers or employed them as managers.²³³ The Berwick estate was only a small part of Clarke's enormous land holdings in Victoria, Tasmania, South Australia, New South Wales and New Zealand.²³⁴

A well-known early tenant and manager of Springfield (or The Springs as it was then known)²³⁵ was farmer and cheese maker Murdoch MacDonald (1835?-1910), a Scot who arrived in Victoria in about 1853. He was listed as a Berwick grazier in 1868.²³⁶

When Clarke died in 1874, his son Sir William Clarke (1831-1897) inherited the property, which became important as an early dairy farm complex. The new owner was notable for his establishment of

232. Historic Buildings Council File No.603911E.

233. Norman E. Beaumont, James F. Curran and R. H. Hughes, *Early days of Berwick*, pp.17-18.

234. Historic Buildings Council File No.603911E.

235. Historic Buildings Council File No.603911E.

236. Historic Buildings Council File No.603911E.

model tenant farms, the encouragement of scientific farming and the importation of farm machinery. In 1875, with MacDonald as manager still, a cheese factory was built which, like the associated homestead, has survived.²³⁷

In 1904 Clarke's Berwick Estate was sold, the homestead portion being purchased by William Wilson Jnr., and renamed Springfield. The remaining 1280 acres went to the Sweeney brothers and Edwin Greaves previously the tenant or manager.²³⁸ In 1924 Springfield was transferred to the Crown and later became part of the Hallam Valley Settlement Scheme for returned soldiers. An example of this type of Closer Settlement housing exists at 73 Homestead Road. The land was subdivided into smaller allotments and the present 25 acre site of the homestead and cheese factory was occupied by C. M. Hatten. Options to purchase were made to all returned soldiers but Hatten did not take up the offer and on his death Springfield returned to the Crown. The surrounding farms were all returned to freehold. The property now 6.79 hectares, is an Historical Interest Reserve under Section 4 of the Crown Land Reserve Act under the control of the City of Berwick as Committee of Management.²³⁹

Significance

Springfield Homestead, which dates from c1855, has state significance as a notable early homestead property and, with the associated former cheese factory from 1875, as part of an important early dairy farm complex. The buildings played an important role in the development of the cheese industry in Victoria, and provide intact examples of early brick and wood construction techniques.

The Springfield property has early historical associations with William J. T. ('Big') Clarke, one of Victoria's leading nineteenth century public figures and an important landholder with extensive estates. From the 1870s it had associations with his son, Sir William Clarke, who established the cheese factory there, and was notable for his upgrading of properties into model tenant farms complete with the latest technology and equipment.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve those parts of the house which demonstrate important successive stages in the development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Conserve significant outbuildings and features (eg. well) and maintain a visual relationship between these elements and the main house in order to demonstrate the historical use of these buildings;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the buildings from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design.

237. *Australian Dictionary of Biography.*

238. Historic Buildings Council File No.603911E.

239. Historic Buildings Council File No.603911E.

The Old Cheese Factory

34 Homestead Road Berwick



History & description

The building now known as The Old Cheese Factory was constructed in 1875 for Sir William Clarke, owner of the associated Springfield Homestead property. The factory's first manager was the farmer and cheese maker Murdoch MacDonald (1835?-1910), a Scot who arrived in Victoria about 1853 and was tenant and manager of Springfield from 1865 or earlier.²⁴⁰ Clarke, who inherited the property from his father in 1874, was notable for his establishment of model tenant farms, the encouragement of scientific farming and the importation of farm machinery.²⁴¹ From 1875 Springfield and the associated cheese factory played complementary roles as part of an early dairy farm complex. The former cheese factory appears to have been the most elaborate of a number of such factories built in the Berwick area in the late nineteenth century.²⁴² It is one of two surviving examples.

The other earlier cheese factory at Beaumont Farm in Beaumont Road, Berwick, is an 1860s double-storey building. It was constructed for district pioneer farmers, James and Robert Buchanan. The architect G. Browne designed the factory building, especially for the manufacture of cheese. The building was constructed of handmade bricks made of local clay, a rare material in the Berwick region.²⁴³ In March 1875 Browne called for tenders for the making and burning of about 75,000 bricks at Berwick, and later, in August, called for tenders for the erection of 'a kitchen and dairy building' for Clarke.²⁴⁴ The lower floor of the two storey dairy structure was used for the making of the cheese and the upper floor for its storage and maturation.²⁴⁵ Clarke not only funded the erection of the new

240. Historic Buildings Council File No.603911E.

241. Historic Buildings Council File No.603911E.

242. Historic Buildings Council File No.603911E.

243. Wells, J., Mackie, M., *Berwick Some Aspects*, 1980, p.24.

244. *Argus* 5 March 1875, p.3; 24 August 1875, p.3.

245. *The Old Cheese Factory and Surrounds*, A Concise History, City of Berwick, 1985.

buildings but furnished the dairy with a first class cheese making plant with the latest technology and equipment.²⁴⁶

The building was designed to maximise insulation and features a cavity brick wall with a nine inch external wall and an internal wall of half that thickness with galvanised iron wall ties. The pattern of bricklaying is unusual, possibly copied from a British style.²⁴⁷ The roof is also double-layered for insulation with hardwood shingles beneath a corrugated iron cladding.²⁴⁸ The eaves are supported by heavy timber brackets which have a decorative effect. At each end of the hip roof a chimney identifies the position of an upper storey fireplace. An outside staircase has been built into the east wall. Windows have been reframed with fixed glass. The carpentry in the upper floor, both floor and ceiling, provides an excellent example of early truss construction. The building has new concrete footings. A brick domed well is located in the carpark to the west of the factory. Next to it is an inoperable hand pump which has been relocated from The Springs. A second well with hand pump is also located at south-east corner of the factory.

It is not known exactly when cheese-making on the property ceased. However, between 1904 and 1912, William Wilson Jnr., the new owner, leased Springfield to the Anderson Bros. who trained and raced ponies. Later, from 1912-1928, the Willmott family leased Springfield, training ponies and running dairy cattle there. From 1928, when the property was transferred to the Crown, it became part of the Soldier Settlement Scheme. It is currently an Historical Interest Reserve under Section 4 of the Crown Land Reserve Act under the control of the City of Berwick as a Committee of Management. The Old Cheese Factory is now run as an art gallery and craft centre.²⁴⁹

Significance

This solid brick double-storey building constructed in 1875 is largely intact and is of state significance as an important example of a phase of cheese-making and of model farm development in Victoria. It is one of two surviving examples of cheese factories in the Berwick district and forms an integral part of an important early dairy farm complex. Built as a dairy and fitted out specifically for the manufacture of cheese, the Berwick factory was constructed of handmade bricks produced locally, and a relatively rare construction material in the Berwick region at that time. The factory has design interest, employing unusual bricklaying techniques and demonstrating contemporary dairy industry technology. It is a notable design of the colonial architect George Browne. It is significant, also, for its associations with the Clarke family and farmer and cheese-maker Murdoch MacDonald.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the original fabric of the building, which is of significance;
- Retain the visual relationship between this building and adjacent buildings associated with the Springfield property;
- Conserve significant plantings on the property;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Encourage the continuation of use(s) of the premises for purposes which are compatible with historical uses of the site.

246. *The Old Cheese Factory and Surrounds.*

247. National Trust of Australia (Victoria), *Berwick Cheese Factory Classification Report*, p.3.

248. National Trust of Australia (Victoria), *Berwick Cheese Factory Classification Report*, p.1.

249. Historic Buildings Council File No.603911E.

Quorn Cottage

26 Inglis Road Berwick



History & description

Patrick McMullen, a builder turned farmer, built this timber house as his own home at the turn of the century. An earlier house built by McMullen near Buchanan Road had burnt down. The new house is located in an older part of Berwick on the north side of the township. McMullen, who owned a lot of land in the Berwick district and at Officer and Gembrook,²⁵⁰ (McMullens Road at Officer is named after the family)²⁵¹ lived with his family at Quorn Cottage for some years. He sold the property during a period of economic depression. A grandson, Peter McMullen, recently donated an interesting McMullen headstone to the Berwick Pakenham Historical Society. Carved from Kauri it was taken from the grave of Elizabeth McMullen, who died at 17 and was buried in Funston's Paddock,²⁵² behind the official cemetery.

Joseph Jones, farmer, was a later owner of Quorn Cottage.²⁵³ By the 1960s the owners were B. B. and W. J. Drake of Mansfield. It was described at this time as a 'six-roomed weatherboard house with an iron roof'.²⁵⁴ Four years after Norman E. and Betty Kirkham purchased the farmhouse it was described as 'ready to be demolished when bought in 1968, but has been renovated and is now in quite good order'.²⁵⁵ Additions were probably made at this time.

The house has survived with its original form and subsequent weatherboard additions fairly intact. The dimensions of the roof form reflect the turn of the century villa design, also indicated by a corbelled brick chimney. The curved bargeboard with finial on the gabled section is in good condition and may

250. Information supplied by Peter McMullen, grandson.

251. *In the Wake of the Pack Tracks*, p.132.

252. Information supplied by Peter McMullen.

253. Information supplied by Sam Warne.

254. City of Berwick Valuer's records.

255. *Berwick City News*, 23 July, 1992.

be a replacement. The fenestration also appears to have been altered. These changes make it difficult to differentiate between the successive stages of building development.

Today, the property retains its established garden setting and is part of a small subdivision of 35 allotments marketed as the 'Quorn Cottage Prestige Housing Estate'. The allotments were offered for sale in July 1992.²⁵⁶ Quorn Cottage is now located on an allotment of 3033 square metres.

Significance

Quorn Cottage has high local significance as a hip-roofed weatherboard farmhouse constructed c1900 as his own home by builder turned farmer Patrick McMullen. This Federation villa, with later additions, is notable for its decorative timber detailing including the curved bargeboards in the gable.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve those parts of the house which demonstrate important successive stages in the development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant building on the property;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of the significant building and plantings from the street;
- Encourage the continuation of use(s) of the premises for purposes which are compatible with historical uses of the site.

²⁵⁶. *Berwick City News*, 23/7/92.

Grasmere

27 Inglis Road Berwick



History & description

The first owner of this property, district pioneer J. Inglis (sometimes spelled Engles or English), may have been the earliest storekeeper in Berwick. His store was reputedly built in 1855 or 1856 on his Berwick land, Allotment 16 in the Parish of Berwick in the vicinity of the township.²⁵⁷ An early map shows the Inglis land,²⁵⁸ the site of Grasmere.

Previously, Inglis had a business at Diggers Rest. It was here that he met the prominent district pioneer, Hon. James Buchanan, M.L.C. (1827-1914). After Inglis' health failed, and on Buchanan's advice, Inglis took up the land in Berwick. He called his farm on its large allotment Grasmere, with memories of England's Lake District.²⁵⁹ The first section of the homestead was built about 1854, using hand made bricks laid on boulders (a very early type of construction). In 1856 his nephew, George Washington Robinson, visited him there.²⁶⁰ Robinson, who was both architect and builder, is associated with some of the district's most notable brick farm homesteads.

After some years, Inglis left and Grasmere was bought by James Buchanan, who acquired a number of district properties. It was owned later by Mrs S. A. Greaves, the grand daughter of James and Anne Buchanan.²⁶¹

257. *Early Days of Berwick*, p.19

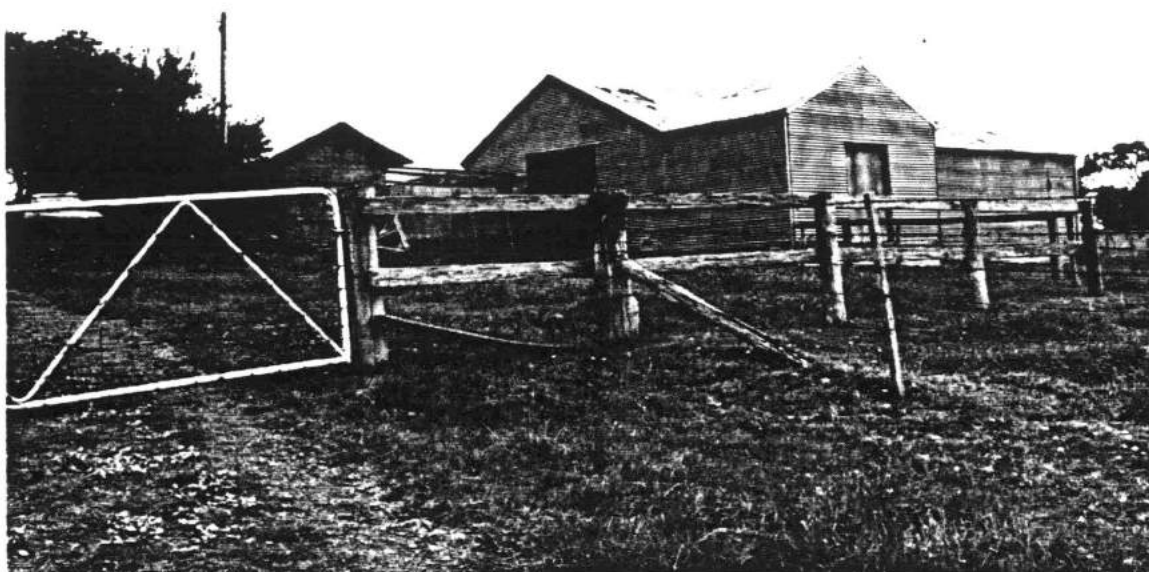
258. *Township of Berwick. County Mornington*, Hoddle. Syd. B33.

259. *Early Days of Berwick*, p.19; information supplied by Louise Reeve.

260. *Early Days of Berwick*, p.19; information supplied by Louise Reeve.

261. Information supplied by Louise Reeve.

Today, Grasmere still has its original 287 acres, except for two acres taken out, the site of Louise Reeve's property. Louise is a Buchanan descendant.²⁶² The house, however, has undergone some changes. The oldest 1850s section remains with later 1880s additions. The verandah is a later addition and the building has been extended, rendered and the roof reclad. A storm at one time blew off the roof causing damage to internal fabric.²⁶³ Run as a dairy farm for many years, a number of intact outbuildings remain including an old 1920s milking shed, pre-1920s stables with handmade bricks forming the floor, brick creamery and a large well. There are also some 1950s milking sheds. A Golden Oak on the property appears to be a rare specimen.



Old dairy sheds, Grasmere

Significance

Grasmere has high local significance as an example of the dairy farms on large allotments built for Berwick pioneer families. The farm homestead is built around an early c1856 section made from handmade bricks laid on boulders and has a number of intact outbuildings including an old 1920s milking shed, pre-1920s stables, brick creamery and a large well. Grasmere has associations with two district pioneers, J. Inglis, the namer of the property and its first owner, and the Hon. James Buchanan, MLC, the second owner. His descendants, the Beaumonts, still own the property.

262. Information supplied by Louise Reeve.

263. Information supplied by Louise Reeve.

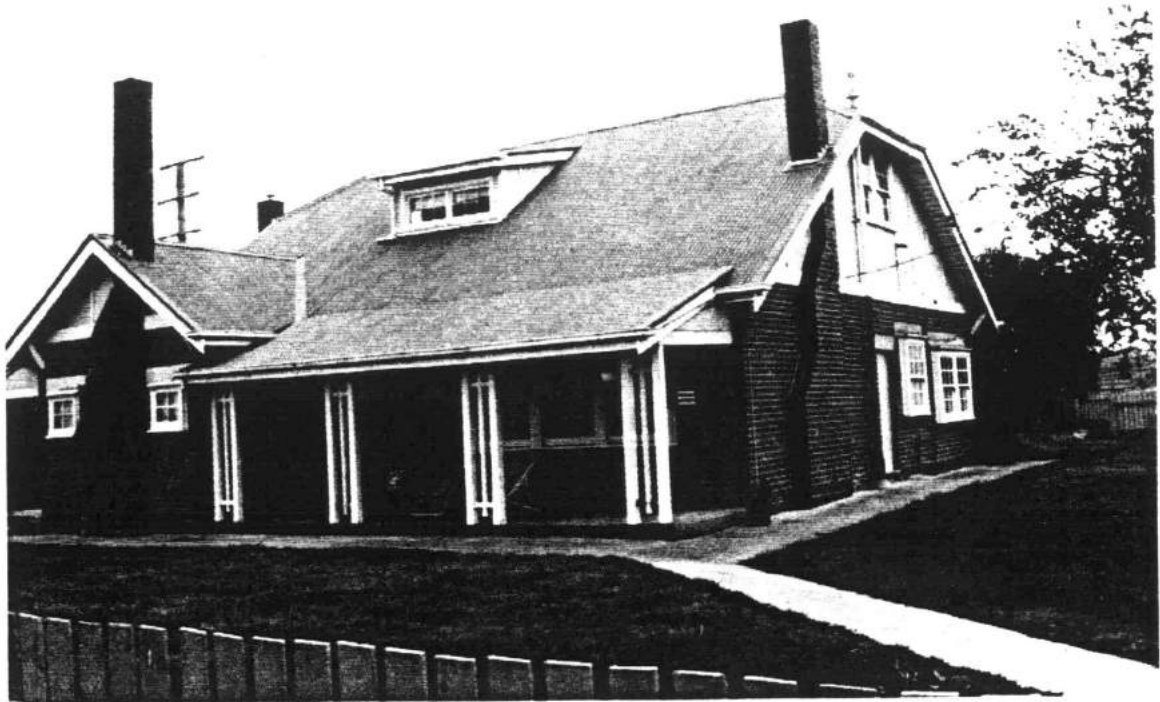
Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Promote further research on the fabric of the building to identify the sections associated with the original building or other important stages of development;
- Conserve the fabric of the original section of the house, which is of significance;
- Conserve significant outbuildings and maintain a visual relationship between the outbuildings and the main house in order to demonstrate the historical use of these buildings;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the buildings from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;

Myuna Farm

182 Kiddy Road Doveton



History & description

A red brick Craftsman Bungalow with Dutch gabled main roof and dormer windows, which has survived in industrial Doveton, is located on the site of a dairy farm run at the turn of the century by Thomas Carroll, the Mayor of Dandenong.²⁶⁴ The existing homestead was constructed for the McKinnon family, following the sale of the property in 1932. Arch McKinnon, engineer, was later a Councillor of the Shire of Berwick. He used the property at first as a pig farm and then for agistment.²⁶⁵

The farmhouse demonstrates a number of design motifs typical of the Craftsman Bungalow style, including attic windows, stepped external chimneys piercing the roof, and Mackintosh-style verandah supports. The upper storey is half-timbered. The windows are all intact six-paned double-hung sashes, mostly framed in boxes as singles, pairs and triplets. The rendered lintels above windows in the lower storey are in a deteriorated condition. The verandah has a new timber floor and a concrete path surrounds the perimeter of the house and diverges at the corner of the pathway.

Located in the rear yard is a large round brick tower, presumably containing a water tank, and a collection of corrugated iron sheds, a weatherboard shed and a train carriage.

In the post-war years the farm was bought by the Ministry for Housing. The property was subdivided for housing and a portion retained for development as a community farm. Due to a change in policy in 1984-85, the Ministry for Housing withdrew its support. In 1987 the farm was purchased jointly by the City of Berwick and the Dandenong Valley Authority. The farm was operated by a manager under the

264. City of Berwick Valuer's records. Further documentation is required.

265. Myuna Community Farm - Development Plan, May 1984.

guidance of a committee of management elected from the local community. The City of Berwick now owns the farmland, now covering 11.3 hectares with the wetlands being owned by Melbourne Water.²⁶⁶

The Myuna Farm is important as the only public community farm in the south-east area of Melbourne. It is a reminder of the district's rural heritage and plays an important educational role in demonstrating various aspects of farming life with its large numbers of farm animals, replica shearing shed, orchard and vegetable gardens. Frequent visitors are groups of school children, mainly from primary school classes.²⁶⁷

Significance

Myuna Farm has high local significance as a rare survivor in this urban area of a former farm run at the turn of the century by Thomas Carroll, the Mayor of Dandenong. The present homestead was built for the McKinnon family, who purchased the property in 1932. Arch McKinnon, engineer, and later Berwick Shire Councillor, ran it first as a pig farm. It has social and educational value as a public community farm demonstrating the agricultural history of Berwick and the district's rural heritage. The former farm homestead has architectural significance as a good example of a red brick Craftsman Bungalow with a Dutch gabled main roof, stepped chimneys and attic windows.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve significant outbuildings and maintain a visual relationship between the outbuildings and the main house in order to demonstrate the historical use of these buildings;
- Prevent development adjacent to significant parts of the buildings from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Encourage the continuation of use(s) of the premises for purposes which are compatible with historical uses of the site;
- In the case of subdivision of the property, particular attention should be paid to the retention of significant outbuildings and plantings within the allotment containing the original farm residence.

266. City of Berwick Valuer's records; Information supplied by Maria Harding.

267. *Myuna Community Farm, City of Berwick*, 2 page brochure; *The Gazette*, 19 Feb, 1992.

Treverbyn (former Tyrone)

2-12 King Road Harkaway



History & description

Robert Kelly, the son of James Kelly, from Tyrone in Ireland, built the present brown brick house on the property when he married in the 1880s.²⁶⁸ Robert Kelly's house is listed in the 1889-90 rate book.²⁶⁹ The property was run as a wheat farm.²⁷⁰ The oldest section of the house is a simple late Victorian symmetrical villa constructed in exposed brown brick with a slate roof. The front fenestration has been altered from the original with twin sashed windows. The convex verandah also appears to be relatively recent and unadorned. Additions to the house extend to the north-west, creating a U-shaped plan. Other buildings on the site include corrugated iron sheds, a small building with a terracotta tiled roof and a very old building possibly constructed in wattle and daub with wooden shingles beneath corrugated iron. The wattle and daub structure may relate to the time when the farm was worked by Robert's father James, a pioneer Harkaway settler. James purchased Cochrane's property, 151 acres on the north-east corner of King and Robinson Roads, shortly after the 1853 land sale. Nothing remains today of the original James Kelly homestead located in the gully near Robinson Road, although for some years old foundations, an old well and a quince tree marked the site.²⁷¹

Later owners, the Richards, renamed the property Treverbyn after a village in Cornwall, the original home of the Richards family.²⁷² Treverbyn is now located on approximately 30 hectares.

268. *Early Days of Berwick*, pp.76-77.

269. *Berwick rate books*, 1889-90, No. 175.

270. *Berwick rate books*, 1889-90, No. 175; Harkaway Primary School Project. 'Historic Homes of Harkaway'.

271. *Early Days of Berwick*, p.77; *In the Wake of the Pack Tracks*, p.106; *Plan of Portions of Land in the Parish of Berwick*, B313, November 1855 (shows Cochrane's property); information from Max Thomson.

272. City of Berwick Valuer's records; 'Historic Homes of Harkaway'.

Significance

Treverbyn (the former Tyrone), has high local significance as a brick farm house of the 1880s built at Harkaway for Robert Kelly, son of the pioneer farmer James Kelly. The site also contains an older building of wattle and daub construction which may relate to the earlier ownership of James Kelly from c1853.

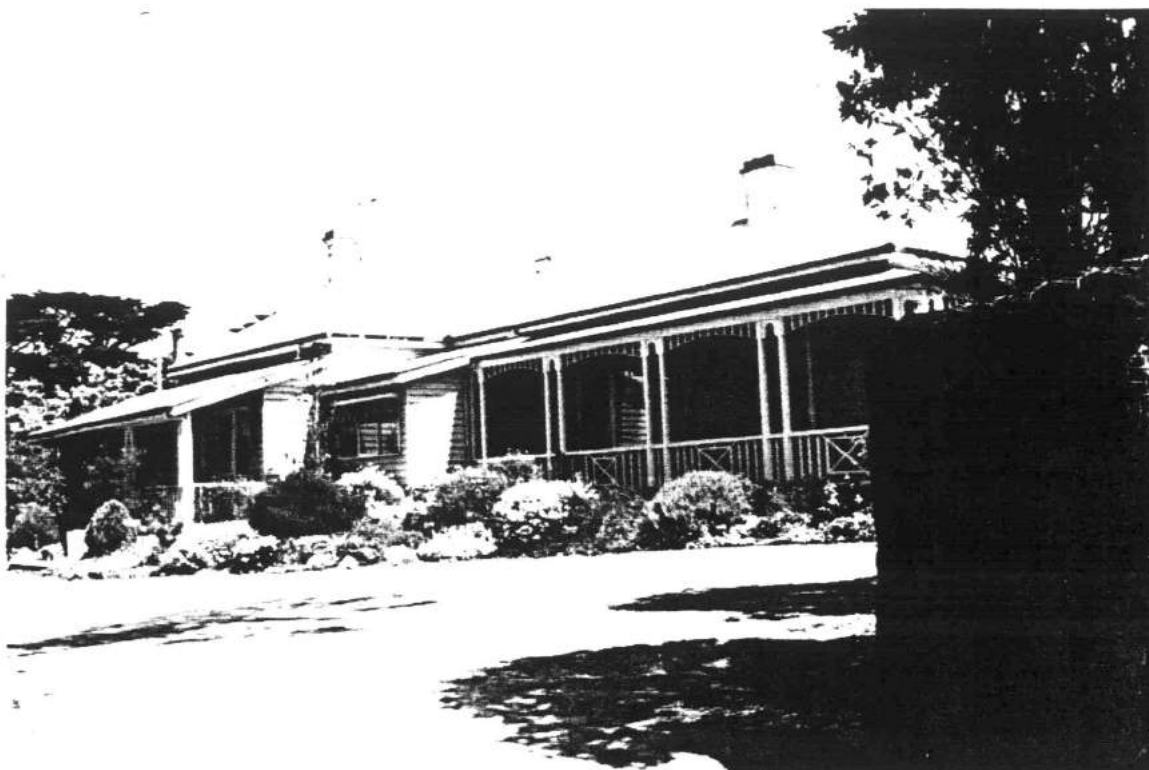
Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Further research the outbuildings that may date from James Kelly's ownership;
- Conserve those parts of the house which demonstrate important successive stages in the development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Conserve significant outbuildings and maintain a visual relationship between the outbuildings and the main house in order to demonstrate the historical use of these buildings;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the buildings from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design.

Kalimna

13-25 King Road Harkaway



History & description

This timber homestead appears to have been built in two distinct parts from the 1880s or earlier,²⁷³ and later a section from the turn of the century. The earlier section to the rear was once the home of the Mackie family. The Mackies named the house using the Aboriginal word meaning 'lovely or beautiful'.²⁷⁴ This section has a pyramidal roof with slightly taller brick chimneys. A verandah facing east allows spectacular views over Berwick. A skillion and new verandah to the side of this building contains some of the decorative treatment added recently to the later section of the house.

The main part of the house is generally symmetrical in form, with a projecting gabled section on the west side. It once had a small tower with wrought iron railings.²⁷⁵ It retains its Edwardian entrance with decorative architraves featuring pilasters and highlights. The verandah surrounds the house on all sides.

Miss Madge Mackie, who died aged 92, at one time received an illuminated address from Harkaway residents for her dedicated community work.²⁷⁶

By the 1970s the property had become a horse stud farm. During the 1971 sale by A. S. and P. L. Hawkins, the farm residence was described as a 'late Victorian' house of ten rooms built c1900 with timber stables (c1941), brick feed room (c1951), and timber sheds of an earlier date.²⁷⁷ An article in the local press in January 1981 told of the destruction of four stables and two horse boxes in a storm.²⁷⁸

273. 'Historic Homes of Harkaway', Harkaway Primary School Project; *Gazette*, 30 Oct., 1985.

274. *Early Days of Berwick*, p.80.

275. Information supplied by Max Thomson.

276. *Early Days of Berwick*, p.80.

277. City of Berwick Valuer's records.

278. *Pakenham Gazette*, 21 Jan., 1981.

It retains its rural landscape setting, being located on 12.3 hectares. The present owners are Haydn and Geraldene Fargas.

Significance

Kalimna has high local significance as a landmark building sited to gain exceptional views of the surrounding countryside. It was once the home of the Mackies, a prominent Harkaway family. Kalimna was later associated with the Hawkins Kalimna Stud. The building clearly demonstrates two separate phases of construction and retains important architectural features despite recent alterations.

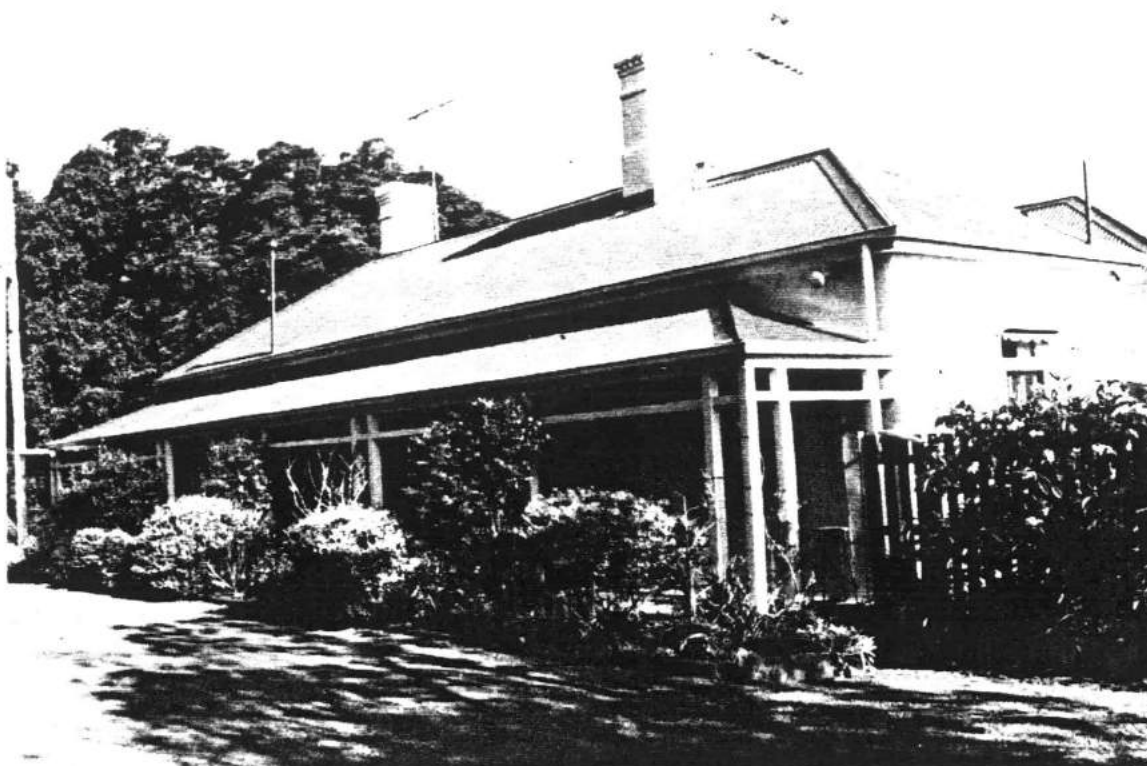
Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve those parts of the house which demonstrate important successive stages in the development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Conserve significant outbuildings and maintain a visual relationship between the outbuildings and the main house in order to demonstrate the historical use of these buildings;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the buildings from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design.

Wickham (former Ratharnay)

37-39 King Road Harkaway



History & description

Wilhelm 'Butter' Meyer, a Swiss settler who ran a district butter-dealing business, was the first owner in 1854 of this cottage and its smokehouse both built of handmade clay bricks, and known earlier as Ratharnay. Today the house, known as Wickham, is a gracious villa, symmetrical in form, with a central entry and verandah on two sides. The multiple additions are in keeping with the scale and character of the early building and cottage. The driveway with turning circle and the twin posted verandah facade dates from at least 1899.²⁷⁹ The smokehouse is detached and retains exposed brick walls with a new Colorbond roof which is believed to replicate the original roof form. Hand made bricks produced on or near this property are also evident in the garden pathways.²⁸⁰ The lawns and established cypress, pine and other plantings enhance the historic character of the site.

Meyer ran his business from Ratharnay, using a horse and wagon to transport the butter bought from local settlers to the more densely populated Dandenong and Melbourne areas.²⁸¹ On 4 July 1855, Meyer married Ernestine Beer, a widow, at the Independent Church in Collins Street. The huge pines at the front of the property are believed to have been planted by Meyer.²⁸²

Jacob Hessel, another prominent early Harkaway resident, became the owner of Ratharnay in 1874²⁸³ after Meyer went to the Gembrook area which was just beginning to be opened up. Hessel, a school teacher, taught at the first Harkaway school, which served as a Lutheran Church on Sundays. After the new brick State School opened in 1876, Hessel is believed to have run a boarding school at Ratharnay. It was probably around this time that major extensions were added to the cottage. One of his assistants

279. Information and photographs supplied by the current owner Mrs M. Doherty.

280. *The Gazette*, Wed, 1 April, 1992.

281. *Early Days of Berwick*, p.77; Historic Buildings Council File No.8519445.

282. *The Gazette*, 1 April, 1992.

283. Berwick rate books 1874-75, No.114.

was Edward Vieusseux who was later associated with the Berwick Boys Grammar School²⁸⁴ (now Mary Blackwood House). Hessel Road takes its name from Jacob Hessel.

A most distinguished owner of Ratharnay in the 1950s, when it had become known as Wickham, was Sir John Medley, Vice Chancellor of the University of Melbourne.²⁸⁵ Dr. Pesch, a cider manufacturer, was the owner in the 1960s when the property was renovated both internally and externally.²⁸⁶ A later owner, Michael McQueen, physiotherapist with the Lawn Tennis Association and consultant for Richmond Football Club, carried out further renovations and made substantial rear extensions in the 1980s. By this time, the old smokehouse was being used as a wine cellar and the weatherboard coach house as a garage.²⁸⁷ The garage exists today fairly intact, located towards the southern boundary of the property. Today, Wickham is set on 0.56 hectares and is owned by Mary Doherty.

Significance

The former Ratharnay, built in 1854 for Wilhelm 'Butter' Meyer, Swiss settler who ran a district butter-dealing business, has regional significance as one of the earliest homestead buildings surviving at Harkaway, one of Victoria's major German settlements. Despite alterations and extensive additions at the rear, Wickham has significance as a very early brick cottage. The original smokehouse remains detached and intact apart from roof replacement. Both buildings provide an excellent example of early construction techniques in handmade bricks produced from the site. It has significance for its associations with Jacob Hessel, German Lutheran school teacher, who was there in the 1870s, and with Sir John Medley, Vice-Chancellor of Melbourne University, its owner in the 1950s.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

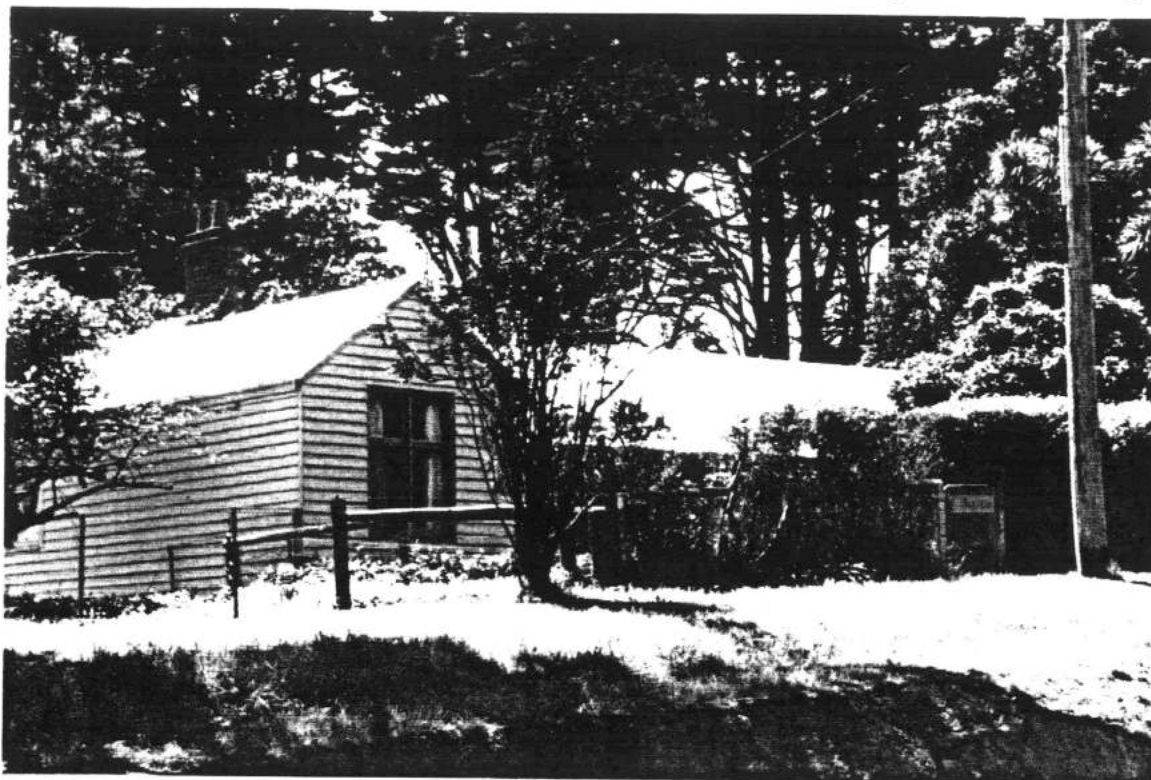
- Conserve the fabric of the original section of the house and smokehouse, which is of significance;
- Conserve those parts of the house which demonstrate important successive stages in the development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Maintain a visual relationship between the smokehouse and the main house in order to demonstrate the historical use of these buildings;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the buildings from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design.

284. *Early Days of Berwick*, p.84.

285. *The Gazette*, 1 April, 1992.

286. City of Berwick Valuer's records.

287. City of Berwick Valuer's records; *The Gazette*, 1 April, 1992.



History & description

Kilfera, a mud and timber cottage, with alterations and additions in the 1890s and 1980s, is an important early building in the Berwick district. Its earliest section was built about 1856 on land owned by German Lutheran settlers, John W. Fritzlaff and William Wiese, carpenter/builders.²⁸⁸ An 1855 Surveyor-General's Office map shows their land with its 'good red soil', 151 acres fronting King Road, described then as 'Cattle Road to Water' (that is, Cardinia Creek).²⁸⁹ Fritzlaff Bros. built a number of Harkaway houses.²⁹⁰

The building was used as a post office, run by Mrs Jones in the 1890s, and by later owners from 1946-1970.²⁹¹

The oldest part of the house consists of two rooms with walls constructed with a wooden frame and battens supporting a mud infill (with some concrete indicating later repairs), and a chalky paint wash. The eastern wall of this early section has been covered with weatherboard and metal sheeting. Two weatherboard rooms have been attached to the rest of the building, probably dating from about the same time as the enclosure of the rear verandah. These sections have been altered recently as part of renovations by the current owners. The house has a picturesque aspect, behind a privet hedge and bordered to the side by cypress plantings, and is located on approximately 1.3 hectares. Marion Marshallsea is the current owner.

288. Historic Buildings Council File No.603874Q.

289. *Plan of Portions of Land in the Parish of Berwick*, Surveyor-General's Office, Melbourne, 26 Nov., 1855.

290. *Early Days of Berwick*, pp. 70, 80.

291. Historic Buildings Council File No.603874Q.

Significance

This former house and later post office has regional significance as an important early building in the Berwick district with associations with the German Lutheran settlement at Harkaway. It is one of the earliest remaining Harkaway buildings. Kilfera has associations with Harkaway pioneers John W. Fritzlaff and William Wiese, carpenter/builders, the first owners in 1856. Despite alterations and additions in the 1890s and 1980s, it is a rare surviving example of the simple pioneering homesteads constructed in a vernacular colonial style.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the buildings from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) and plantings from the street.

Pine Lodge

146-148 King Road Harkaway



History & description

Two district pioneer families who inter-married, the Hillbrichs from Germany and the Kents from England, were associated with the early history of this property.²⁹² The old timber outbuildings, which include a former farmhouse and shearers' hut, may date from this early ownership in the 1860s and 1870s. Once part of Robert Gardiner's pastoral run, Patrick Riley was the Crown Grantee for the site in 1856 (487 acres in Section 5 Parish of Berwick fronting on to King Road). He sold the following year to Henry Engelke. The next owner in 1868 was John G. Hillbrich, another German settler. In 1877,²⁹³ following Anthony B. Kent's marriage in 1872 to Merri or Mary, a Hillbrich daughter,²⁹⁴ Section 5 became Kent's property.²⁹⁵ During this period the value of the land scarcely altered. Kent took out title in 1877, mortgaging the property to the Land Credit Bank of Australasia.²⁹⁶ This may suggest an intention to build. That is, the remaining former farmhouse may have been the Kent's first home. Oatlands was built for the Kent's at Narre Warren in 1892.²⁹⁷

The oldest buildings at Pine Lodge provide interesting examples of early construction technology. The timber farm house, which has seven rooms, has beaded pine walls in parts with cedar dado, and fibre-board walls elsewhere. The walls are mud-filled in the earliest section. There is a covered well and water tank at the side of the house. The former shearers' hut has beaded pine walls and wooden board ceiling, although added to later in fibro. The house would have been accommodation for the Kents and their family of seven children, five sons and two daughters, but is now in a deteriorated condition.

292. Registrar General's Office Search, No. 9220. (Kent)

293. Registrar General's Office Search, No. 9220.

294. *In the Wake of the Pack Tracks*, p.123.

295. Registrar General's Office Search, No. 9220.

296. Registrar General's Office Search, No. 9220.

297. Berwick rate books, 1891-92, No. 190.

The Pine Lodge property has been used for farming purposes over a very long period. The Rae family, district pioneers, reputedly lived there at an early stage.²⁹⁸ Lady Massey-Greene, who was owner from 1941,²⁹⁹ used the property for sheep brought down from her drought-stricken property in the Riverina. During her ownership, the property was also occupied by J. Telford of Pakenham and a number of other dairy farmers.³⁰⁰ The property was sold in 1952 to D. K. Murdoch,³⁰¹ who ran it as a sheep farm until the early 1960s, when the bottom fell out of the sheep market. Pine Lodge then became a share dairy farm.³⁰² The current owner/occupier, M. L. Ferguson, purchased the property in 1983 and runs a cattle and dairy farm. Today, Pine Lodge is on only 40 acres. It has a new brick veneer house, an 'aged timber dwelling', various timber outbuildings and a concrete-lined water storage tank dug in 1906 that is still in use.³⁰³

Significance

The oldest buildings on this property dating from the 1870s or earlier, a former timber farmhouse with pine and mud-filled walls and a timber shearers' hut, have high local significance as interesting examples of early building technology. The property, which once covered 467 acres, has historical significance for its associations with the pioneer district families the Hillbricks and Kents who inter-married. It may have been the first home of Anthony B. Kent (1844-1924), who married Mary Hillbrich.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve those parts of the house which demonstrate important successive stages in the development of the property and/or provide intact evidence of changing architectural styles/construction techniques. In particular the clay pipe guttering and mud-filled walled sections of the house are of scientific importance and should be retained.
- Conserve significant outbuildings and maintain a visual relationship between the outbuildings and the main house in order to demonstrate the historical use of these buildings;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the buildings from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design.

298. 'Historic Homes of Harkaway', Berwick Primary School Project.

299. Certificate of Title vol. 6487, fol. 1297.

300. 'Historic Homes of Harkaway'.

301. Titles Office. Transfer No. 2507481.

302. 'Historic Homes of Harkaway'.

303. City of Berwick Valuer's records.



History & description

This Edwardian brick and timber cottage, originally of four rooms with a cellar under the house,³⁰⁴ once formed part of the prestigious Manuka Park Andalusian Stud, the home of this Southern Spanish breed in Victoria. These horses were renowned for their strength, endurance, intelligence and good temperament.³⁰⁵ The Manuka Park homestead (now demolished), was built in 1875 for Malwyn a'Beckett, civil servant, brother of W. A. C. a'Beckett of The Grange. Malwyn married Miss Affra Robinson, sister of George Washington Robinson, prominent Narre Warren North resident, architect, builder and surveyor. The couple had three sons and four daughters. Later owners of Manuka Park were Mr. and Mrs. Gerald Haynes.³⁰⁶ The owner in the 1960s was J. C. Wiggins, company director.³⁰⁷ The Andalusian Stud was established in 1976.³⁰⁸

By the time of the 1982 auction Manuka Park included the old homestead which had been modernised. The house was set in an English style garden with mature trees, shrubs and roses. It included Minard, a garage, float shed, loose boxes and a large manufacturing shed. A special feature of the Manuka Park property was a 'magnificent manège' used for educating and showing the horses. The 1870s homestead and Minard were on separate titles, comprising 20 and 30 acres respectively.³⁰⁹

Minard is an intact asymmetrical brick house built c1897-98³¹⁰ on high footings with external access to the cellar. There is a generous feature window with side-lights in the projecting gabled section with

304. Auction Brochure, Manuka Park, 20 March 1982.

305. Auction Brochure.

306. *In the Wake of Pack Tracks*, p.119; Berwick Rate records.

307. City of Berwick Valuer's records.

308. Auction Brochure.

309. Auction Brochure.

310. Berwick rate records, 1897-98 No. 2. (Increase in valuation and land hold).

decorative woodwork in the gable. A return verandah extends from the gabled bay across the main and side facades. There is a cellar with external access. Weatherboard additions to the rear are sympathetic in scale and character with the brick house. The driveway approach and surrounding garden is planted with a variety of native and exotic species, creating a secluded aspect on the hill above Manuka Road. By 1984, Minard was owned by P. K. and H. M. Tulloch (the present owners) and had been renovated and modernised with a new weatherboard section added at the rear.³¹¹ The dwelling is now located on approximately 9.7 hectares.

Significance

This brick villa has regional significance as part of the Manuka Park Andalusian horse stud established in 1976, an example of an important Berwick local industry. It has significance also, for its associations with Malwyn a'Beckett, member of the famous a'Beckett family. Malwyn founded Manuka Park, building a homestead there in 1875 (now demolished) and married Affra Robinson, daughter of the prominent Narre Warren North resident, architect, builder and surveyor, George Washington Robinson. The house itself has design significance as a fairly intact example of a gracious villa residence on a raised site.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve those parts of the house which demonstrate important successive stages in the development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Conserve significant outbuildings and maintain a visual relationship between the outbuildings and the main house in order to demonstrate the historical use of these buildings, and evidence of their former relationship to the Manuka Park property;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the buildings from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- In the case of subdivision of the property, particular attention should be paid to retaining the house and outbuildings within the one subdivision allotment.

311. City of Berwick Valuer's records.

Oatlands

102-200 Narre Warren North Road Narre Warren



History & description

The site of Oatlands was originally of 160 acres, owned in the 1840s by Daniel Crowley from County Cork in Ireland. Following his purchase of the site in 1853, Crowley sold the land to fellow Irishman, Cornelius Killeen, who grew potatoes and turnips there. The area was known then as Granite Hill because of the outcrops of granite.³¹² The property continues to be a prominent landmark with a row of pines and elms lining the driveway approach to the hill-top residence.

Narre Warren pioneer, Anthony Burden Kent (1844-1924) was the owner from the 1870s of Oatlands, an important district farming property. Kent was educated at King's College, London, and Oriel College, Oxford, and intended for the church. However, he ran away to sea and arrived in Victoria in 1862. In 1872 he married Merri, or Mary Hillbrich, formerly of Merri Creek, Warrnambool. The pair had five sons and two daughters.³¹³

A small Victorian cottage (now attached to the twentieth century cool store) may have been built during the Kents early period of ownership. It may date from as early as 1881-82.³¹⁴

Oatlands homestead, a substantial brick villa with granite block foundations, was constructed for Kent between 1890 and 1892.³¹⁵ A tender notice lodged by the architects Smith and Johnson for two villa residences at Berwick for A. Kent Esq., probably relates to the main residence on the site today.³¹⁶ The main facade is symmetrical with faceted bay windows, overlooking the hillslopes to the north and west, and a central entry.

312. *Berwick City News*, 16 Aug., 1990.

313. *In the Wake of Pack Tracks*, p.123.

314. Berwick rate books 1881-82, No.146.

315. Berwick rate books 1890-91 No. 182, 1891-92 No.190. (NAV£190).

316. *Argus*, 1 June, 1882, p.3.



Stables & dairy store, Oatlands



Driveway entrance, Oatlands

Several alterations and additions including sun-room, and new windows and doors have been added to the house on the farmyard side. Although the house is reputed to have French terracotta tiles on the roof, examples found in the cellar are stamped with S. Hoop of Mitcham. The house has been painted white by the current owner, Sir Ian McLennan.³¹⁷

Kent died in 1924 and his wife in 1933. The new owner of Oatlands was Dr. Pigdon. During the 1940s a coolstore was built for Pigdon, who had established an apple orchard on the property. The store is an impressive two-storey structure built in granite and brown brick. Pigdon died in a Japanese prisoner-of-war camp during the Second World War.³¹⁸ As we have seen, an old cottage containing two bedrooms, kitchen and laundry is attached to the north of the store. The weatherboard dairy with stables attached is also in good condition with an adjacent milk cooling room featuring insulated double roof.

By 1968, when Oatlands was purchased by Sir Ian McLennan, Managing Director of Broken Hill Pty. Ltd., the property was in a deteriorated state. McLennan restored the 1890s homestead and established a Hereford stud. The bloodlines included South Boorok, Koolomurt, Ohio, Lochinvar, Yarram Park and Ardno. The farm manager employed by McLennan, Ron Caldwell, had wide farming experience and for some years acted as Country Party organiser for the party leader, Sir John McEwan.³¹⁹

The present complex of Oatlands buildings includes the 1890s residence, a cool store and attached cottage, two-storey stables and a garden shed.³²⁰ These buildings remain with a new red brick house built for the manager in 1967.³²¹ Today, Oatlands is located on approximately 42.5 hectares. In recent years the property has been reduced by residential subdivision and there are plans for further residential development of the property in the future.

Significance

Oatlands has regional significance as an important district farming property with a substantially intact brick residence with built in 1890-1892 for Narre Warren pioneer, Anthony Burden Kent, possibly to a design by architects Smith and Johnson. This building was restored and a notable Hereford Stud established on the property in the late 1960s by Sir Ian McLennan, Managing Director of Broken Hill Pty. Ltd. Oatlands is significant for its complex of associated buildings which includes the villa residence, an old cottage (possibly c1881-82), cool stores built in 1943 for Dr. Pigdon, two-storey stables and other outbuildings. The property is remarkable also for its plantings of exotic trees, mainly elms and oaks, old orchard trees and remnant hawthorn hedges, creating a landmark clearly visible from the surrounding plains of Narre Warren.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve those parts of the house which demonstrate important successive stages in the development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Conserve significant outbuildings and maintain a visual relationship between the outbuildings and the main house in order to demonstrate the historical use of these buildings;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;

317. Information supplied by Max Thomson, 1993.

318. *In the Wake of Pack Tracks*, p.123; information supplied from Narre Warren Library Archives.

319. *Pakenham Gazette*, 19 April, 1969; *Weekly Times*, 24 April, 1974.

320. City of Berwick Valuer's records.

321. City of Berwick Valuer's records.

- Prevent development adjacent to significant parts of the buildings from overwhelming the heritage characteristics of the building and the site as a whole;
 - Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
 - In the case of subdivision of the property, particular attention should be paid to the retention of the driveway and associated plantings as the entrance to the Oatlands residence. Particular attention should also be paid to retaining the significant stables, dairy and cool store within the same allotment as the residence.
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Clarinda Park

271-299 Narre Warren North Road Narre Warren



History & description

Originally known as Brentwood, this intact weatherboard villa was built c1904 for George Bailey,³²² the eldest son of William Bailey who settled in Narre Warren North c1894. William is credited with planting the first orchard of any size in this locality on his property at the eastern end of Bailey Road. His family of nine each made a significant contribution to the development of the district.³²³ George, owner of Brentwood, was not only an overseas fruit exporter³²⁴ but established a general store at Narre Warren at the turn of the century. This business was later run by his grandson. James Bailey, William's son, became a successful orchardist and a senior JP for the Berwick district. Another son, Charles, engaged in mixed farming and carrying.³²⁵

The Baileys were related to another district farming family, the Webbs. A Webb daughter married James Bailey.³²⁶ Miss Lucy Bailey, James' daughter, is the current owner of the neighbouring property Araluen at 301-331 Narre Warren North Road.

The weatherboard villa at the rear of Clarinda Park property is surrounded by large exotic plantings and features a superbly crafted verandah with turned Jarrah posts (clustered at the corners) and curved brackets forming arches between the posts. A bevelled timber course runs at sill level around the building, framing large sashed windows with wide Edwardian architraves. A half-timbered gabled hip roof features turned finials. There appear to be later additions to the rear. The house is in good condition.

322. Information supplied by Miss Lucy Bailey of Araluen.

323. Max Thomson, *Little Hills*, p.7.

324. *Gazette*, 11 Feb., 1972.

325. Max Thomson, *Little Hills*, p.7.

326. *Early Days of Berwick*, p.92.

A later occupier of the Clarinda Park property was Robert Hill, a contractor. During the Hills occupancy orchards were a feature of the property.³²⁷ Later, c1960, a modern besser brick house was built for Alton G. and Elizabeth Edmonds, poultry farmers from Clarinda. They renamed the property Clarinda Park. During the Edmonds' ownership the property was a dairy farm.³²⁸ Christina Edmonds is the current owner of Clarinda Park. Currently, the rear section of the property is being subdivided for residential development. Clarinda Park has been reduced to 30.3 hectares.

Significance

Clarinda Park, originally known as Brentwood, and built c1904, has high local significance as the home of George Bailey, Narre Warren storekeeper and overseas fruit exporter, and the eldest son of William Bailey, first orchardist in the area. This intact Federation period weatherboard villa is notable for its fine detailing including turned Jarrah posts, stucco half-timbered gable and wide architraves to the gable and entrance.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve those parts of the house which demonstrate important successive stages in the development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the buildings from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design.

327. Information supplied by Max Thomson.

328. City of Berwick Valuer's records. Clarinda is a Victorian town.

Araluen

301-331 Narre Warren North Road Narre Warren North



History & description

The Narre Warren pioneer, Sydney J. Webb, was the original owner of the site of this property. Webb was responsible for the later subdivision into 50 acre blocks, one of which was bought in 1902 by his son-in-law, James W. Bailey, son of a well-known district orchardist.³²⁹ From that date, the Araluen property has been associated with the Bailey family. Its present owner, Miss Lucy Bailey, is the daughter of the first owners.³³⁰

In 1903 an Edwardian residence with Federation Bungalow details was constructed for the Baileys. At first it consisted of four rooms with a dining-room, kitchen and two bedrooms. In about 1926 the house was extended with the addition of two rooms and a front and side verandah.³³¹ The house today appears to be intact to its 1926 design, containing a number of period features. The broad gable roof section, placed asymmetrically over the entrance is half-timbered and shingled with feature brackets. The verandah balustrade is in rendered brick with exposed brick detailing below the corbel and at the base. The windows are an interesting triplet with double-hung sashes. These are repeated at the side box window and verandah. Internally, dark wood tapered architraves are a feature of the 1920s section of the house.

At the turn of the century the Narre Warren North district became a major fruit growing area with many apple, peach and pear orchards. Bailey Sen. was a pioneer in the apple orchard industry. His son, James, a Berwick Shire Councillor, established a successful apple, peach and pear orchard at Araluen, sending fruit all over Australia and overseas from 1905 into the 1940s. In 1914, Bailey decided to construct a large irrigation dam at Araluen to reduce dependence on rainfall during the

329. Information supplied by Miss Lucy Bailey.

330. City of Berwick Valuer's records.

331. Information supplied by Miss Lucy Bailey.

critical growing months. It took five months to complete using six horse teams. The orchard prospered and in 1924 Bailey's apples won a British Empire Medal.³³²

Today, the original orchards have gone but the dam remains. From the start, waterlilies were grown on the dam and a commercial lily pond was built on the property in 1926. Today, Miss Lucy Bailey still grows waterlilies commercially at Araluen. Mr Con Verstedden is responsible for gathering the lilies, rowing around the dam in a canoe, collecting the lilies and rushing them to the cool store where they are packed for dispatch.³³³ Miss Bailey also maintains the Araluen garden, planted in 1903 and still one of the best in the Berwick district.³³⁴ Like the adjoining Clarinda Park, part of the Araluen property has been subdivided for residential development. The dwelling is now located on 5.2 hectares.

Significance

Araluen, with its large dam, has regional significance as an important district orchard property which sent apples all over Australia and overseas from 1905 until the 1940s. More recently, Araluen is noted for its water lilies grown for commercial use. The property has been associated with the Bailey family, district pioneers, throughout its history. The present owner, Miss Lucy Bailey, is the daughter of the first owners Mr. and Mrs James W. Bailey. Araluen contains a 1903 Edwardian villa residence with intact Federation Bungalow extensions. It also has an important garden, established in 1903 and still one of the best in the district. The large irrigation dam built by James Bailey in 1914 is of great importance as the only remaining evidence of the orcharding use of the property, and for its ability to demonstrate the value of irrigation in orchard production.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve those parts of the house which demonstrate important successive stages in the development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Conserve significant outbuildings and maintain a visual relationship between the outbuildings and the main house in order to demonstrate the historical use of these buildings;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the buildings from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- In the case of subdivision of the property, particular attention should be paid to maintaining a visual relationship between the dam and the house and retaining views from the house of surrounding land to the north. Also the exotic garden is of particular heritage significance and should be retained within the allotment containing the Araluen residence.

332. *The Gazette*, 11 Feb. 1972

333. *The Gazette*, 11 Feb. 1972.

334. *Berwick Banner*, 18 May 1988.

House

357-359 Narre Warren North Road Narre Warren North



History & description

Leslie Lowry's 14 acre farm, which was taken up in 1937, was located on the Troups, Killens and Crawley's Estate in Narre Warren North. The estate was subdivided in 1925. The land in this estate was farmland purchased by the State Government for closer settlement by returned soldiers. About 246 acres of Troups, Killens and Crawley's Estate were sold in 1928.³³⁵

Lowry was the son of a returned soldier who lost his Gippsland farm during the Great Depression. The Narre Warren North farm was more successful. Dairying was carried on there and maize and oats grown, the farm produce being sold locally or in Dandenong. Lowry's farm, which was handed back to the Government following his death in November 1982,³³⁶ is unusual for the intactness of the house and for its farming use over a long period. In Victoria many soldier settler farms were abandoned. However, in Narre Warren North soldier settlers often retained these properties until their death.³³⁷

The house is constructed in the simplified bungalow form with characteristic detailing. The roof form is a single gable with exposed rafters in the eaves, clad in corrugated iron. This form is repeated with sides enclosed, in the porch entrance, which is centrally placed at the front of the house. There is a small skillion attached to the rear of the building which was probably a toilet.

This bungalow design was popular in the expanding suburbs of the 1920s and appears similarly in several examples of Closer Settlement residences on to small acreages in the Troups, Killens and Crawley's Estate.

This is the most intact of the Closer Settlement houses surveyed in the Troups, Killens and Crawley's Estate with five other houses having been identified as dating from the mid Thirties and constructed in

335. Information supplied by the City of Berwick.

336. City of Berwick Valuer's records.

337. Information supplied by the City of Berwick.

a similar style. The property is currently owned by the Roman Catholic Trusts Corporation. Council is currently negotiating a land swap with the Roman Catholic Trusts Corporation with regard to this site and the adjoining property to the south.

Significance

This c1937 weatherboard former farm house has high local significance as the most intact example of a surviving soldier settler's house in Narre Warren North. Built on land acquired by the Government for closer settlement after the First World War, Lowry's house is one of six similar houses identified in this study as surviving from the closer settlement scheme.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the buildings from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) and plantings from the street;
- In the case of subdivision of the property, particular attention should be paid to maintaining the traditional orientation of the house in relation to Narre Warren North Road.

Strathard

Oldhome Court Narre Warren South



History & description

Sydney Alexander Greaves, born 23 March 1892, member of an important district family, and married to 'Nana' Beaumont, came to live at Strathard in about 1931. It was his second home. In the 1920s he and Nana lived at Glencairn in Narre Warren South.³³⁸ Strathard was named by Nana from a Scottish word meaning 'broad valley'.³³⁹ Both Sydney and Nana were prominent district residents. Sydney was a Justice of the Peace and a Councillor of the Royal Agricultural Society of Victoria. His family were noted horse breeders and had introduced many notable sires of Clydesdales, trotters and Shetlands into the district. Mrs Greaves was Commandant of the Berwick Branch of the Voluntary Aid Detachment, a past President of the Red Cross, and President, from its inception in 1933 and for 17 years afterwards, of the Berwick Auxiliary of the Institute for the Blind.³⁴⁰

The Greaves fattened sheep and beef cattle at Strathard. In 1942 they disposed of 330 acres of the property including the homestead, selling to Charles Moore, a Toorak businessman. Moore retained Strathard as a country retreat but also carried on sheep and cattle fattening. He was master of the hunt for the Melbourne Hunt Club between 1928 and 1948 and a partner with Greaves in the ownership of some famous steeple chase horses. Strathard became the venue of the annual Melbourne Hunt Club Steeplechase Meeting from 1935 to 1959.

Later owners of the property included J. L. McKay and his family from 1955 to 1960. McKay grazed Hereford cattle and maintained the Melbourne Hunt Club connection. William T. Harrop, dairy farmer, was there from 1960,³⁴¹ followed by Martin Mathew Alberni in 1966. Alberni's Fulham Beef Shorthorn Stud, which operated from Strathard, was highly regarded. Alberni began breeding

338. Information supplied by Margaret Greaves, Sydney's half-sister.

339. Information provided by A. V. Jennings Display Centre.

340. *Early Days of Berwick*, p.14.

341. Information provided by A. V. Jennings Display Centre.

Shorthorns in Ferntree Gully in 1948 and over the years produced 18 champions at Melbourne and Sydney shows. He found Strathard ideal for beef breeding and also established a large 80 acre market garden.³⁴²

Leonard Cochrane, after he secured the property in 1971, took over the market garden and beef fattening. Cochrane was National and Victorian President of the Vegetable Growers Association. The house, now on a much reduced allotment, is occupied currently by Cochrane's daughter-in-law.³⁴³

Strathard today is considerably reduced in site dimensions, now a half acre block in the new subdivision named after the property. The large symmetrical bungalow form has verandahs returning on all sides, supported by tapered rendered pillars on glazed red-brown brick plinths. A dormer window in the centre of the broad hip roof overlooks the front garden which retains its picturesque driveway (modified recently) and specimen plantings, including ash, willow and oak. The rural landscape to the south still remains.

The entrance, with its decorative leadlight surrounds, is located to one side, between two feature box windows. The verandah has been enclosed on one side and at the rear, with further rear additions including a 1950s skillion and brick laundry.

Significance

Strathard has high local significance as the homestead of an important district property, owned by a number of prominent farming families. Sydney A. Greaves, member of a notable Berwick family, fattened sheep and beef cattle there in the 1930s. It was his second home. He was followed in this practice by Charles Moore, Toorak businessman who purchased the property in 1942. Between 1935 and 1959 the property became the venue for the annual Melbourne Hunt Club Steeplechase Meeting. Later, in the 1960s, Alberni's prestigious Fulham Beef Shorthorn Stud was located there, as well as a large 80 acre market garden. The house retains its architectural integrity with respect to its external intactness and its garden setting as viewed from the newly subdivided street boundary.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve those parts of the house which demonstrate important successive stages in the development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the buildings from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) and plantings from the street.

342. City of Berwick Valuer's records.

343. Information provided by A. V. Jennings Display Centre.

Quarry Hills

31 Quarry Hills Drive Berwick



History & description

Quarry Hills, which is believed to be the oldest house in Berwick, was the home of pioneer settlers, William and James Wilson, possibly from as early as 1854. It set the local precedent for construction with bricks manufactured on the site, and the incorporation of a cheese room in the homestead complex.³⁴⁴

The original three-roomed brick homestead stood on 632 acres in Section 15 purchased in 1854 by the Wilson brothers from the Crown Grantee and earliest run holder in the district, Robert Gardiner.³⁴⁵ The Wilsons established a dairy herd, mainly Ayrshires, and grew wheat on the west side of Quarry Hills. In 1858, William married a Scottish girl from another pioneer family, Euphemia Brisbane. The following year, the brothers divided their property diagonally from corner to corner so each had a frontage to the small settlement of Berwick. William named his property Quarry Hills and James called his Wilson House. William and Euphemia had three sons and two daughters. The first, William Jnr. was born at Quarry Hills in 1860.³⁴⁶ Today, only the Quarry Hills homestead remains on 4687 square metres of land. The property is currently owned by David and Diana Nutter. Trees from the Wilson House garden, including a large Moreton Bay Fig, remain in a small park in Shute Avenue, Berwick.

The foundations for William's house came from the small quarry at the top of Wilson Hill and the clay for the bricks from a nearby pit. The first homestead, which was asymmetrical in plan, is believed to exist within the building today. The original house had a long west verandah supported by rough timber posts with only a slight change of slope distinguishing it from the main roof. The eastern

344. Historic Buildings Council File No. 601352L.

345. Registrar General's Office Search 9177 (Wilson).

346. Evan Henry, *Six Homesteads of Berwick*.

elevation had no verandah.³⁴⁷ A closer inspection of the building is required to ascertain the intactness of this earlier building.

The house was extended for the Wilson family c1878 and 1883 and may have been built under the supervision of William's brother, Thomas, of Brighton, an architect/builder.³⁴⁸ The south addition with its symmetrical facade and verandah was this new section. It has not been changed significantly since the 1880s extensions.³⁴⁹ An early red brick building dating from around the turn of the century has deteriorated and stands on an adjacent allotment.

More recent owners of the old homestead included Jock Marshall (foundation Professor of Zoology at Monash University) and his wife Jane. Friends of the Marshalls who visited the property regularly included Clifton Pugh, John Perceval and Tassie Drysdale. A mural by Drysdale in the dining room and a mosaic by Pugh in the bathroom are believed to be intact.³⁵⁰

Professor Marshall completed a detailed study of Wilson Quarry and was presumably influential in the conservation of the quarry as Wilson Botanic Park.³⁵¹ The former Wilson Quarry is located adjacent to the house and once provided bluestone for the Gippsland Railway and roads throughout the district and Gippsland.³⁵² Marshall also used his land as a private zoo for several years.³⁵³

Significance

This property has regional significance as one of the earliest buildings in Berwick, its oldest section dating from c1854, with extensions c1878 and 1883. It has significance, also, for its associations with the pioneering Wilson family, farmers, whose quarry (adjacent to the house), provided the bluestone for the Gippsland Railway and roads throughout the district. Quarry Hills remains much as it was when the Wilson family extended it in the 1880s. It is important, too, as a model for local construction with bricks manufactured on site, and the incorporation of a cheese room in the homestead complex.

The property has additional historical significance for its associations with Jock and Jane Marshall. The couple had social connections with a prominent group of artists whose work is believed to remain in the house. Jock Marshall also contributed to the recognition of Wilson Quarry as a Botanic Park.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve those parts of the house which demonstrate important successive stages in the development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the buildings from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design.

347. National Trust File No. 1895.

348. Historic Buildings Council File No. 601352L.

349. Historic Buildings Council File No. 601352L.

350. Millicer, H., 'A brief Cultural Review of the City of Berwick', 1991.

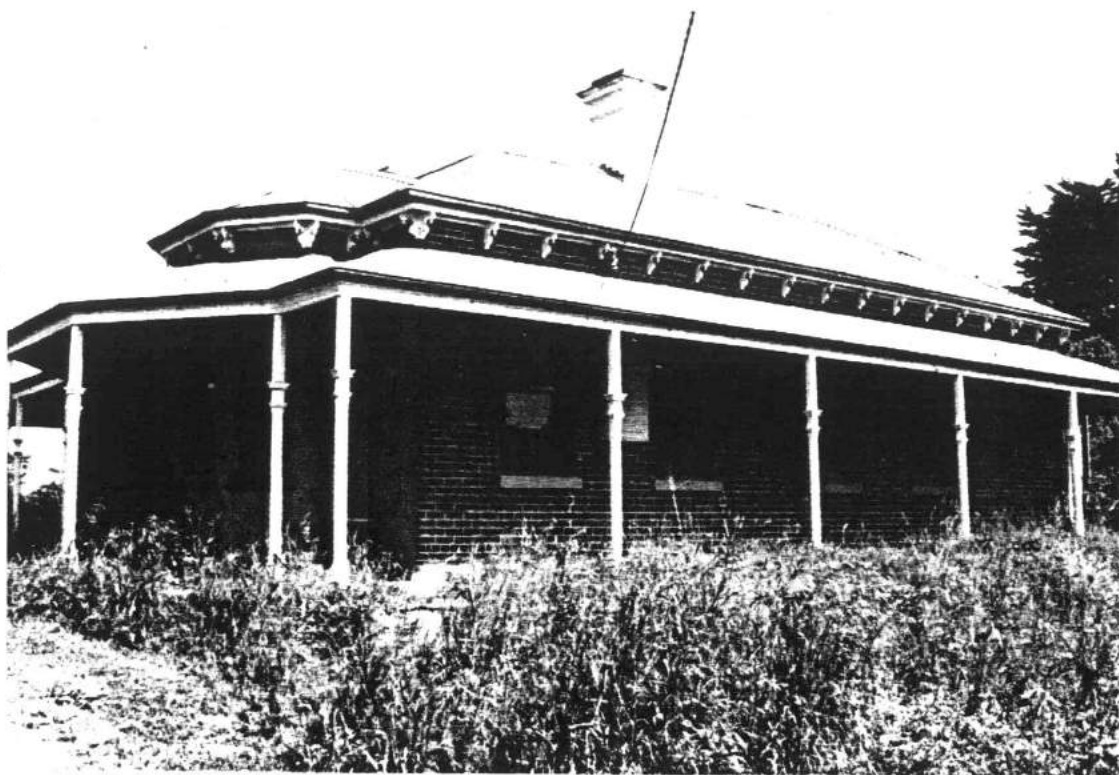
351. Millicer, H., 'A brief Cultural Review of the City of Berwick', 1991.

352. Historic Buildings Council File No. 601352L.

353. Millicer, H., 'A brief Cultural Review of the City of Berwick', 1991.

Glen Cairn (former Glencairn)

21-27 Robinson Road Narre Warren North



History & description

This brick house, once the homestead of a large mixed farming and dairying property, where Scottish pioneer settler John Troup ran a fine herd of Ayrshire cattle, may date from the 1860s. Troup, a prominent Narre Warren (as Narre Warren North was then known) resident, was a member of the first 1862 Berwick District Road Board.³⁵⁴ He was also a Trustee of the Wesleyan Chapel when it was built and while it was used as a school.³⁵⁵ The Narre Warren North valley was then called Troup's Flat and was once covered with blackwood trees which were cut down to make room for crops.³⁵⁶ Troup's Creek also takes its name from this Narre Warren pioneer.³⁵⁷

Troup's farm house, Glencairn, was one of four brick homes in the Berwick district designed and built by the notable local builder and architect, George Washington Robinson. The other houses were Hillsley (Robinson's own house), The Grange built for the a'Becketts, and Francis Barr's Cleveland (now Aranmore).³⁵⁸ All have survived except The Grange. Robinson was also a botanist and worked closely in association with Baron von Mueller, Director of the Botanical Gardens.³⁵⁹ It is not known whether Robinson played a role in the layout of the Glencairn garden.

Troup's Narre Warren property was listed in the earliest surviving 1875 Berwick rate book with about 300 acres and a large valuation.³⁶⁰ By the 1880s boom years the rated value of Troup's house and 300 acres at Narre Warren had doubled.³⁶¹

354. *Early Days of Berwick*, pp.97, 99.

355. Max Thomson, *Little Hills*, 1839-1977, p.12.

356. *In the Wake of the Pack Tracks*, p.117.

357. *In the Wake of the Pack Tracks*, p.118.

358. *In the Wake of the Pack Tracks*, pp.118-119.

359. *Early Days of Berwick*, p.98.

360. Berwick rate books, 1875, No.258, (NAV £95).

The layout of the Glencairn garden may relate to the ownership of the property from c1926 by the Lukies family. This family was involved in the commercial growing of mixed flowers for the Melbourne market. Most recently, Tony Lukies, the current owner, specialised in chrysanthemum growing.³⁶²

Today the former Troup home is a private residence. It is notable for its convex verandah roof, tuckpointed brickwork, triple-light bay windows and Italianate eave brackets. The complex front garden layout with curved paths is also an important feature possibly executed by Robinson. The residence is located on approximately 6.3 hectares and is now run as a commercial flower garden.

Significance

The former Glencairn, which may date from the 1860s, has regional significance as one of the most important and earliest homesteads in the district. It was originally part of the large farming property of Scottish pioneer, John Troup. It is one of four important brick farm houses in the district designed and built by the local architect and builder, George Washington Robinson and is comparable to Hillsley and Cleveland. The house is notable for its convex verandah roof, tuckpointed brickwork, triple light windows, Italianate eave brackets, and for its complex garden layout. It has associations with two important district industries, mixed farming and dairying during the Troup ownership and, more recently, flower growing during the Lukies ownership.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve those parts of the house which demonstrate important successive stages in the development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Conserve the significant garden layout and the visual relationship between the significant buildings on the site;
- Prevent development adjacent to significant parts of the buildings from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) and plantings from the street;
- In the case of subdivision of the property, particular attention should be paid to retention of the house and front garden, addressing the street in the traditional manner.

361. Berwick rate books, 1889-90, No.295, (NAV £150).

362. *Little Hills*, p.16.

House (former Treeby)

31-35 Robinson Road Narre Warren North



History & description

Originally known as Treeby, this simple weatherboard cottage was built c1890 or earlier for Treeby Moysey and his wife Sarah, daughter of the Narre Warren pioneer farmer Francis Barr.³⁶³ Treeby's father, James B. Moysey settled first in 1844 at Beaumaris after coming ashore from a sailing ship. Moysey cleared the land to grow vegetables on his 3,200 acre farm. He also ran a herd of cows and established a small butter factory. He and his family moved to Narre Warren North in 1879, building a home at the end of McKenzie Lane. He continued to grow vegetables and milk cows.³⁶⁴

Francis Barr, who came from the northern counties of England, settled in the Narre Warren North district on his Cleveland property (known now as Aranmore). This property was regarded as one of the best farms in the district.³⁶⁵

In the 1950s Treeby was run as a farm owned by Archibald McDonald Gardner. In 1955 it was occupied by Ernest Edwin Sexton, poultry farmer, and his family. In 1956 the property was transferred to Vittoria Campana, the current owner. It was described at this time as an old weatherboard house and poultry sheds on 8 acres of land and was used for poultry, horses and cattle.³⁶⁶ Robbie Cameron has now been the owner for some years. Timber outbuildings remain and the two room cottage with hipped roof has a rendered, corbelled chimney, convex verandah and rear skillion. The footings are sinking and the walls are in a deteriorated condition. Established exotic trees, including an oak, are a feature of the garden. The dwelling is located on approximately 3.54 hectares of land.

363. Information supplied by Max Thomson.

364. Max Thomson, *Little Hills. 1839-1977*, p.10.

365. *Early Days of Berwick*, p.97.

366. City of Berwick Valuer's records.

Significance

The former Treeby has high local significance as a substantially intact example of a simple weatherboard farm cottage built c1890 for Treeby Moysey and his wife, Sarah, daughter of the successful district farmer Francis Barr.

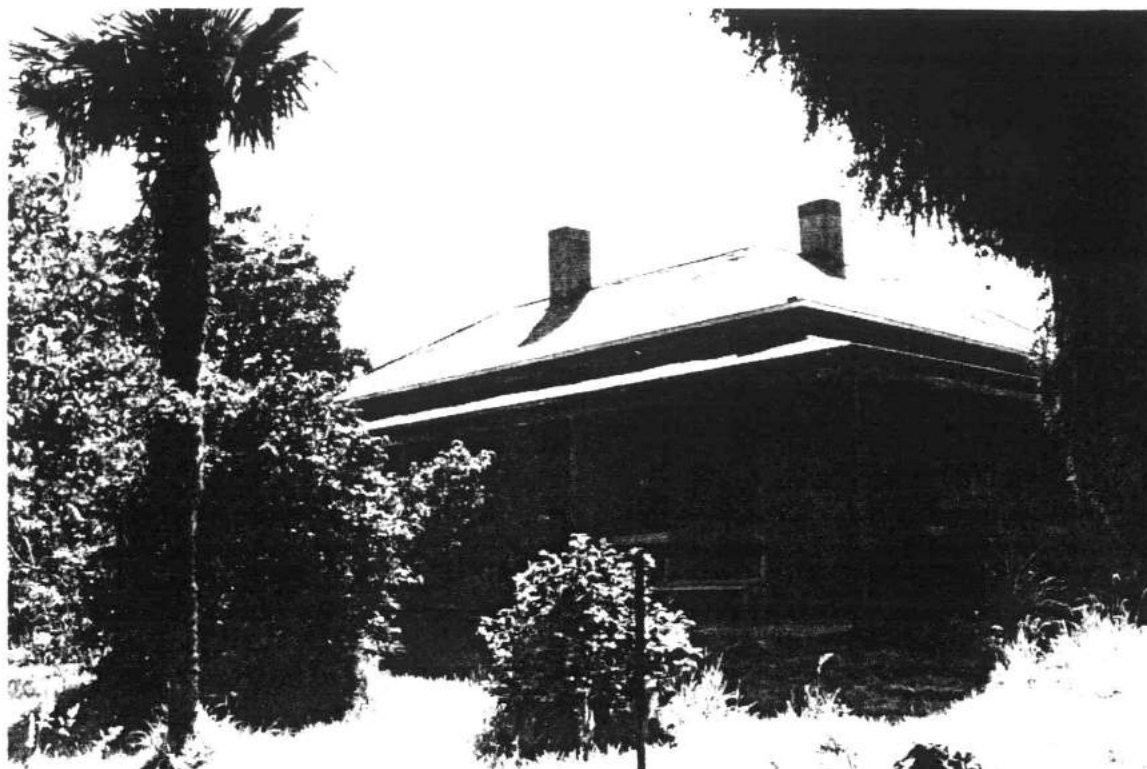
Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve those parts of the house which demonstrate important successive stages in the development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Conserve significant outbuildings and maintain a visual relationship between the outbuildings and the main house in order to demonstrate the historical use of these buildings;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the buildings from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design.

Hillsley

84 Robinson Road Narre Warren North



History & description

Hillsley was the second brick home designed and built in c1872 by George Washington Robinson architect, builder and surveyor, on land purchased in 1855 by his mother, Hannah.³⁶⁷ This land was once part of the Watwillroon cattle run owned by George's uncle, James Robertson. Hannah renamed it Hillsley after her home village in Gloucestershire, England. George acquired the land, 107 acres, after his marriage in 1865. His first timber house built in 1866 has long since gone. However, the Hillsley property, which was run at first for orchard and crop growing purposes and, from the late 1890s, for vegetable growing and grazing, has remained in the hands of the Robinson family for over a century.³⁶⁸

Born in Melbourne in 1843, George came to Berwick with his mother in 1863.³⁶⁹ He became a prominent district figure, working as an architect, builder and surveyor, as well as a farmer. In 1885, he became the Berwick Shire Engineer, Secretary, Treasurer and Valuer.³⁷⁰ He designed and built at least four important brick homes in the Narre Warren North area including his own, three of which remain. The Grange built for the a'Beckett family has been demolished. However, Cleveland (now known as Aranmore), built c1863 for Francis Barr and Glen Cairn built in the 1870s for John Troup survive.³⁷¹ Other Robinson family owners of Hillsley included George's son Arthur George, born at

367. Karen Treloar, *Berwick High School History Project*, 1988; Berwick rate books, 12875, No.222. (George rated for 107 acres and house.

368. Karen Treloar, *Berwick High School History Project*, 1988.

369. *In the Wake of the Pack Tracks*, p.118.

370. Karen Treloar, *Berwick High School History Project*, 1988

371. Peter Freeman, *Brick Homes of Berwick*.

Hillsley in 1884, and Arthur's son Geoffrey.³⁷² Arthur was a Berwick Shire Councillor for 35 years and three times Shire President.³⁷³ The house remains in Robinson ownership (David Robinson).

Today the farm homestead in its exotic garden setting appears remarkably intact. The dwelling is located on approximately 2 hectares of land, and is within a broad rural landscape. Asymmetrical in plan, with undecorated verandah returning on both sides, the house has a series of double-hung six-paned windows with characteristic arched lintels. The garden today features a large *Magnolia grandiflora*, azalea and rhododendron beds, a cedar-lined driveway and various eucalyptus plantings. The 1935 extensions, which provided a kitchen, bedroom, dairy and office, were planned to blend sympathetically with the earlier structure. The chimneys and window sills were probably rendered at this time also.

Significance

Built c1872, Hillsley has regional significance as an important district family property associated with a prominent pioneer family for more than a century. It has particular importance as the home of George Washington Robinson architect, builder and surveyor, and is one of four brick homes of major district pioneers in the Narre Warren North area designed and built by Robinson of which three remain. Hillsley is remarkable for its intact appearance and its exotic garden setting, and is comparable to Aranmore and Glen Cairn, both designed by Robinson.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

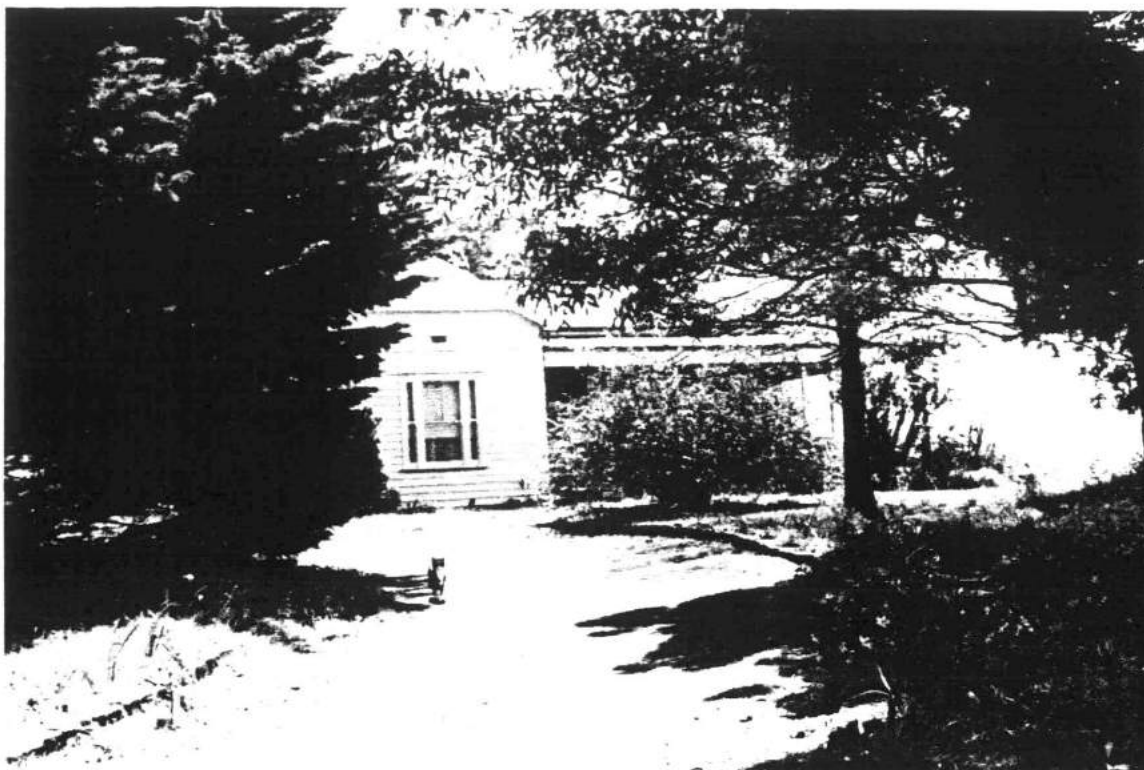
- Conserve the fabric of the original section of the house, which is of significance;
- Conserve those parts of the house which demonstrate important successive stages in the development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the buildings from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- In the case of subdivision of the property, particular attention should be paid to the retention of the garden area, with its established exotic plantings, within the residential allotment containing the house.

372. Karen Treloar, *Berwick High School History Project*, 1988

373. *In the Wake of the Pack Tracks*, p.119.

Harkaway Farm

2-30 Rowallan Road Harkaway



History & description

Harkaway Farm, an Edwardian timber villa with 1930s additions, is located on Crown Allotment 4, once owned by early pioneer, James Robertson. An early 1855 map described this land as having 'good red soil' with some areas 'wooded with stringy bark'. An early track to Berwick followed a similar route to that of today's Rowallan Road. This track crossed Harkaway Road and then proceeded south across King Road.³⁷⁴

This farm may have early associations with the German settler, J. F. Aurisch, who was married to Rosina, daughter of Tschirner, first owner of the neighbouring Rowallan Farm.³⁷⁵ Aurisch (1826-1911) owned the rear portion of a number of properties later owned by J. Lewien, C. W. Pike and R. Royce. One of Aurisch's daughters became Mrs Immanuel Wanke of Hillcroft (now known as Warrenwood) at 155-307 Hessel Road, Harkaway.³⁷⁶

The house is asymmetrical in plan. A projecting gabled section features an Edwardian window with sidelights. The verandah dating from 1930s, returns on one side, allowing spectacular views of the valley to the south-east. Towards the rear of the house there is a group of old sheds with bush posts and corrugated iron cladding dating from the early decades of this century.

The Harkaway Farm property became notable in the 1960s as the location of the Harkaway Murray Grey Stud established by Mrs J. Byrne (daughter of the State Governor Sir Dallas Brooks) with the help of Miss Z. West.³⁷⁷ Mr and Mrs K. Laird of Belgrave became the owner of the Byrne and West

374. *Plan of Portions of Land in the Parish of Berwick, 1855.*

375. Information provided by Alan Wanke; *Early Days of Berwick*, p.72.

376. *Early Days of Berwick*, p.72.

377. *Gazette*, 21 December 1967.

property after the 1971 auction.³⁷⁸ The Lairds are still the current owners of Harkaway Farm which is sited on 30.4 hectares.

Significance

This Edwardian timber homestead has high local significance for its associations with the German pioneer J. F. Aurisch, and during the 1960s as the home of Byrne and West's well-known Murray Grey Cattle Stud. The house is in fair condition, containing 1930s additions to the turn of the century original design. Several corrugated iron sheds with bush pole structural timbers stand beneath established cypress plantings, and are important for their demonstration of early farming uses.

Conservation guidelines

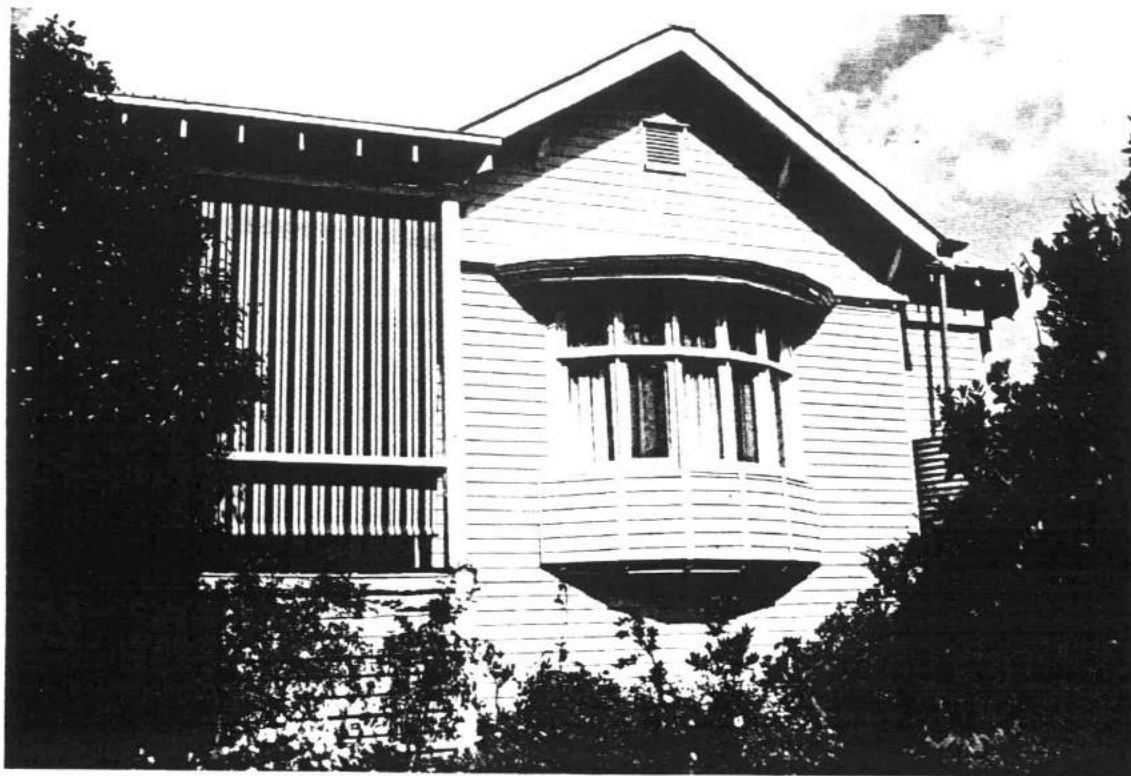
In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve those parts of the house which demonstrate important successive stages in the development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Conserve significant outbuildings and maintain a visual relationship between the outbuildings and the main house in order to demonstrate the historical use of these buildings;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the buildings from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- In the case of subdivision of the property, particular attention should be paid to retaining views over the surrounding land from the verandah of the house; and to including the significant outbuildings within the allotment containing the house.

378. Age, 6 Nov., 1971; Gazette, 10 Dec., 1971; City of Berwick Valuer's records.

Rowallan Farm

15-25 Rowallan Road Harkaway



History & description

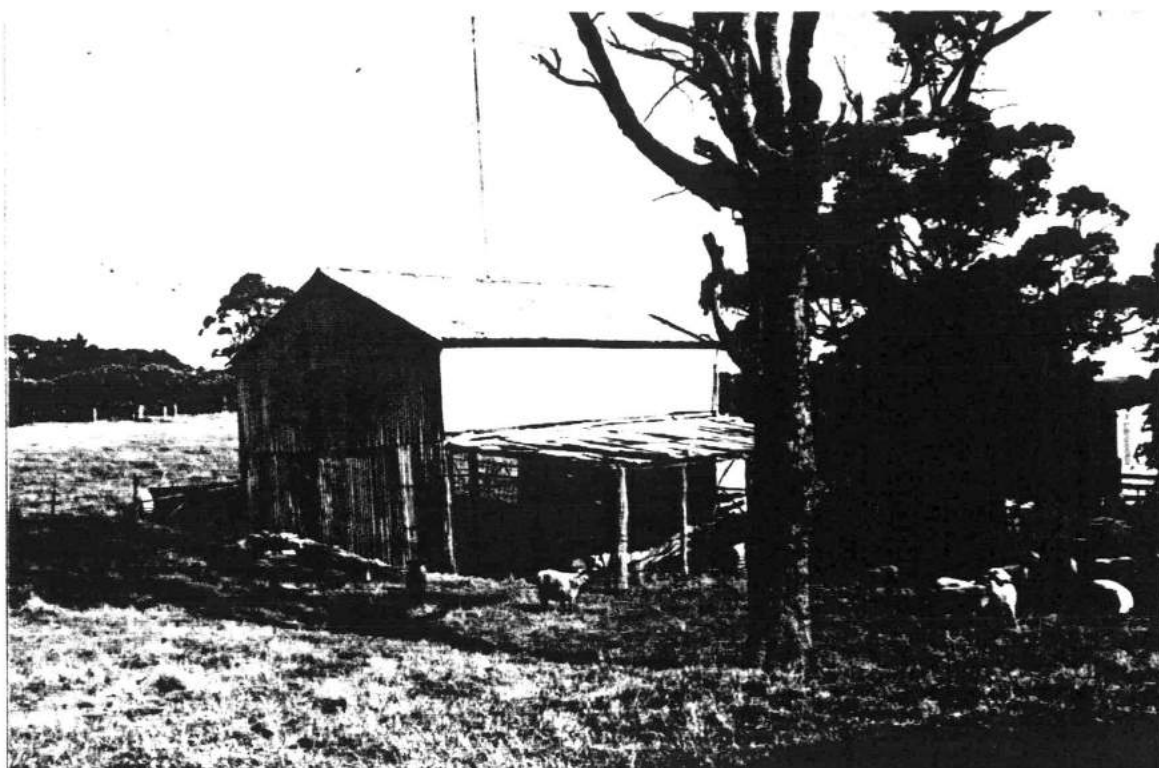
The oldest part of this large weatherboard farmhouse, which may date from the 1880s or earlier, was occupied at an early date by the German settler, Gottfried Tschirner (1805-1887), whose daughter, Rosina, married J. F. W. Aurisch, early owner of the neighbouring property, Harkaway Farm.³⁷⁹ An 1855 map of the area showed an early track to Berwick which followed a similar route to that of today's Rowallan Road. This track crossed Harkaway Road and then proceeded south across King Road.³⁸⁰ According to the current owner of Rowallan Farm, the original access to the farm was via a driveway leading from the corner of Noack Road and Harkaway Road.³⁸¹

The earliest parts of the house were built of timber, lined with beaded pine board and insulated with charcoal. A chimney indicates the position of the old kitchen, adjacent to two other rooms (now used as stores), a laundry and toilet. The earliest plantings, in particular the oaks are believed to date from 1880 at latest. Subsequent additions to the house probably occurred in the first decade of this century. Federation features such as curved multi-faceted windows, exposed verandah rafters and curved eaves brackets are evident in the exterior. The verandah to the west would once have allowed views of the old driveway approach from the corner of Noack Road. Internally, the hall is still intact with pine walls and ceiling and lathe and plaster walls in the lounge and dining rooms. Herringbone bricks feature in the later fireplaces and plaster ceiling cornices and rose clusters are in the Art Nouveau style, complementing the cedar architraves. The uneven timber floor indicates sinking footings.

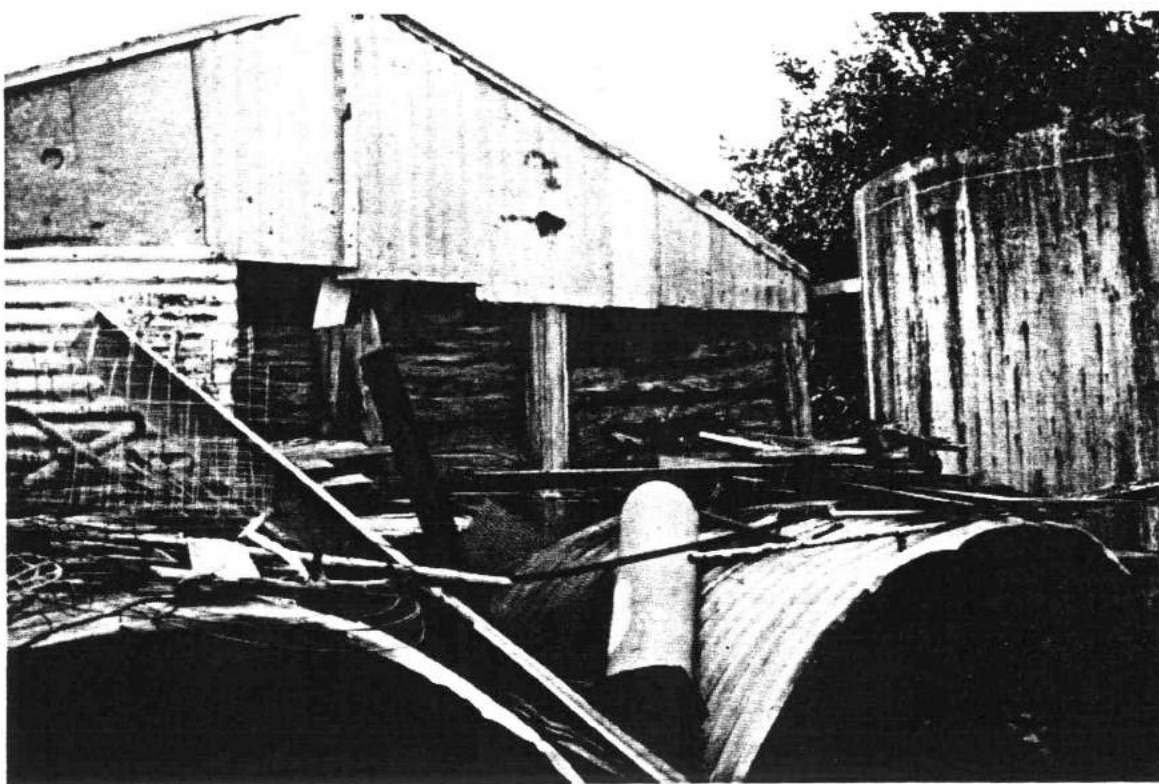
379. Information provided by Alan Wanke; *Early Days of Berwick*, p.72.

380. *Plan of Portions of Land in the Parish of Berwick*, 1855.

381. Information supplied by S. Kirkham, 1993.



Old barn, Rowallan Farm



Old timber slab shed, Rowallan Farm

There are several weatherboard outbuildings. The shed adjacent to the water tanks has been externally clad in a mix of second hand sheet materials but contains a wooden slab structure within. Pathways and external drains in handmade brick connect these sheds and stores with the older part of the house. An old barn with bush pole structural timbers stands in the paddock adjacent to the house.

The beautiful garden was reputedly planted by John Cunningham Anderson an early owner who was a Shire of Berwick Councillor for 27 years, and three times Shire President in 1928-29, 1940-41 and 1955-53.³⁸² The farm once known as Aberfeldy, later became the home of the Misses Lyons, the Scott sisters, and Mr. and Mrs Ken Von Bibra. Mr Von Bibra was killed in action during the Second World War. The Kirkham family have owned Rowallan Farm since the 1970s.³⁸³ The property is now located on approximately 4 hectares of land.

Significance

Rowallan Farm, once known as Aberfeldy, and built in the 1880s or earlier, has high local significance as an early Harkaway farmhouse with an old barn and slab shed and an attractive mature garden. The fabric of the oldest part of the house, with its pine walls and hand made brickwork at the rear, is remarkably intact. The later additions are also good examples of Federation detailing with both internal and external features largely intact and in good condition. It is important for its associations with the German pioneer settler, Gottfried Tschirner, whose daughter married J. F. W. Aurisch, the early owner of the neighbouring property, Harkaway Farm. The beautiful garden was reputedly planted by J. C. Anderson, an early owner, a Shire of Berwick Councillor for 27 years and three times Shire President.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve those parts of the house which demonstrate important successive stages in the development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Conserve significant outbuildings and maintain a visual relationship between the outbuildings and the main house in order to demonstrate the historical use of these buildings;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the buildings from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) and plantings from the street.

382. *In the Wake of the Pack Tracks*, pp.28, 79.

383. *Early Days of Berwick*, p.80.

Farms and rural properties: other significant examples

Many other farms and rural properties remain within the City of Berwick. In addition to those of national, state, regional and high local significance which have been researched and documented in this study, the following places also comprise an important part of the City's heritage.

Based on field inspection and available information, these places are ranked as of probable *local* significance, that is as an important part of the heritage of a locality within the City, of historical interest (although not intact), or as requiring further research to fully assess their importance.

- **Derren Doon (former Westmount)**

Bailey Road, Narre Warren North

A former farm, located on a spectacular block of land, distinguished from the surrounding landscape by its exotic tree plantings. The twin gabled roof form appears to indicate the original extent of the house which was probably built around 1890. New corner windows, c.1940, have been added, along with other alterations. Further research into the history of the farm is desirable to enable assessment of significance.

- **Glen Moidart**

110 Beaumont Road, Berwick

This farm property, part of James Buchanan's Ardblair property³⁸⁴ with its landmark cypress hedge and unusual gates, has historical importance for its associations with the Fife family, farmers in the Berwick North area. The house on the property appears to date from the 1930s, and outbuildings, associated with a former dairy, are located on the adjacent property.

- **The Cottage**

181 Beaumont Road, Berwick

This rendered farm house known as 'The Cottage' is believed to have been built last century as the residence of the Buchanan family prior to the sale of the Roads End property to the Sewells. Around the time that the present Roads End was built in the 1920s, The Cottage was relocated to this Beaumont Road site, and reduced in size from a double to a single storey structure.³⁸⁵ Now located on 4.57 hectares, The Cottage is owned by the Federal Member for Latrobe, Robert Charles and his wife Kaye.

It is a simple rectangular house with a gabled roof, set above road level amidst sloping lawns dotted with exotic plantings. The reconstructed house is built of handmade bricks. A variety of multi-paned windows create a picturesque cottage style, and appear to date from the Inter-war years. A number of internal alterations and additions were commenced in 1985 and included the replacement of the southern skillion with three rooms in brick. During recent years the property, considerably reduced in size, has been used for grazing purposes.³⁸⁶ Further research is required to accurately document the earliest history of this building.

The Cottage, a reconstructed farmhouse said to have been relocated in the 1920s to its present site, may be of local significance as part of the historic Roads End property.

- **House**

184-196 Beaumont Road, Berwick

This house is positioned close to the road, with a timber ashlar front and narrow hip roof form. Several skillion extensions have been added and the house is surrounded by established plantings, possibly associated with the Fife property next door (see Glen Moidart). Further research is required to establish construction dates and possible associations with the Roads End property.

384. Information supplied by Louise Reeve.

385. 'Historic Homes of Berwick', Harkaway Primary School Project; *The Gazette*, 15 April 1992.

386. City of Berwick Valuer's records.

▫ **S. Brundrett & Sons (Rose nursery)**

Brundrett Road, Narre Warren North

The Brundrett family name has been associated with the harvesting of roses in Victoria for four generations. Originally started in Essendon at the turn of the century, the nursery moved to Narre Warren in 1926, and has been operating ever since.³⁸⁷ The site is important for its associations with this local industry. Further research is required to ascertain whether any buildings dating from the 1920s remain.

▫ **Tara Park**

42-44 Brundrett Road, Narre Warren North

This is a particularly intact example of a former soldier settlement house featuring triple-light windows with six paned upper sashes, and shingled and half-timbered gable ends. Presently located within a market gardening and farming landscape that is now being subdivided, Tara Park is of local importance as one of the few remaining examples of this settlement process in the City of Berwick.

▫ **The Downs**

Buchanan Road, Berwick

This substantial weatherboard house with its large Edwardian windows in the facade and bay windows at the side, is located in a picturesque position north of Berwick. The house is in a very deteriorated condition but remains largely intact in all features apart from the verandah. It was built for William Tetley, an old Harrovian, and his family. Tetley was possibly the first grazier in the district to recognise the importance of top-dressing pastures.³⁸⁸ In the 1930s the house was owned by A. J. Spencer, who ran his Rahiri Dairy on the property, supplying milk for invalids and children from tuberculin-tested cows. Jeff Spencer of The Springs was born in this house which, more recently, has been known as The Downs.³⁸⁹

▫ **House**

45 Doveton Avenue, Eumemmerring

This house appears to have first been constructed as a two room weatherboard cottage with an addition in the form of a wide gabled facade, probably added in the 1920s. The old garden and orchard adjacent suggests this is one of the earlier residences in the Doveton area. Further research is required.

▫ **House**

126 Fox Road, Narre Warren North

Set on a large residential block, this house is asymmetrical in form, with a recent verandah extending along the west side. Associated with the Fox family when it was built³⁹⁰, it is one of several soldier settlement houses in this locality.

▫ **Tandderwen**

369 Heatherton Road, Narre Warren North

This symmetrical villa has plain window and verandah features and is located on raised land above Heatherton Road close to the original Narre Warren township (now Narre Warren North). The rear of the house has additions including a precast concrete chimney of the Pickering variety which is a common feature of many 1920s houses in the region. No historical information has been found but further research is desirable to establish dates and associations which may add significance to the house.

387. Article in *The Age* 27/03/93. p.15

388. *Early Days of Berwick*, p.32.

389. Information supplied by Louise Reeve.

390. Information supplied by Miss Lucy Bailey.

▫ **House**

73 Homestead Road, Berwick.

Surrounded by established cypress plantings, this simple weatherboard house is typical of this type of bungalow with half timbered gable end and exposed rafters in the roof eaves. Alterations to the windows probably date from the 1940s. The house is comparable to Casey's Restaurant and 74 Homestead Road, and is important as a more intact example of its type.

▫ **Wilga**

King Road, Harkaway

Spectacular views down into the valleys on both sides of this property are a feature, with the 1940s house surrounded by established trees. The original house on the property is believed to have dated from 1880³⁹¹ but no evidence is externally apparent today. Several outbuildings are of interest, and further research into the fabric of the house and historical associations with the property is desirable.

▫ **Mossgiel Park**

8 Monteith Crescent, Endeavour Hills

Originally known as Danderago when built for the Winter family in 1913,³⁹² this weatherboard house originally had a symmetrical villa form with Federation details such as the terracotta tiled roof and box framed windows. It was described as one of the finest homes in the district.³⁹³ Several alterations and extensions have been made over the years and unfortunately some of the cypress plantings in front of the property have been removed in recent road widening. Today the original property has been developed as a retirement complex but is still important for its historical associations.

▫ **Kilgerron**

186-216 Narre Warren-Cranbourne Road, Narre Warren South

This large house, strategically located on the road to Cranbourne, has a broad gabled hip roof with several skillion extensions. Brick plinths supporting the verandah posts are unusual. No historical information has been found regarding associations with this property. Further research is required.

▫ **House**

Narre Warren North Road, Narre Warren North

This simple weatherboard house located virtually underneath the transmission line has a symmetrical form and is centrally located on a large block with extensive sheds to the rear. Surrounded by established plantings including cypress, oak and plane trees, the house is important as a relatively rare example of its type, identical to but more intact than 106 Narre Warren North Road.

▫ **House**

267-347 Pound Road, Narre Warren South

The unusual form of this house has a striking quality as viewed from the street, with its multi-faceted protruding bay and decorative fretwork in the verandah. Scalloped weatherboards and ornamental window frames are additional qualities which suggest this was once a relatively large and prosperous property. Original fire places have been removed. A large shed at the rear of the property ('Green Valley' on roof) requires further research. Plans to widen Pound Road at this point have discouraged the present owners from restoring the house.³⁹⁴

391. Harkaway Primary School Project

392. Information brochure on Endeavour Hills- Mossgiel Park Estate

393. *Mossgiel Park Primary School. The First Ten Years*, Compiled by Barry Johns, Principal, 1983.

394. Personal comment, present owner.

▫ **White Peacock Receptions**

3-5 Princes Domain Drive, Hallam

Built in the 1890s, this house is one of the few surviving farmhouses in the area, and once commanded views of open farmland across its 40 acre property.³⁹⁵ Little historical information has been uncovered to date, and further research is required. The original asymmetrical form of the building is still visible despite extensive additions on all sides. Established plantings in the garden are a rarity in this new subdivision, and add to the historical importance of the property.

▫ **Warren Park**

31 Shrives Road, Narre Warren South

This old weatherboard house, with its unusual concrete render over flax (and possibly other materials) has an earlier section within, dating from possibly as early as the 1850s.³⁹⁶ Evidence visible from the exterior (including a rendered arch in the interior passage) suggest the building dates from the 1880s at the earliest. The weatherboard cladding beneath the concrete render is deteriorating. A crazy-paved patio, paths and fence were probably added at the time of the cladding, in the late 1950s or 1960s.

In the 1880s and 1890s, the house was owned by a well-known Melbourne judge and used as a country retreat, later to be purchased by a Mr. Ellis and then later used as a dairy.³⁹⁷ The house is located on a large allotment adjacent to a small residential subdivision. It has landmark value, easily visible from the Shrives Road approach.

▫ **Minta**

2-106 Soldiers Road, Berwick

This large property located south of Berwick has value mainly for its significant landscape features which include extensive European tree plantings and artificial lakes. The weatherboard house has been altered several times, obscuring its original Craftsman Bungalow design. Several other buildings have been moved to the site over the years.

▫ **House**

259-269 Soldiers Road, Beaconsfield

This picturesque bungalow features fine timber detailing in the verandah and gable ends. Surrounded by established cypress plantings and located in an unusual position, it requires further historical research.

▫ **Glenrowan**

197-221 a'Beckett Road, Narre Warren North

This interesting house with concrete rendered walls featuring decorative patterns is located in a prominent position on a'Beckett Road, surrounded by established plantings. Further historical research is required to establish early associations with this property which appears to date from the 1920s.

395. Article in *The Gazette*, 14/08/91.

396. National Trust file number 2211.

397. Information supplied by Eric MacDonald.

Buildings

Introduction

Buildings make up an important part of the heritage of the City of Berwick. They are diverse in form, function and age. The buildings documented in this section illustrate this diversity.

Those buildings that are or have been farms or rural properties are discussed in the previous section. Within this section, there are houses, factories, shops and commercial premises, churches, and other community buildings.

Built environment

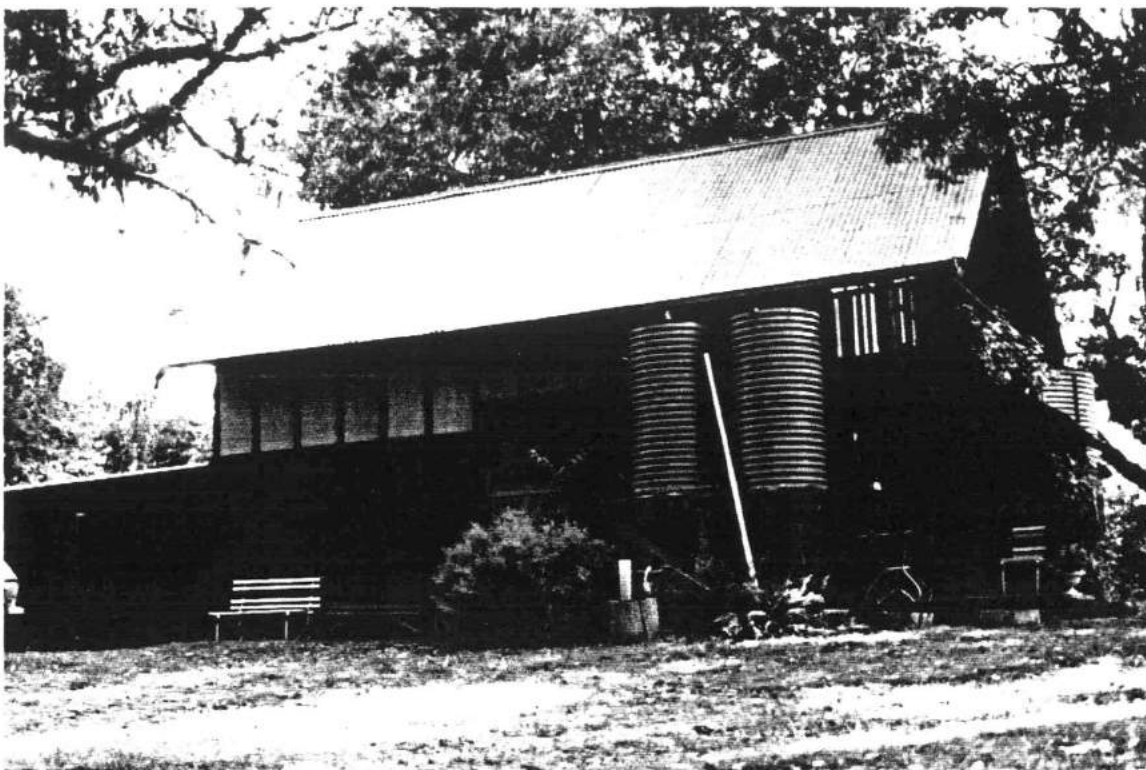
Many of the buildings identified are houses. They range in size from the simplest timber cottages to large architect-designed houses. Most are sited within the residential areas of the townships, and their siting demonstrates the history of the development of the townships. Of these houses, some are well known local landmarks, whereas the history of others has only started to be examined with this study.

There is a wonderful range of community and public buildings remaining, including two Mechanics' Institutes and a public hall, the Berwick court house and former post office, a variety of public and private schools, a railway station, and several fine churches. These buildings form the hearts and focal points of the townships of Berwick, Harkaway, Narre Warren and Narre Warren North.

Fewer early commercial buildings remain, increasing the importance of those that are left as representatives of a whole era. Narre Warren township contains several examples including the former bakery and former blacksmiths, Narre Warren North the old store, Hallam the Hallam's Road Hotel, and Berwick the Berwick Inn and the former Paternosters store. The recent industrial history of the area is well represented by the large factory complexes at Doveton.

The Studio

Baker Road Harkaway



History & description

Jessie Traill (1881-1967), a major Australian woman artist, had this studio built in 1924,¹ next to the timber cottage on the corner of Harkaway Road built for Jessie and her sister Elsie in 1918-19.² This followed Jessie's return from nursing service in France in the First World War and the death of her parents. Her two older sisters had become Anglican nuns. Although Jessie travelled extensively all her life, she retained the Harkaway cottage until the 1940s and lived in the Harkaway studio during her last years.³ The studio building is reputedly constructed of recycled materials,⁴ is a simple gabled building with half-timbered upper walls and weatherboard to first floor height. The roof form accommodates a balcony overlooking the former Traill house (now on the adjacent block), and is linked to an interior mezzanine. Overall the building retains a Bavarian character with the only minor alterations including a garage addition to one end, the annexing of a single room to the side, modifications to a ground storey wash room beneath the balcony and moving the stairs indoors. A pre-cast concrete chimney of the Pickering Flemington patent (common in Berwick buildings of the 1910s) features a sculpted keystone above the hearth. The Studio is sited on approximately 4046 square metres of land.

The cottage where Jessie once entertained her artist friends, was sold in 1948 to Enid Joske (c1890-1973), Melbourne University teacher and Principal of Janet Clarke Hall, the first Women's College at this University.⁵ After Elsie's death and the sale of their Sandringham home, Jessie lived at The

1. Information supplied by Helen Hudson. The builder may have been a Mr. Baker, who also built the adjoining cottage.
2. Berwick rate books, 1918-19, No. 395.
3. 'J. C. A. Traill by her cousin Bertha Foott'; Sydney, 1966.
4. Information supplied by Helen Hudson, Feb, 1993.
5. Information supplied by Helen Hudson. Examples of her work hang in the Traill Wing at Janet Clarke Hall.

Studio.⁶ In 1964, when she was its owner, it was described as a timber studio containing a living room, kitchen, one bedroom, and a bathroom, and was surrounded by 'Mainly Bush - partly cleared around studio'.⁷ Following Jessie's death, Helen Hudson, Berwick artist, purchased the property, retaining its use as an artist's studio.

Jessie Constance Alicia Traill was born in 1881 at Brighton Beach, the youngest daughter of Hamilton and Jessie Traill. Her father was manager of the Oriental Bank in Melbourne. The Traills had four daughters. The family moved to Black Rock, where Jessie first met Tom Roberts. When she grew up she formed a lasting friendship with Roberts, his wife and little son, often visiting when they lived in London. Jessie went to school in Switzerland, acquiring French as a second language. Later, she studied etching and watercolour painting with John Mather and attended the National Gallery School in Melbourne between 1901 and 1906. Jessie then went to London, where she studied with Frank Brangwyn, a notable etcher.⁸

When war broke out in 1914, Jessie enlisted as a nurse and worked in a military hospital in Rouen. A portrait of Jessie in uniform painted by her friend Janet Cumbræ Stewart hangs in the Melbourne Art Gallery.⁹ After the war, Jessie and Elsie built a house at Sandringham, the Harkaway cottage (Harfra) and studio, and Jessie opened a studio at the top of Collins Street. Among Jessie's travels was a visit to Alice Springs in 1928, and a journey to England in a flying boat. By her sixties she had crossed the equator more than two dozen times.¹⁰ In her eighties, she was still visiting friends in London and Marseilles.¹¹

By this time Jessie was recognised as an etcher with a world reputation. Her two major themes were the Australian landscape and 'the growth of the new nation as manifest in grand-scale construction projects'.¹² She was a member of the Society of Graphic Art in London, the Australian Painter-Etcher Society and the Victorian Artists Society. Examples of her work may be found in galleries in London, Paris and San Francisco as well as Sydney, Melbourne, Adelaide and the War Museum in Canberra.¹³ Gippsland scenes may be viewed at the Australian National Gallery, Latrobe Valley Arts Centre, Horsham Art Gallery and Queensland Art Gallery.¹⁴ An exhibition of her work in June 1977 described Jessie Traill as 'a pioneer Australian etcher and a significant interpreter of the Australian landscape'.¹⁵

Significance

The Studio, built in 1924, has regional significance for its associations with the major Australian woman artist, Jessie Traill. Jessie was notable for her etchings, watercolour sketches and prints of the Australian landscape and grand-scale Australian construction projects. Jessie painted in her Harkaway studio and, in her last years, lived there. The Studio is intact and relates to the adjoining cottage built for Jessie and her sister Elsie in 1918-19. As well as earning a world reputation for painting and etching, and exhibiting in London, Paris and San Francisco as well as throughout Australia, Jessie worked as a nurse in France during the First World War, and was a life-long traveller. The Studio, now owned by Helen Hudson, retains its original use as an artist's studio, and its historical importance is enhanced by its secluded setting amidst native vegetation.

6. City of Berwick Valuer's records.

7. City of Berwick Valuer's records.

8. 'J. C. A. Traill by her cousin Bertha Foott, *Art Bulletin of Victoria*, No. 30, (1989). Article, 'An Australian Student of Frank Brangwyn: Jessie C. A. Traill in London and Belgium. 1907-8' by Mary Alice Lee, John Hopkins University, Baltimore.

9. *Art Bulletin of Victoria*, p.59.

10. *Art Bulletin of Victoria*, p.58.

11. 'J. C. A. Traill by her cousin Bertha Foott'.

12. *Art Bulletin of Victoria*, pp.66-67.

13. 'J. C. A. Traill by her cousin Bertha Foott'.

14. *Gippsland Heritage Journal*, 13 (Dec. 1992), (Article 'Locating Gippsland's Historical Art' by K. E. Bensley, p.36).

15. Traill, Jessie C. A. (1881-1896). Exhibitions, Art, Music and Performing Arts Library, State Library of Victoria.

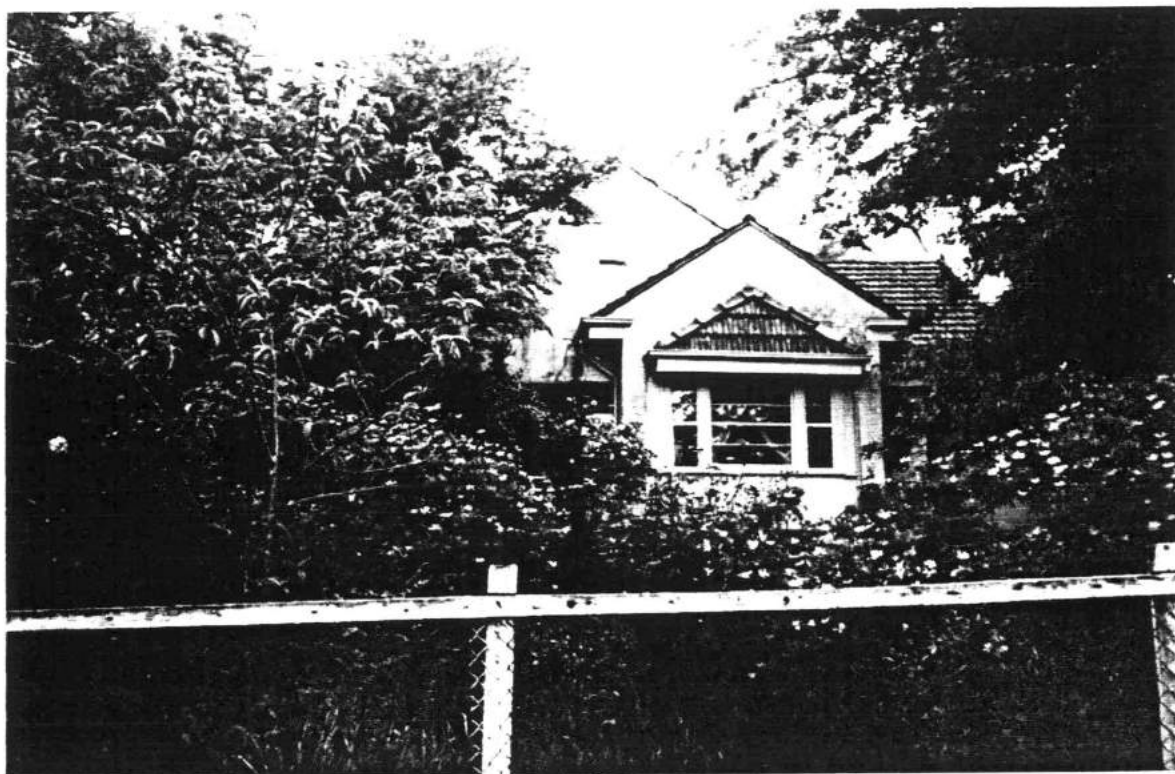
Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Encourage the continuation of use(s) of the premises for purposes which are compatible with historical uses of the site;
- In the case of subdivision of the property, particular attention should be paid to retaining native vegetation around the studio building and maintaining the visual relationship between The Studio and the former Traill house next door.

House

15 Brisbane Street Berwick



History & description

This 1939 villa with stucco rendered walls and decorative brickwork was constructed by Wallace, a Pakenham builder for the Barker family. The first owner, Alfred Barker, was the local headteacher and the father of the present owner, Miss Alice Barker. The family moved in just as the Second World War started.¹⁶ City of Berwick Valuer's records describe the house in 1964 as constructed of conite and consisting of living-room, dining-room and kitchen with three bedrooms.¹⁷ The largish block was once part of land owned and subdivided by William Gamble who was a partner with Edwin Flack in important district dairying company.¹⁸

The house is situated on a raised embankment and retains a secluded aspect, shrouded by leafy exotic trees. It is located on 1393 square metres of land. Designed in a series of gabled pavilions, the style of the building echoes the Spanish Mission idiom, characteristic of late Inter-war suburban development elsewhere in metropolitan Melbourne, but rare in Berwick. Thin glazed brick is used in the entrance pillars and foundations, contrasting with the stucco walls and matching the glazed surface of the roof tiling. Thin horizontal panes in the windows are a feature, highlighted in the projecting bay section by a tiled 'awning'. Fine craftsmanship is evident in the joinery and porch floor. The building is in good condition, however there is evidence of movement in the foundations. It is comparable to Glen Falloch, 88-92 Brisbane Street.

Significance

This house has high local significance as a well-preserved Inter-war villa of a style rare in Berwick. Built on high land overlooking the road the house features stucco rendered walls and decorative

16. Information provided by Miss Alice Barker.

17. City of Berwick Valuer's records.

18. Information supplied by Bill Hudson.

brickwork, with excellent detailing in joinery architraves, eaves and porch floor. It was the home in 1939 of Alfred Barker, then the newly retired headteacher of Berwick Primary School, and continues in this family's ownership.

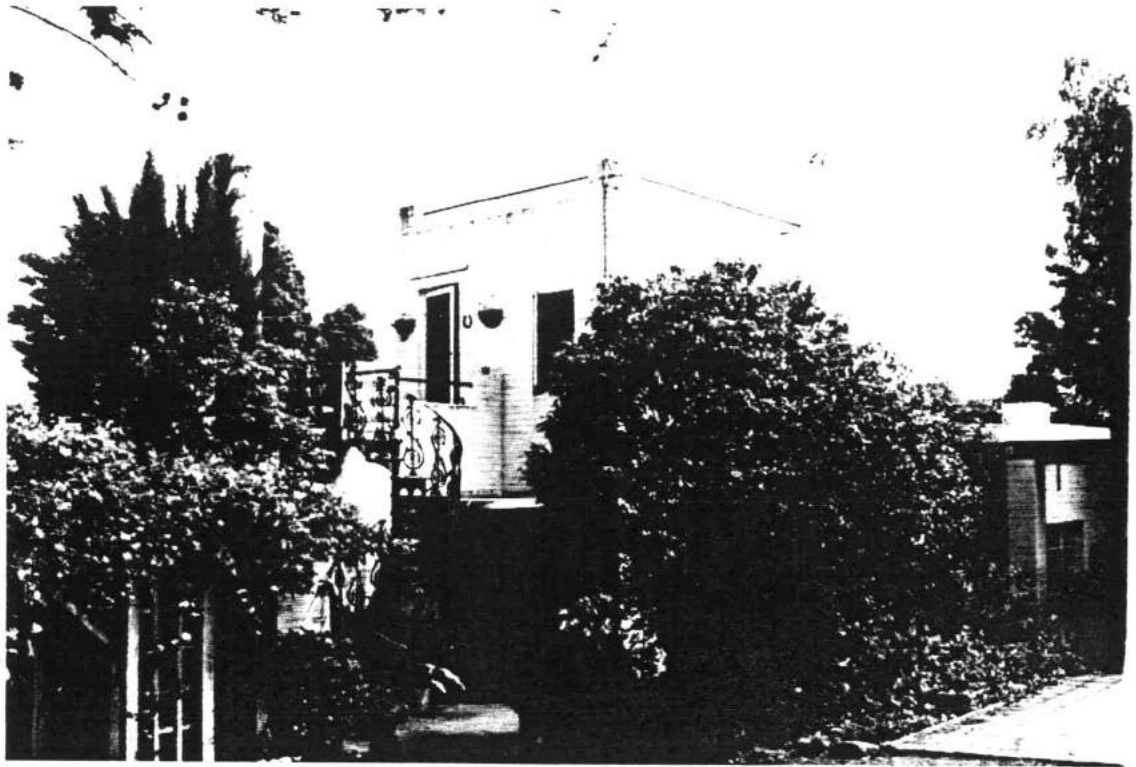
Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) and plantings from the street.

Caseldene

31 Brisbane Street Berwick



History & description

This house, with its 'crenellated battlements typical of a medieval castle of the sterner sort'¹⁹ and a rooftop studio with splendid views of Berwick and the surrounding countryside, was built c1946, reputedly for an artist.²⁰ Early owners of the property were Terry Oxnam and Geoffrey Haines.²¹ It is not known whether either or both were artists.

At the time of the 1971 auction sale of Caseldene an *Age* article described the house as 'Battlements of Berwick', comprising an L-shaped living room, dining room, three bedrooms and a family room with a spiral cast iron exterior staircase leading to the rooftop studio. The staircase has been reused from another (unknown) site. The grounds originally covered five acres but subdivision has reduced the house allotment to half an acre. By this time, the house had a very 'secluded position' and could only be entered by the original 160 foot driveway, having only a 17 foot frontage.²² The current owners of Caseldene are Alan and Vicki Tomamichel.

Inspection of the house reveals little has changed. The brick walls remain white-painted as they were in 1971, although originally they were unpainted red brick. All original windows are metal framed, divided horizontally into four panes. There is a cellar beneath the kitchen. The 'battlements' are not crenellated but rather extended brick corner posts connected by pipe railing.

19. *Age*, 15 May, 1971.

20. *Age*, 15 May, 1971.

21. City of Berwick Valuer's records.

22. *Age*, 15 May, 1971; *Journal*, 13 May, 1971.

Significance

Caseldene has high local significance for its unusual design, with its rooftop studio approached by an exterior cast iron spiral staircase, and dramatic architectural form, a contemporary of Sunways in Lyall Road. Reputedly built for an artist in c1946, there are splendid rooftop views of Berwick and the surrounding countryside. The original driveway approach retains the qualities of seclusion associated with the studio property. Further research is warranted.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design.

House

64-70 Brisbane Street Berwick



History & description

The Shire of Berwick Engineer and later, Berwick Shire Councillor, J. J. Gardiner, was the first owner in the 1930s of this house.²³

This bungalow with a high hipped roof and central porch entry is centrally located in a large garden with occasional mature plantings. In character and style, it reflects the exotic Eastern influences often apparent in Inter-war houses, in this instance an Indian influence. Constructed of bichromatic tapestry bricks, the house appears largely intact externally apart from the west wing which has been added in sympathy with the bungalow character, but distinguished by different materials, namely roof shingles and stained weatherboard walls. A pergola has also been added to the end of the porch and is basically in keeping with the original design character. The front windows with highlighted brick plinths and lintels, have fixed square central panes with diamond leadlight in the upper sashes either side. Cedar decking and wing additions to the rear of the house are sympathetic and provide generous outdoor entertainment space.

After Gardiner's death, the property was transferred to the Presentation Sisters who sold it in November 1968 to the present owners, Lloyd and Mary Sierakowski. Additions were made in 1978 and 1981 which included pergolas and a large rear extension,²⁴ with roof and brickwork similar to the original design. The dwelling is situated on approximately 4046 square metres of land.

Significance

This house has high local significance as the home in the 1930s of the Shire of Berwick Engineer, J. J. Gardiner, and as a fine intact example of an Indian-influenced Bungalow of pleasing design with

23. Information supplied by Bill Hudson; *In the Wake of the Pack Tracks*, p.29.

24. City of Berwick Valuer's records.

unusual partially glazed tapestry brickwork, additions compatible with the original design and appropriate garden setting.

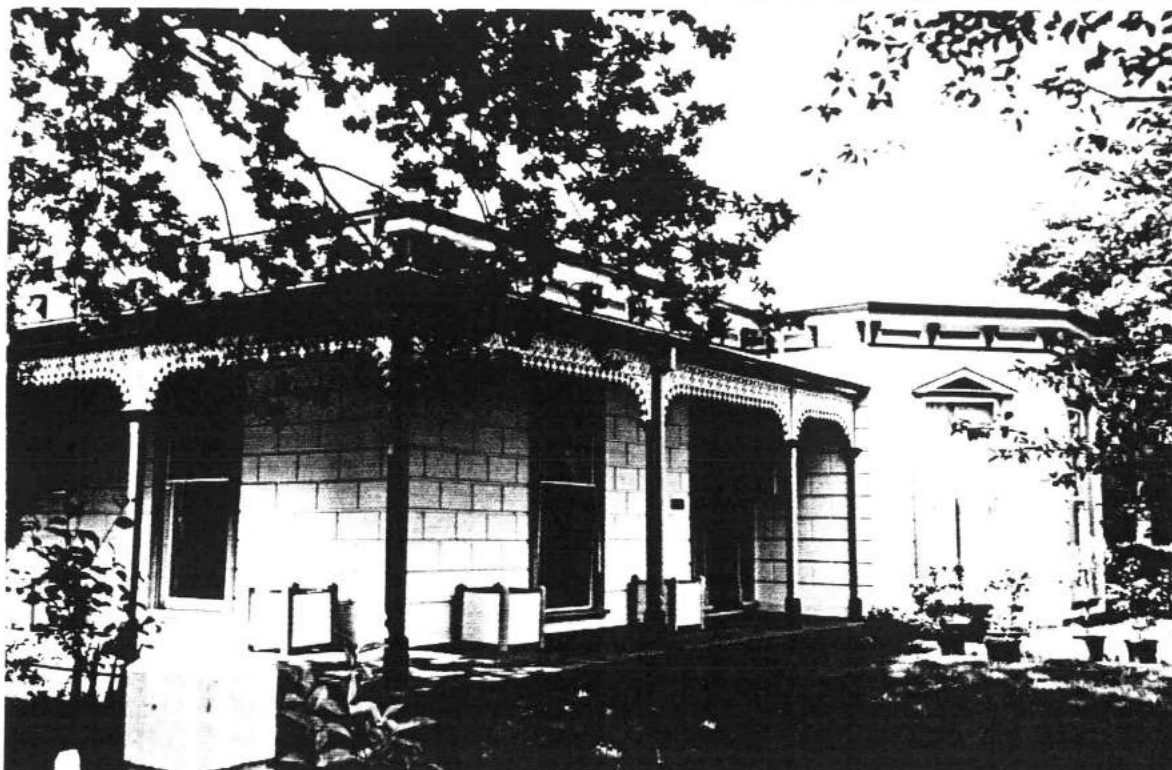
Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve those parts of the house which demonstrate important successive stages in the development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) and plantings from the street.

Mary Blackwood House (former Berwick Boys Grammar School)

76-80 Brisbane Street Berwick



History & description

Miss Adelaide Robinson was the first owner in c1877 of the Italianate villa residence on the corner of Brisbane and Church Streets,²⁵ which later became known as Berwick Boys Grammar School. Adelaide was a member of a well-known local family, and was the sister of George Washington Robinson of Hillsley in Robinson Road, architect, builder and surveyor, and the designer of a number of important Narre Warren North farm residences.²⁶ Adelaide's Berwick home, however, was designed by Melbourne architects Beasley and Little²⁷ who, in 1891, designed draper George Brown's High Street home, Inveresk.²⁸ Adelaide and her mother Hannah, may have run an early school in the Brisbane Street villa for they are described in the 1881 rate records as teachers.²⁹

The most famous owner of the property was undoubtedly the schoolmaster Dr. Edward Antonio Lloyd Vieusseux who established the Berwick Boys Grammar School there in 1882³⁰ and was rated as the owner of the building in 1885-86.³¹ Berwick Boys Grammar School became popular with district families who couldn't afford the more expensive Melbourne and Geelong Grammars. School Councillors included prominent local residents such as Dr. Percy Langmore, whose house and surgery still stands in Langmore Lane, A. S. Chirnside, and Messrs. a'Beckett and Wilson. Vieusseux died in

25. Berwick rate books ,1877 No. 190; 1878-79 No. 239.

26. See research into Hillsley, 84 Robinson Road, Narre Warren North.

27. *Australasian Builders and Contractors News*, 9 Dec., 1893, p.285. Illustration.

28. *Building, Engineering & Mining Journal*, 28 March, 1891 (Sp.3).

29. Berwick rate books ,1881-82 Nos. 232-233.

30. *The Gazette*, 20 Nov., 1991.

31. Berwick rate books ,1885-86 No. 265 (Listed as house and school, Berwick).

1918.³² There is a memorial to him in Berwick's Anglican Church and the school is commemorated also by the oak tree Avenue of Honour located opposite the former Grammar School in Church Street and commemorating ex-students who died during the Great War.³³

After Vieusseux's death, the building was acquired by Supreme Court Judge McIntyre and, in 1922, by the Anglican Church, when it became a youth centre. Mary Blackwood never lived there. The Church named it because of her hard work for young Anglicans.

The 1870s house was recently partially restored with additions and alterations undertaken by the previous owners Ern and Terri Hill.³⁴ The residence today appears considerably altered in comparison to early sketches of the building,³⁵ which describe it as an asymmetrical timber villa with corner verandah and two perpendicular projecting bays. Today the house is timber ashlar clad, with an octagonal projecting bay facing Church Street, with long double-hung windows containing elaborate architraves, each surmounted by a pediment. The windows of the verandah are similar in dimension, contrasting with early sketches of windows with sills at regular height. The verandah is also new, with cast iron lace replacing earlier forked timber brackets. Edwardian pendant brackets under the eaves appear also to be recent additions. Further investigation of the building and documentation of alteration is required to identify existing fabric dating from the original Little and Beasley design.

The two brick outbuildings, formerly Grammar School dormitories,³⁶ feature stretcher brick with a leader course every third layer. These hip-roofed buildings have weatherboard skillions facing each other across a courtyard and are connected to the main house by a middle addition. A new garage is situated to the south-east. A large weatherboard bungalow dating from about 1920 is built to the north-east of the main house. The current owner of the property is Dr. Robert Dean, MLA for Berwick. Mary Blackwood house is located on approximately 2045 square metres of land. Approximately 3036 square metres was subdivided from the original title in January 1991, six double-storey townhouses have been constructed on the site.

Significance

Mary Blackwood House, built in c1877 with Federation extensions, is of regional significance as the former Berwick Boys Grammar School from 1882-1915, one of two private schools favoured by more affluent local families. It exemplifies Berwick's role as a major service centre for this prosperous agricultural and dairying district. The building has important associations with its first owner, Miss Adelaide Robinson, member of a well-known local family, and with the schoolmaster, Dr. Edward Antonio Lloyd Vieusseux, who ran his school there from 1882-1918. It has architectural importance as one of two known Berwick examples of the work of the firm Little and Beasley, who in 1891 designed Inveresk in High Street for draper, George Brown, which is more intact than this house. Further research is required to establish the existing fabric of the original design. The former school has historical associations with the oak Avenue of Honour opposite, this commemorates ex-students who died during the Great War.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve those parts of the house which demonstrate important successive stages of development of the property and/or provide intact evidence of changing architectural styles/construction techniques;

32. *The Gazette*, 20 Nov., 1991.

33. *The Gazette*, 20 Nov., 1991.

34. *The Gazette*, 20 Nov., 1991.

35. ABCN, December 1893.

36. *The Gazette*, 12 Feb., 1992.

- Conserve significant outbuildings and maintain a visual relationship between the outbuildings and the main house in order to demonstrate the historical use of these buildings;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the buildings from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) and plantings from the street.



History & description

Evan Clarence Henry, prominent district farmer, is associated with this large c1935 residence. Its grounds once stretched from Brisbane Street back to Palmerston Street. Henry was owner of the property until his death in January 1980.³⁷

The son of John Henry, E. C. Henry came from a pioneer Berwick district family and was the author of the well-known article 'Historic Estates surrounding Berwick, 1966'. At a very early date his grandfather Robert Henry took up the Ghin Ghin Bean run, which he later sold to Terence O'Connor. In 1863 Robert returned to Berwick and leased land from Sir William Clarke, running Shorthorn cattle there. In 1893 John Henry (Robert's son and Evan's father), and his family of six acquired the IYU Estate at Pakenham.³⁸ This has been described as Australia's biggest dairy farm as well as a successful cattle station.³⁹ Later, in 1905 John Henry leased the property known as The Meadows from Miss Sarah O'Connor. His sons Alan and Evan Henry took over the lease of this property comprising 900 acres. Alan later went to the Dubbo district in New South Wales. Evan, however, continued with the lease and worked the property from Quarry Hills, where he went to live after he married Nancy, daughter of William and Ann Wilson.⁴⁰ Nancy was a grand-daughter of the Hon. James Buchanan.⁴¹

Evan Henry was one of the Berwick district's most successful farmers. He won many prizes in the 1930s for the export lambs he bred and reared at Quarry Hills. In 1932, 1933 and 1935 he won first prizes in the Smithfield (London) export lamb competitions conducted by the Royal Agricultural Society of Victoria. In 1937, Henry won the Victorian section and went on to win the All Australian

37. City of Berwick Valuer's records.

38. *Early Days of Berwick*, p.13.

39. *In the Wake of the Pack Tracks*, p.16.

40. *Early Days of Berwick*, p.13.

41. *Early Days of Berwick*, p.42.

Championship in an All Australian Export Competition conducted by the Commonwealth Meat Board.⁴² As a prominent district farmer, Henry was active in a number of local farming associations. He was President of the Berwick and District Agricultural and Horticultural Society (successor to the Mornington Farmers Society) in 1921-22, 1945-46, and in 1954 was made a life member along with N. E. Beaumont and C. F. Greaves.⁴³ Henry was chosen to officially open the Berwick Show in 1976-77.⁴⁴ He helped the well-known Berwick G.P., Dr. P. Langmore, in his self-appointed task of planting trees around Berwick, the results of which added 'beauty and character to the town'.⁴⁵

After Evan Henry's death in 1980, Glenfalloch was owned by Noel and Marlene Gould. The Goulds, who had already refurbished the historic house Kinross, in Palmerston Street, renovated Glenfalloch and, in 1984, Melrose at 137-163 Harkaway Road, Harkaway. In renovating Melrose, the Goulds employed the architects Whiteman and Peck, who had restored the famous Sefton homestead at Macedon.⁴⁶ Merchant Builders and Jan Faulkner from Nexus Designs Pty Ltd worked on the renovations at Glenfalloch. The 1985 auction brochure, when the Goulds sold, described the residence as 'architect designed in the mid thirty's' and commented on the garden areas with 'Classic English trees and plants'.⁴⁷ Glenfalloch is currently owned by Kathryn Clamp and is located on approximately 3290 square metres of land.

The house has some alterations but retains the character of its original design, built as a series of hipped pavilions, the effect being enhanced by two porticos (one filled) and entry porch with steps. The walls are rendered with tapestry brick trims. A colonnade supports the rear verandah, over-looking the pool and garden. The intact portico features deco detailing and some of the window triplets contain diamond upper panes. The house is comparable to 15 Brisbane Street.

Significance

Glenfalloch has regional significance as an exceptionally fine example of a large 1930s brick residence. Its design appears as a series of hipped pavilions with the effect enhanced by the two porticos and entrance porch. Reputedly architect designed, the property has historical significance for its association with Evan C. Henry (owner until his death in January 1980), a prominent district farmer and member of an important pioneering family. Henry won many prizes for his Southdown stud. Married to a Wilson daughter, Henry operated from the Quarry Hills property in the 1930s, winning first prize in 1937 in the Commonwealth Meat Board's All Australian Export Competition. He was twice President and in 1954 made a Life Member (a rare distinction) of the Berwick and District Agricultural and Horticultural Society.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) and plantings from the street.

42. *Early Days of Berwick*, p.41.

43. *Early Days of Berwick*, pp.61-63.

44. *Early Days of Berwick*, p.126.

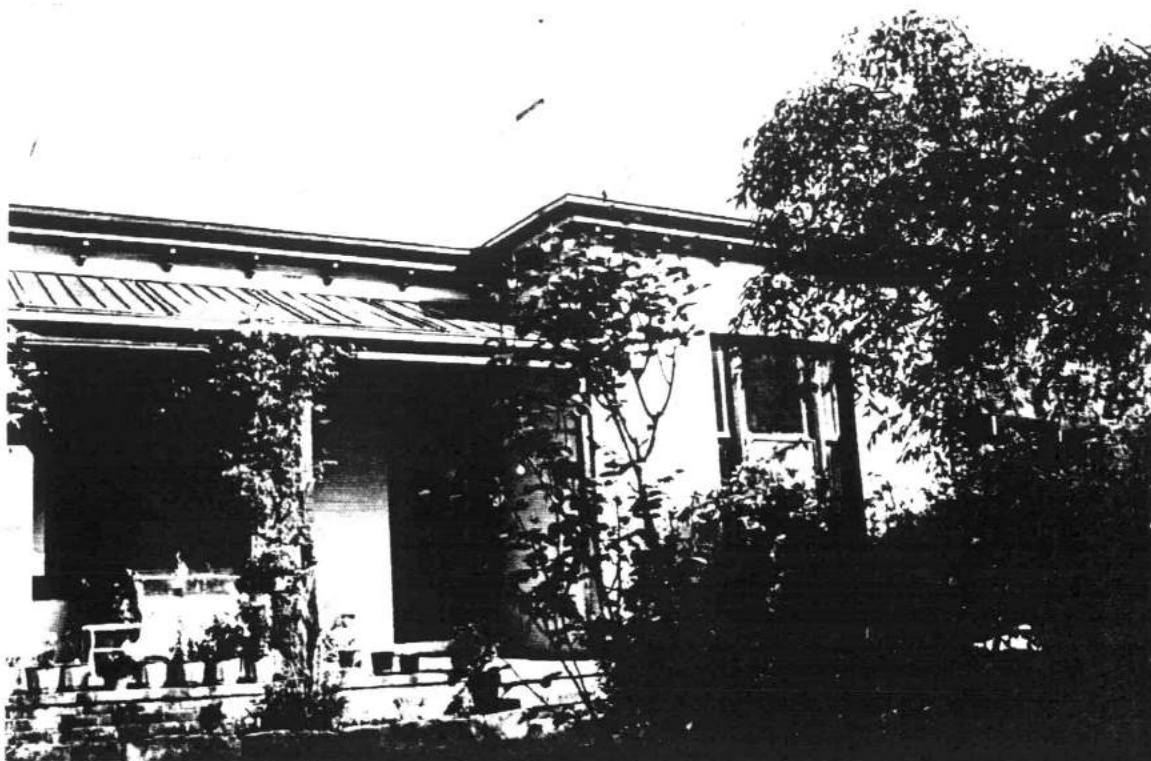
45. *In the Wake of the Pack Tracks*, p.73.

46. *Gazette*, 10 June, 1987.

47. City of Berwick Valuer's records.

Christ Church Vicarage (former)

1 Church Street Berwick



History & description

The former Christ Church Vicarage, now a private residence, was built c1888 for the Anglican Church in Berwick, and was in use as a vicarage until its sale in 1951.⁴⁸ This Victorian brick house with its Italianate eave detailing was the home of a number of vicars including the Rev. J. H. Hill from the 1880s until 1898, the Revs. A. Brain and H. J. Harvey in the 1890s and A. J. Cole from 1903 until 1932.⁴⁹ The house retains its generous windows and rendered chimneys, and has a new verandah.

The old vicarage was sold at the end of the Rev. R. J. Mountney's incumbency when a new vicarage had been secured. The old building had a number of new owners and, in 1973, was bought by church members, Mr. and Mrs R. J. Watson, who made considerable alterations and additions. The back portion was extended and totally rebuilt to the designs of a young Berwick draughtsman 'Eddie' Barron.⁵⁰ There have been alterations to the interior involving the introduction of plaster cornices and ceiling roses.

The current owners of the former vicarage are Garry and Julie Oates. The dwelling is located on approximately 1836 square metres of land.

Significance

This former brick Anglican Vicarage has high local significance as part of the Christ Church complex of buildings, which was a focus for the influential Anglican community in the Berwick district for more

48. Adam Lunn, 'The Anglican Church in Berwick', 1986. (unpaginated).

49. Adam Lunn, 'The Anglican Church in Berwick'.

50. *One Hundred years of Christ Church, Berwick*, Frederick McCubbin, 1911, p. 11. (See photographs 'Vicarage in Earlier Years' and 'Vicarage Renovated in Later Years'); *The Berwick Journal*, 27 Jan., 1992, p.12 (Article 'The old parsonage is to be auctioned').

than a century. Constructed in c1888, the former Vicarage was sold by the Church in 1951, became a private residence, and was extended in 1973.

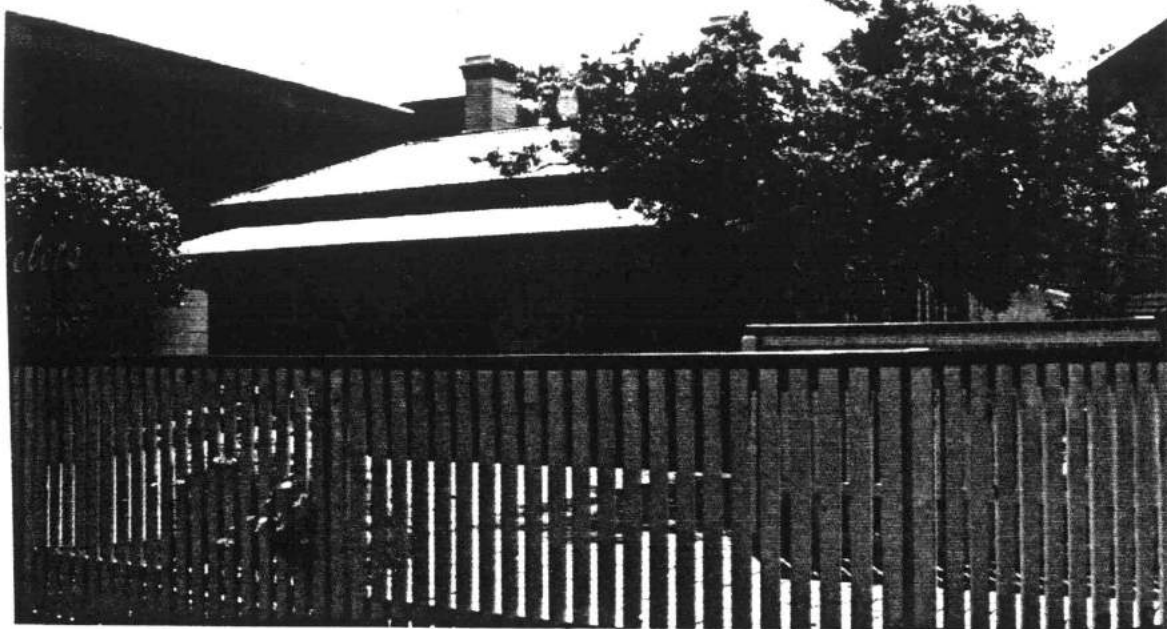
Conservation guidelines

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- Conserve the fabric of the original section of the house, which is of significance;
- Conserve those parts of the house which demonstrate important successive stages of development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) and plantings from the street.

Clyde Cottage (former)

11 Clyde Road Berwick



History & description

Formerly known as Clyde Cottage and reputedly built in the 1880s,⁵¹ this Victorian timber villa with its ashlar block facade, has had a number of different owners and users. Despite an examination of rate books and Valuer's records little is known of its earlier years. It was used at first as a private residence and was owned by H. W. and Siegfried Hartig, Valma St. Clair, and occupied by Peter Van Doorn.⁵²

Typical of more elaborate timber homes of the 1880s, this house has corbelled brick chimneys (now painted) and generous facade openings, with ornate timber work. The convex verandah with lacework is new, reflecting characteristic features which were probably originally incorporated in the design.

Early in 1992, when it was known as Clyde Cottage, the old house was restored for restaurateur Norman Sutherland by F. and G. Harris, builders.⁵³ Converted to commercial use it was known as Pikelets and then Clyde Cafe.⁵⁴ The current owner of the former Clyde Cottage is P. V. D. Nominees Pty Ltd. The building is located on approximately 840 square metres of land.

Significance

This 1880s cottage with its ashlar block facade has high local significance as a decorative example of the humble timber homes associated last century with the Berwick township.

51. *Berwick Journal*, 13 April 1992.

52. City of Berwick Valuer's records.

53. *Berwick Journal*, 13 April 1992.

54. Information supplied by Bruce Collier.

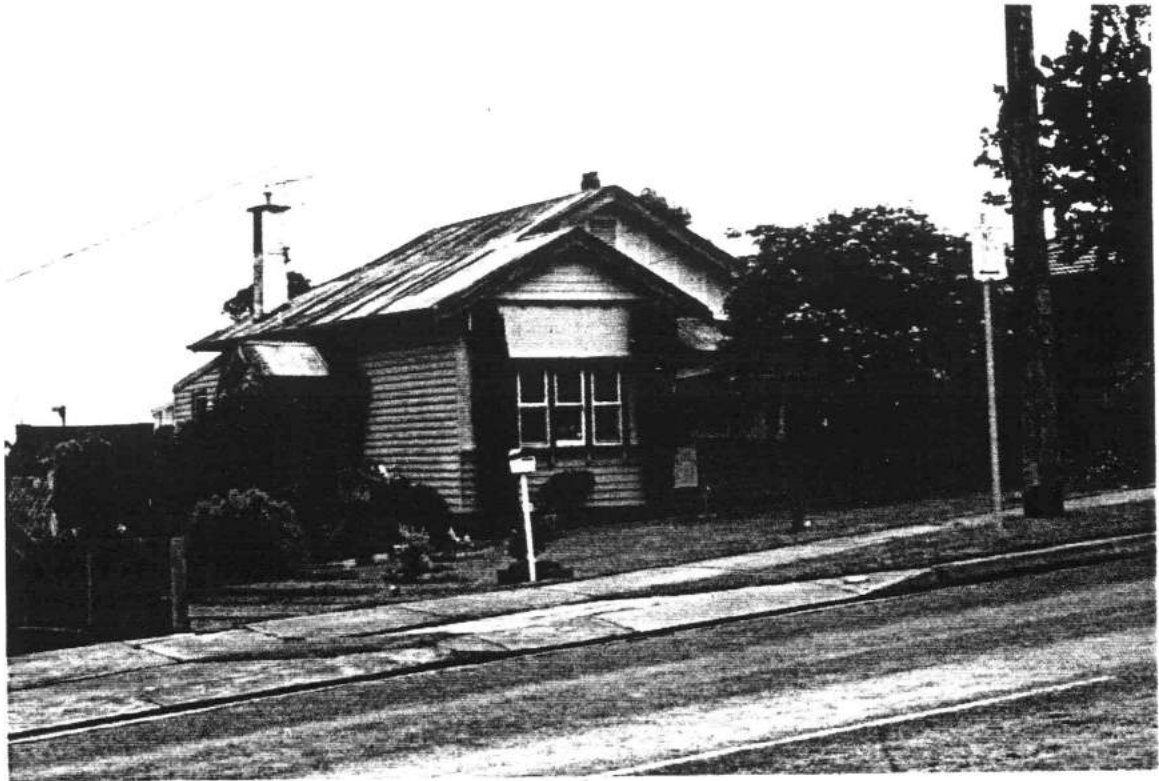
Conservation guidelines

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- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) and plantings from the street.

House

12 Doveton Avenue Eumemmerring



History & description

The exterior of this simple double-fronted timber and rendered house constructed c1915⁵⁵ is substantially intact. This style of timber bungalow remained popular in the Inter-war years, especially in working-class suburbs.⁵⁶ The house retains typical bungalow features including partially rendered walls, triple-light sashed windows, brackets and shingling highlighting the smaller gable, with roughcast render and half-timbering on the main gable. Tall rendered chimneys, one retaining its pots, are also characteristic. The front porch entrance retains its original multi-paned door and the side porch is also intact.

It is one of a small number of houses in the Doveton area which pre-date the establishment of the Housing Commission Estate in the 1950s. The house is currently owned by Jack Mortimer and located on 1011 square metres of land.

Significance

This c1915 timber house has high local significance as a remarkably intact example of a typical Inter-war bungalow in an appropriate garden setting and as one of a small number of homes in this locality established prior to urbanisation.

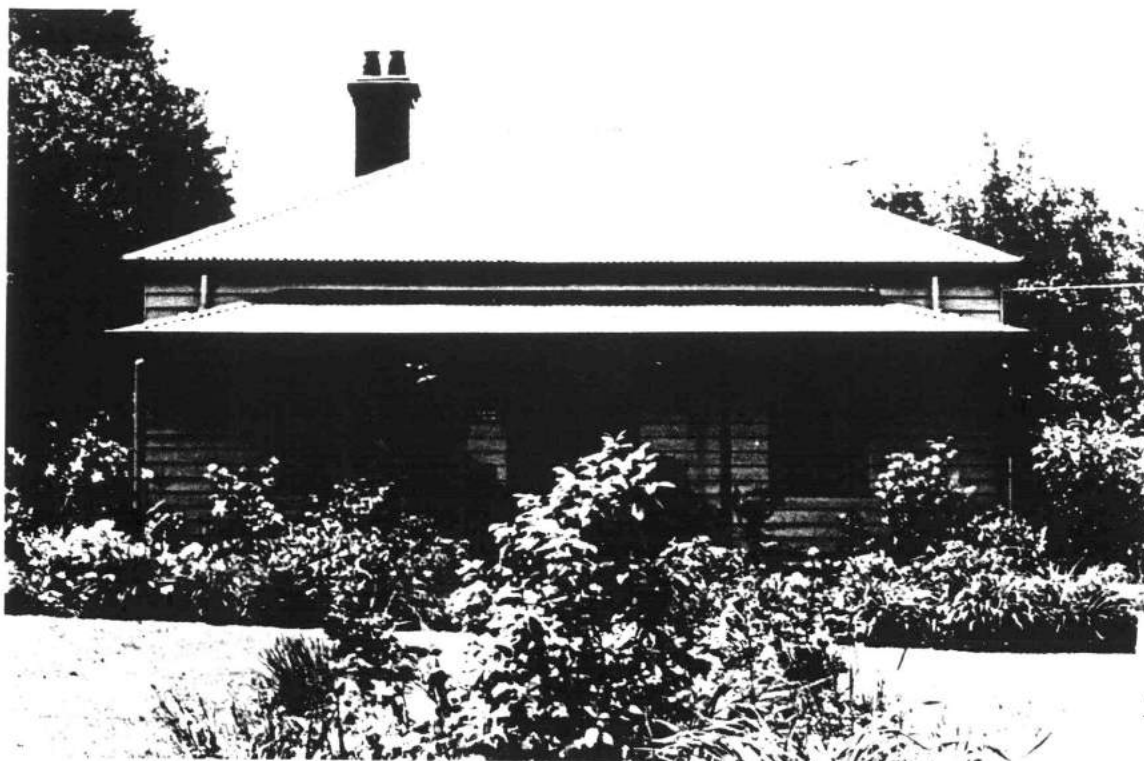
55. City of Berwick Valuer's records

56. Bryce Raworth, *Our Inter-War Houses*, 1991, p.9.

Conservation guidelines

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- Retain views of significant building(s) and plantings from the street.



History & description

The Thomas family, who founded two important district newspapers, is associated with the early history of this symmetrical Victorian-style timber cottage. According to Thomas descendants, the house was built in 1910 by Hans Glissman of Beaconsfield for a Mr Thomas.⁵⁷ Albert E. Thomas established the *Berwick Shire News* in 1909 and the *Pakenham Gazette* in 1917. This newspaper was later owned by H. B. ('Herb') Thomas until his death in 1979 and was then run by his son Ian H. Thomas.⁵⁸

Members of the Thomas family were important Berwick district residents. As well as editing and printing the *Berwick Shire News*, A. E. Thomas acted as Secretary to the Mornington Farmers Society from 1912-1918 and, when it changed name in 1919 to the Berwick and District Agricultural and Horticultural Society.⁵⁹ Mrs Thomas was a foundation member of the Berwick Red Cross. Their daughter, Beatrice Thomas, became Berwick Shire Secretary.⁶⁰

There is also a Thomas family connection with the second owner of Alrose, Victoria Cummins. A Mrs Thomas and a Mrs Cummins were both teachers last century at St Patrick's Catholic School in Pakenham.⁶¹ Later, on 5 November 1919, Victoria Cummins sold Alrose to Thomas Percival Edesall.⁶² She then moved to 39 Elgin Street where a daughter, Moira, was born.⁶³ Moira is now Moira Thomas. The house at 45 Elgin Street, located on Lots 4 and 5 in Section 4 in the Berwick

57. Information supplied by Moira Thomas (nee Cummins).

58. *In the Wake of the Pack Tracks*, p.144.

59. *Early Days of Berwick*, pp.30, 61.

60. *Early Days of Berwick*, p.30.

61. *In the Wake of the Pack Tracks*, p.143.

62. Sale document held by Johnston family.

63. Information supplied by Moira Thomas.

township, originally stood on a much larger allotment. Early Lands Department maps show that in 1856 William Wilson owned Lot 5 and that by 1871 Lots 4 and 5 were both owned by M. O'Connor. The house may once have been surrounded by an orchard. Subdivision of the grounds took place in 1971 when the property was owned by Christopher and Meredith Drysdale.⁶⁴ A large addition was made at the rear of the property in 1974.⁶⁵ The present owners Michael and Faye Johnston purchased the site in 1983 and have carried out sympathetic alterations to the verandah. The old house still retains its original four rooms with beaded pine walls and ceilings which are still intact.

Significance

Alrose has high local significance as a surviving 1910 timber cottage within the Berwick township, a typical building of that era. It is significant also for its associations with the Thomas family, who were local newspaper proprietors, teachers and active members of the community.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

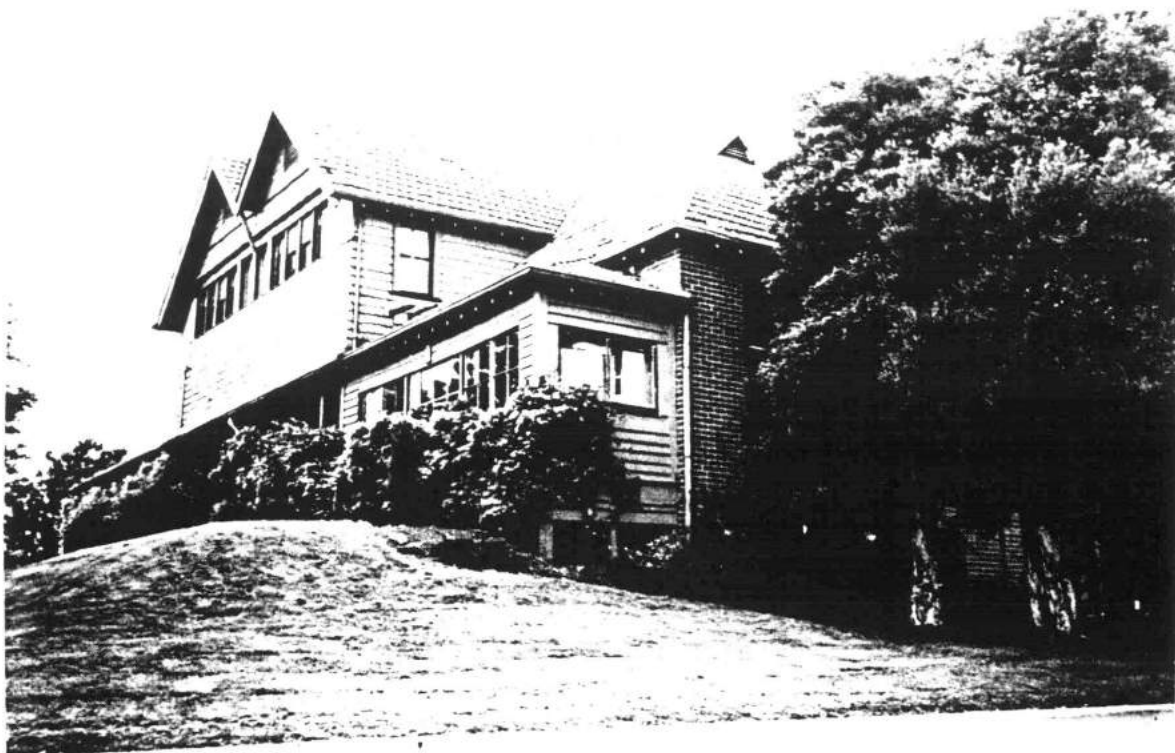
- Conserve the fabric of the original section of the house, which is of significance;
- Conserve those parts of the house which demonstrate important successive stages of development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) and plantings from the street.

64. Lodge Plan 91498. Dated 15th March, 1971.

65. City of Berwick Valuer's records.

St Margaret's School

27-47 Gloucester Avenue Berwick



History & description

St Margaret's School first opened as a girls private school in 1926 in the manse of the Toorak Presbyterian Church and shortly afterwards moved to Mayfield Avenue, Malvern. Branches of the school opened in Berwick in 1930 and at Stonnington (the home of Victoria's State Governors from Federation until 1928) in Toorak in 1931. By 1941 the whole school was located at Berwick.⁶⁶

Today, this important district educational establishment comprises a number of buildings of various ages and styles, some acquired by, and some specifically built for, the school. There are four notable buildings on the site.⁶⁷ The four are located near the central driveway of the school. Kippenross, which is set well back from Gloucester Avenue is attached to a second building, Campbell House, at the end of a long driveway with turning circle. Two other houses, the Cottage and Gloucester House, are located on the street frontage to the south of the driveway.

Much of the school grounds are open lawns, with scattered trees probably dating from the 1940s. A large eucalypt (*Eucalyptus camaldulensis*) contributes to the landscape qualities of the grounds.⁶⁸

1. Kippenross. The first Berwick building used by the school, this substantial two-storey Federation bungalow was built in 1911 as the private residence of the Hon. John Pearson MLA.⁶⁹ The name Kippenross, which it retains, came from the Pearson family estate in Scotland.⁷⁰ The name was also used for an earlier 1890s Pearson residence which exists today, now known as Brentwood in Clyde Road, Berwick.⁷¹ The striking feature of Kippenross is its sprawling terracotta roof form which splays

66. *Brief History of St Margaret's School.*

67. *Early Days of Berwick*, pp.46, 141-142; City of Berwick Valuer's records (site plan).

68. P. Lumley, *Tree assessment: City of Berwick Heritage Study*, 1993.

69. *Early Days of Berwick*, p.141.

70. Paul de Serville, *Port Phillip Gentlemen*, p.183.

71. City of Berwick Valuer's records.

at the verandah with exposed rafters and simple square timber verandah posts. The gabled hip roof intersects with a twin gabled second storey. This level once featured a balcony, since enclosed, but the shingled wall remains.

The bungalow section of Kippenross appears to be an addition to an earlier villa form as suggested by the lower roof line partially clad in corrugated iron as well as the corbelled chimneys evident in the rear section of the house. Further research is required to verify this as no mention of it has been found in research to date.

In 1920 Kippenross opened as the Berwick Presbyterian Girls School with Miss J. Patterson as first principal. Later headmistresses were Miss Rowan Agnew, M.A. in 1922, Miss Agnes Merton and Miss Olga Hay (later headmistress of the prestigious Clyde school at Mt Macedon).

In 1929, this school was sold to Miss Dora Gipson, founder and first headmistress of St Margaret's School in Malvern. She moved some of the boarders to Berwick and for the next eleven years the school appointed a Head for the Berwick branch.

2. Campbell House. A two-storey building was constructed in 1930 in red brick with a terracotta roof, the design planned in sympathy with Kippenross. The adjacent building known as 'The Doll's House' was built in 1934, providing three small classrooms and a small hall.

Following Miss Gipson's retirement, Mrs. H. Strugnell M.A., Perth, was appointed head mistress for a year. She was followed by Miss Elizabeth Woodyatt, B.A., Dip. Ed., Melbourne, in 1948. During Miss Woodyatt's sixteen years as principal the school prospered. Two more buildings were acquired at this time. They were the residences on the Gloucester Avenue frontage, The Cottage and Gloucester House.



Campbell House, St Margaret's School

3. The Cottage. Another notable former residence, this charming neo-Gothic cottage has retained most of its features intact including its slate tiled roof, bargeboards, chimneys and polychromatic brickwork. It is the earliest building on the school site and dates from 1878.⁷² The front window has been replaced and new fretwork and balustrade placed in the verandah. The interior has also been altered.

4. Gloucester House. Constructed in 1918, this Federation bungalow, a single storey building, is an excellent example of its type. It was built for George Lindsay Wilson and his wife Maria after they left Numba (later known as Hazeldene and then Willowdene).⁷³ Decorative brickwork in the chimney, a half-shingled gable and dominant verandah with massive square column supports on a brick wall are typical architectural motifs for this type of domestic architecture. Feature windows with leadlight and different multi-faceted panes are additional ornamental devices. The circular driveway and exotic garden plantings contribute to the distinguished setting of this house.

St Margaret's School became popular with well-off district families who wanted a private school education for their daughters. It demonstrated Berwick's role as a major service centre for this prosperous agricultural and dairying area. The school grounds were enlarged by a gift from Lady Casey and later by the purchase of land from the Casey property Edrington on the school's eastern boundary.⁷⁴ There has been a continual building program and in the 1980s Kippenross and Campbell House were refurbished.⁷⁵

From 1980 St Margaret's became a day school only. The Cottage became a caretaker's residence.⁷⁶ Today, the school describes itself as a 'non-denominational day school' for girls from Preparatory to Year 12, and for boys from Preparatory to Year 3.⁷⁷ St Margaret's is located on approximately 11.5 hectares of land.

Significance

St Margaret's at Berwick has regional significance as an important district educational establishment providing a private education for girls since 1930. Like the former Berwick Boys Grammar School (now Mary Blackwood House) which operated from 1882-1918, St Margaret's was favoured by more affluent district families and demonstrates Berwick's role as a major service centre for a prosperous agricultural and dairying district.

St Margaret's possesses a number of architecturally and historically significant buildings which include the two-storey red brick former Pearson residence Kippenross (1911), used from 1920-1929 as the Berwick Presbyterian Girls School, and from 1930, as St Margaret's; Campbell House (1930) a two-storey red brick building with terracotta roof, designed to match Kippenross; The Cottage a charming neo-Gothic cottage built in 1878; and Gloucester House, a Federation-style bungalow built in 1918. St Margaret's is notable for its location (Kippenross stands on a hill overlooking Gloucester Avenue), and for its fine garden setting, and landscaped driveways to Kippenross and Gloucester House respectively. A large eucalypt (*Eucalyptus camaldulensis*) is of aesthetic significance for its size and contribution to the landscape.

72. *Early Days of Berwick*, pp.141-142.

73. Historic Buildings Council File No. 603862E; Information supplied by Sam Warne and Louise Reeve.

74. *Early Days of Berwick*, p.142.

75. *Brief History of St Margaret's School*.

76. *Early Days of Berwick*, p.142.

77. Prospectus, *St Margaret's School*.



The Cottage, St Margaret's School



Gloucester House, St Margaret's School

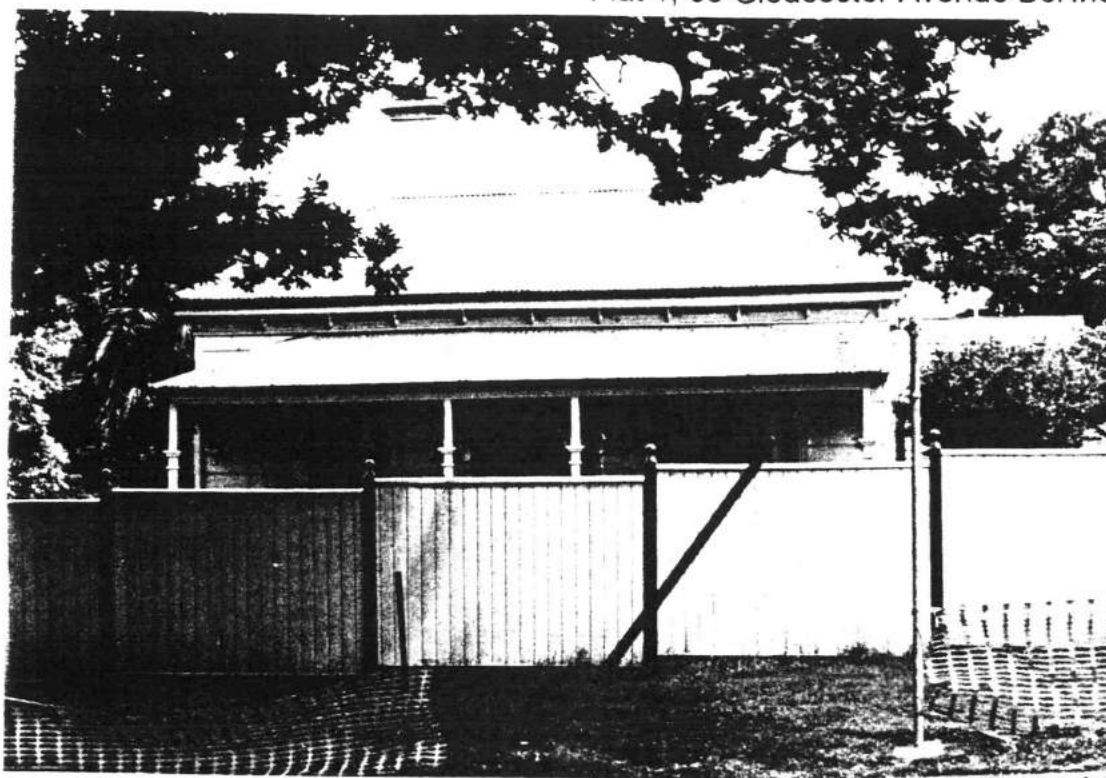
Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that for each of the four buildings on the site the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the building, which is of significance;
- Conserve those parts of the building which demonstrate important successive stages of development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) and plantings from the street.

Gloucester Cottage

Flat 1, 66 Gloucester Avenue Berwick



History & description

This symmetrical Victorian house has early associations with the Warne family, well-known local painters and decorators over a number of generations. It was the home at the turn of the century and earlier of John Joseph Williams Warne, painter and decorator, his wife Sarah Henrietta, and their family.⁷⁸ J. and C. Warne established an early painting and decorating business in Station Street, the earlier name for Gloucester Avenue.⁷⁹

City of Berwick valuer's records suggest that Gloucester Cottage may date from the 1880s. Recent owners have included Frank R. and Edith Thiel, Ross Malcolm Smith and Ivan William and Colin David McKinlay, formerly of Grana Park, Officer. The present owners are Gary and Colleen Lynch.

The house was described in 1967 as an old weatherboard with an iron roof 'about 85 years old but well maintained'. Today, units have been built at the rear, but the house remains largely intact. The timber ashlar facade is complemented with lozenge blocks and pendant brackets in the shallow eaves. Elaborate front windows with moulded frames and sidelights, central door with fanlight, rendered chimneys and ornate convex verandah (possibly new) are features of this Italianate villa.

Its interior retains various Victorian features such as ten to eleven foot ceilings, cornices and ceiling roses and lathe and plaster walls in the older section.⁸⁰ Situated opposite St Margaret's School, the exterior of the cottage is enhanced by street plantings of oaks, elms and plane trees.

78. Information supplied by Sam Warne, descendant.

79. *Early Days of Berwick*, p.29.

80. City of Berwick Valuer's records.

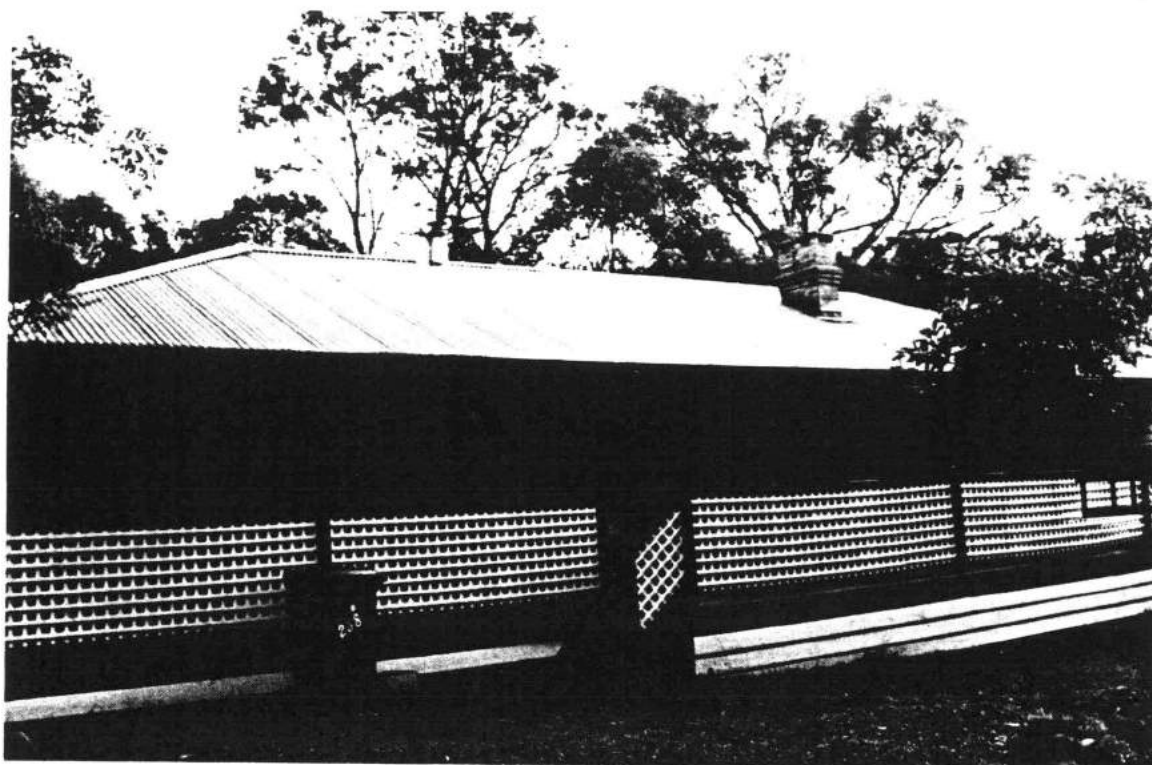
Significance

Gloucester Cottage, a Victorian Italianate house which remains largely intact, has high local significance as the home of John Joseph Williams Warne, well-known district painter and decorator, and his family. The Warnes established one of Berwick's earliest businesses in Gloucester Avenue and have been district painters and decorators to the present day.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve those parts of the house which demonstrate important successive stages of development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) and plantings from the street.



History & description

This timber cottage was built at Harkaway in 1918-19 as the country house of Jessie Traill (1881-1967) a major Australian woman artist, and her sister, Elsie.⁸¹ Jessie was notable for her etchings, watercolour sketches and prints of the Australian landscape and grand scale Australian construction projects.⁸² A few years later, in 1924, a timber studio was built for Jessie on adjoining land.⁸³ The studio still remains. During the same period the Traill sisters built a town house at Sandringham and Jessie opened a studio at the top of Collins Street.⁸⁴ All these projects followed Jessie's return from nursing service in France during the First World War and the death of her parents.⁸⁵ Although Jessie travelled extensively throughout her life, she retained the Harkaway cottage until the 1940s and lived in the Harkaway studio during her last years.⁸⁶

The cottage, where Jessie once entertained her artist friends, was sold in 1948 to Enid Joske (c1890-1973), Melbourne University teacher and Principal of Janet Clarke Hall, the first Women's College at this University.⁸⁷ Some fine examples of Traill's work hang today in the Traill wing at Janet Clarke Hall.

81. Berwick rate books, 1918-19, No. 395.

82. 'J. C. A. Traill by her cousin Bertha Foott', Sydney, 1966; *Art Bulletin of Victoria*, No. 30 (1989) Article, 'An Australian Student of Frank Brangwyn: Jessie C. A. Traill in London and Belgium 1907-8'.

83. City of Berwick Valuer's records.

84. See research into The Studio, 7-13 Baker Road, Harkaway.

85. See research into The Studio.

86. See research into The Studio.

87. Information supplied by Helen Hudson.

Harfra today is a simple hip-roofed house, clad in weatherboards, with a new verandah across one facade. Like the studio, it is set within a bush garden on approximately 1.2 hectares of land. Although the exterior has been renewed, much of the interior is said to remain as it would have been during the Traill and Joske ownerships.⁸⁸ The current owner of Harfra is Ernest Owen.

Significance

This Harkaway building, a simple timber cottage, has high local significance as the country home of Jessie Traill, a major Australian woman artist, and her sister, Elsie, from 1918 until 1948. An adjoining timber studio (of regional significance) was used by the artist from 1924 until her death in 1967. Jessie painted in the studio, entertained her friends, and lived there during her last years. The cottage has important associations from 1948 with Enid Joske, Principal of Janet Clarke Hall, the first Women's College at Melbourne University.

Conservation guidelines

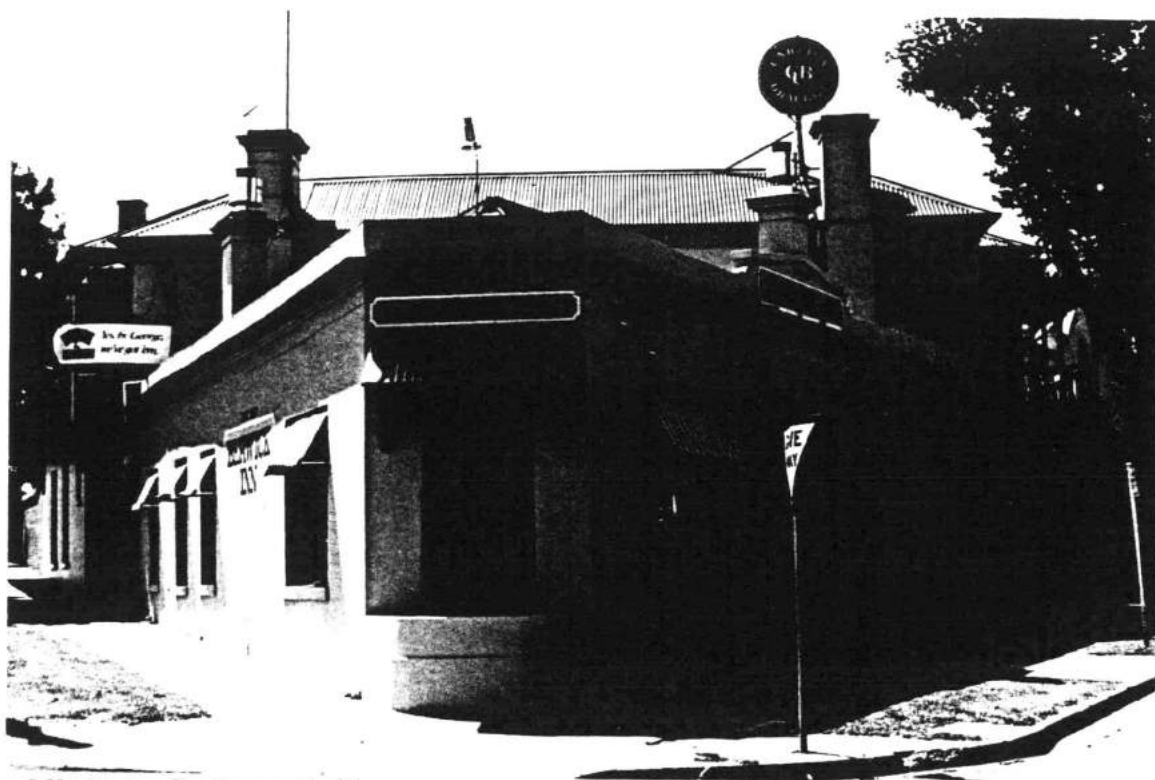
In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- In the case of subdivision of the property, particular attention should be paid to retaining native vegetation around the house and maintaining the visual relationship between the house and the former Jessie Traill Studio next door.

88. Information from the present owners to D. Ramage.

Berwick Inn

1-9 High Street Berwick



History & description

The earliest section of this building dates from 1857 when Robert Bain took out a licence for the Border Hotel, a single-storey triangular building of hand-made bricks constructed from local clay. Bain's hotel stands on an important corner site where the former Gippsland Road meets Lyall Road. The building is externally intact with low hip roof and two chimneys (now rendered) with corbels matching those of the later section. The walls, constructed of hand-made bricks have a parapet with corbel which slopes in its course, indicating the age of the building. A simple rendered pediment with scrollwork is centred in the High Street facade which has moulded architraves, whereas those on Lyall Road have only sills. On both sides of this building, doorways have been replaced with windows. Bain (1831-1887) from Falkirk in Scotland, named the hotel after the border town of Berwick-on-Tweed. Apprenticed at first to a draper and then a gardener-florist, Bain migrated to Victoria in the 1850s.⁸⁹

In 1863, Bain renamed his hotel the Old Berwick Hotel. It became an important public meeting place as the venue for the first police court from 5 May 1865 and for the Berwick District Roads Board instituted on 24 October 1862. Bain was the first secretary to this Board, Berwick's earliest form of local government. In addition, one room was reputedly used as a mortuary until the Coroner could be summoned. The Berwick Hotel was also an important coaching stop on the route to the Gippsland gold fields.⁹⁰

The hotel gradually grew in size. An archway to the Bain's splendid garden at the rear was erected in 1876. The following year a substantial two-storey section was added to the rear of the initial triangular

89. *The News*, 29 Nov., 1972, p.8. (see photograph of original hotel); Historic Buildings File No. 60381L.

90. *The News*, 29 Nov., 1972, p.8; Gordon Blackburne, 'History of Berwick Inn, Victoria'; John Wells and Maggie Mackie, *Berwick. Some Aspects*, Melbourne, 1980, pp.40, 41.

edifice.⁹¹ Built immediately behind the early section, (as viewed from the corner), this section continues the symmetry along the axis which dissects the corner angle. A staggered balcony is decorated with cast iron lacework brackets and balustrade (possibly original), which are evident in early paintings of the building.⁹² This balcony is matched in the later double-storey building constructed on the Lyall Street facade, between 1887 and 1891 according to early depictions of the site.⁹³

The Bain family had associations with the hotel until 1909. Bain died in 1887 and his wife, Susan, acted as licensee until her death 21 years later. The next owner, Miss Helen Struth (formerly of Kyabram, who at one time owned the Springvale Hotel),⁹⁴ ran the Berwick Hotel with her sister Alice. She built a large billiard room abutting High Street. This was transformed into a cider bar by Gordon Blackburne, who held the freehold from 1948-1960. Blackburne (nicknamed 'Farouk'), introduced many changes including ornamentation and a beer garden with a fountain. He renamed the hotel Ye Berwick Inn and during his ownership the Melbourne Hunt Club called in for the traditional stirrup cup before a day's riding. Among the guests at this time were artists such as Percy Lindsay, radio personalities, and the cast and crew of the film production *On the Beach*, that used the adjacent Wilson's Hill property as a location. Laura Whiting, artist and sculptress, and the sister of former Prime Minister Fraser, designed the figure for the fountain centrepiece in the courtyard pond.

Between 1960 and 1963 the hotel was leased to Schroeder and Markillie, passing to R. M. Markillie in 1963. The Markillie family estate retained the business until c1972 when the Melbourne Co-Operative Brewery bought it with Barry Johnston as licensee. At this time the former coach house became a bottle shop for drive-in patrons. There have been more recent 1979 additions at the rear, addressing High Street, following the hotels acquisition by Carlton and United Breweries.⁹⁵ These additions followed extensive local debate over the development, involving prominent local figures, such as Lord and Lady Casey, who were in favour of protecting the old building.⁹⁶ Major refurbishment has been undertaken by the present owner, Berwick Inn Pty Ltd.

Significance

Originally known as the Border Hotel and licensed to its founder Robert Bain in 1857, the Berwick Inn has regional significance for its associations with the early history of the district. It was an important public meeting place, the scene of the first Police Court and Berwick District Road Board meetings and a major staging post on the Gippsland gold rush route. The main structural features of the corner building and 1877 additions are remarkably intact externally.

These sections of the building are rare examples of Victorian architecture on the main street and demonstrate innovative design, adapting to the unusual corner site, and creating a prominent landmark in the Berwick High Street precinct. Historically, an important meeting place, the Berwick Inn has continuing social value.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the building, which is of significance;
- Conserve those parts of the building which demonstrate important successive stages of development of the property and/or provide intact evidence of changing architectural styles/construction techniques;

91. *The News*, 29 Nov., 1972.

92. See illustrations in Beaumont, *Early Days of Berwick*, pp.17, 25, 33.

93. See illustrations in Beaumont, *Early Days of Berwick*, pp.17, 25, 33.

94. Information supplied by Louise Reeve.

95. City of Berwick Valuer's records. (Building permit No.88003, July 1979, \$22,000 alterations).

96. *Dandenong Journal*, 26 Aug., 1971.

- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) from the street;
- Encourage the continuation of use(s) of the premises for purposes which are compatible with historical uses of the site.

Berwick Mechanics' Institute & Free Library

15 High Street Berwick



History & description

The Berwick Mechanics' Institute and Free Library is remarkable as a free local library still operating after more than a century. One of a number of such buildings in colonial Victoria, the Berwick building was opened first in 1862 on another site on the corner of Peel and Edwardes Streets. Here, once a week, there were 'penny readings', the money collected going into a maintenance fund.⁹⁷

In the 1870s it was decided to move to the present site. It was argued in 1877 that the Peel Street location was 'in an inconvenient position', and that a piece of land had been secured 'in the Centre of the township near the post office and on the Main street'. It was decided to remove the existing building to this 'more central position' which it was believed would attract more members.⁹⁸ On 12 March 1878 representatives of the library signed a 500 year lease with the donor of the land, Robert Bain of the Berwick Hotel.⁹⁹

In 1980 it was decided to extend the library facilities. The small building was dismantled, stored, then reconstructed within a few metres of its original position. The original facade was carefully incorporated into the new building. The central weatherboard elevation of the library today is constructed mostly of original materials and represents the extent of the original facade. The original building had an external red brick chimney on the western gabled end and a hip-roofed rear addition with several double-hung windows. The new additions are distinguished from the old fabric, and consist of a new roof form, besser brick end-walls abutting adjacent buildings and large plate glass windows either side of the older section. The interior of the entrance has been reconstructed and lined in beaded pine board. A watercolour portrait of Lady Casey by Cecil Beaton (dated 1968), is also

97. *The Gazette*, 26 Aug., 1991.

98. Correspondence, Berwick Mechanics Institute, 15 Sept., 1877, Public Records Office VPRS 2423 Unit 154 No. M7998.

99. *Berwick Mechanics Institute and Free Library Centenary*.

hanging in the library. Silks by the artist Ellis Rowan, Lady Casey's aunt, are also owned by the library and have recently been restored.¹⁰⁰ The 1980 construction, which cost \$100,000, was largely funded by Berwick City Council and Lady Casey, with money raised by the local library committee. The designing architect was Mr Balcombe-Griffiths.¹⁰¹ At this time the original 500 year lease was surrendered and the title consolidated to satisfy the demands of local government building regulations. The new building was opened in 1982 by Lady Murray, wife of the Governor of Victoria.¹⁰² The Berwick Mechanics' Institute and Free Library operates still as a free library, as its founders intended, and is run by a team of forty volunteers.

Significance

This building has high local significance both as an institution and as one of a small number of nineteenth century facades remaining in the Berwick High Street precinct, giving the area its distinctive character. First opened in 1862 it was the earliest Mechanics' Institute established in the Berwick district. The building has been an important element in the High Street streetscape since 1878, when it was moved from an earlier Peel Street site. Extended in 1982 to improve its library functions, the institution is notable as a provider of free library services within the Berwick district (one of its original functions), for more than a century.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the building, which is of significance;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) from the street;
- Encourage the continuation of use(s) of the premises for purposes which are compatible with historical uses of the site.

100. Helen Millicer, 'A brief cultural review of the City of Berwick', 1991.

101. City of Berwick Valuer's records; *The Gazette*, 8 April, 1981.

102. *The Gazette*, 26 Aug., 1991.

Shops

71-75 High Street Berwick



History & description

This group of Tudoresque English Revival shops was most probably constructed in the late 1920s as an investment by Sir Sidney Sewell of Roads End, Beaumont Road.¹⁰³ Sewell who was a partner in a large district dairying company, was the first owner of Roads End which was built between 1921 and 1928.¹⁰⁴ In earlier times the shops housed the Blue Plate Tea Room, the occupiers also running a small travelling library. Cars travelled around the district delivering books.¹⁰⁵ At another time, the building was known as Jan's Tea House and Shopping Centre with residential quarters upstairs.¹⁰⁶ In 1966 the owners were Alan Stutley, panel beater, and his wife, Gladys. By 1974 the building was owned by Elizabeth Ann Rosanove and in 1981 by Jordan Gem Pty Ltd.¹⁰⁷

This group of three shops with accommodation on the second storey has features characteristic of Tudor style English Revival architecture. Built mainly of brick, the upper storey is clad in dark stained vertical timber boards. Four small gables are located above paired windows with picturesque six-paned upper sashes and intact flowerboxes below the sills. The second storey slightly overhangs the lower, with exposed rafters highlighted in white.

Internally, the eastern shop, currently occupied by Berwick Real Estate, is largely intact at ground interior level. Dark wood panelling covers three-quarters of the wall height in the typical Arts and Crafts manner. Although the shop windows have been altered, the three facades have a basic continuity, with highlight windows intact, single sheet glazing and only minor differences in entry

103. Information supplied by Bill Hudson and Louise Reeve.

104. Historic Buildings Council File No.6038593.

105. Information supplied by Bill Hudson.

106. 1930s Rose postcard held by Louise Reeve.

107. City of Berwick Valuer's records.

treatment. Overall, the building is a good example of the 1920s design interest in English vernacular architecture.

More recently, in 1985, the building was renovated after consideration of Council's *Berwick Village Guidelines*. This document described the shop group as a notable Berwick landmark and a contributing building within the Berwick Village.¹⁰⁸ The building is currently occupied by Berwick Real Estate, the Cafe Elissa, Stylemakers Hairdressing and Tudor Insurance. The property is owned by Jordan Gem Pty Ltd.

Significance

The former Blue Plate Tea Room and Jan's Tea House, constructed in the late 1920s, has high local significance as an important landmark within the Berwick High Street precinct. It has significance also as a two-storey Tudoresque shop group built as an investment by Sir Sidney Sewell, of Roads End, a prominent Berwick resident.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original sections of these buildings, which is of significance;
- Prevent development adjacent to significant parts of the buildings from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the sites to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant buildings from the street;
- Encourage the continuation of uses of the premises for purposes which are compatible with historical uses of the site.

108. *Shopping Arcade, 71-75 High Street, Berwick, Design Notes*, John F. Taylor Keswick Howden P/L Architects, n.d.; Planning Application No. 85/476 and BW 782.

Paternoster's store (former)

81 High Street Berwick



History & description

Paternoster's store once stood on the site of the present supermarket at the corner of Wheeler Street from 1884,¹⁰⁹ succeeding an earlier High Street store on the corner of Edwardes Street run by Paternoster from c1862.¹¹⁰ Simon Paternoster was born in Kent in 1832 and came to Victoria in 1852. He had trained in the drapery business but spent his first ten years in the colony at the gold fields.¹¹¹ His first business in Berwick's High Street was in a shop owned by Robert Grant.¹¹²

This was the first of a chain of stores. Paternoster was a general storekeeper, dealing in groceries, drapery, stationery, chemical wares, ironmongery, boots and shoes, hay and corn, and paints and oils. He traded as far away as Gembrook with stores at Beaconsfield and Pakenham. His sons operated a eucalyptus distillery on the Cardinia Creek, producing the Gum Leaf brand of eucalyptus oil which was in demand at the time by the Melbourne football clubs as a training oil.¹¹³

In January 1884, the architect Edward A. L. Vieuzeux called tenders for a 'brick store and dwelling' for S. Paternoster.¹¹⁴ A shop and house were listed as owned by Simon and Eliza Paternoster, storekeepers, and rated at £85, in the 1886-87 Berwick rate book.¹¹⁵ The valuation rose to a high £100 by the early 1890s, when the building was occupied by Francis W. Kelly, storekeeper.¹¹⁶ Later, it was owned and occupied by members of the Paternoster family. By 1919, John and Simon Paternoster,

109. *Argus*, 4 Jan., 1884, p.3.

110. *A History of the Berwick Village*, Max Pawsey; Berwick rate books, 1877, No.175.

111. *Early Days of Berwick*, p.28.

112. Berwick rate books.

113. *Early Days of Berwick*, p.28.

114. *Argus*, 4 Jan., 1884, p.3.

115. Berwick rate book, 1886-87, No.208.

116. Berwick rate book, 1890-91, No.181.

storekeepers, were there.¹¹⁷ However, by 1925, although owners still, they were described as retired and living in Camberwell.¹¹⁸

Field inspection suggests that the original walls of the old Paternoster store survive within the present structure.¹¹⁹ Stretcher brick with alternate header courses would suggest an 1880s (or earlier) construction date. The barely visible corner of the parapets on the facade can be seen behind the imitation mansard roof, and the dimensions of the hip roof suggest this structural component possibly dates from the turn of the century. In 1977 the building was occupied by Evans Self Service.¹²⁰ It is now the Berwick Licensed Supermarket and owned by Imbedeen Nominees Pty Ltd. In 1978, in recognition of the historical importance of the site, it was decided to name the lane at the rear Paternoster Lane, although by this time the Paternoster family had left the district.¹²¹

Significance

The Supermarket building has high local significance as an historic site within Berwick High Street precinct associated with Paternoster's Store, which was located there from c1884 and is the oldest commercial premises remaining in High Street. Major portions of the facade, parapet and side walls of the old store appear to remain within the present structure. Its first owner, Simon Paternoster, general storekeeper, operated a High Street store (on another site) as early as 1862. This was the first of a chain of stores which traded as far as Gembrook and included branches at Beaconsfield and Pakenham.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Promote further research on the fabric of the building to identify sections associated with the original building or other important stages of development;
- Conserve the fabric of the original section of the building, which is of significance;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) from the street;
- Encourage the continuation of use(s) of the premises for purposes which are compatible with historical uses of the site.

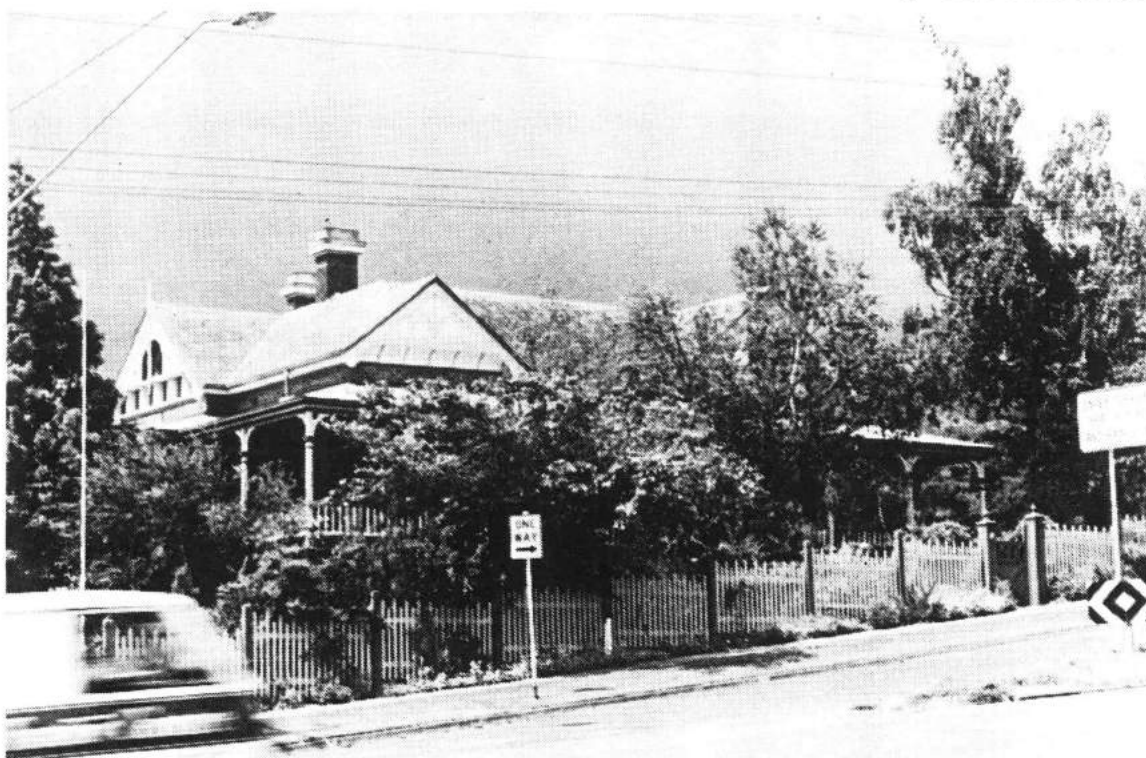
117. Berwick rate book, 1919-20, No.343.

118. Berwick rate book, 1925-26, No.2775.

119. 'Berwick Village', N. Beaumont Tape, 2 June, 1978.

120. City of Berwick Valuer's records.

121. 'Berwick Village'.



History & description

Inveresk, a local landmark for over a century, was built in 1891 for Berwick draper, George Brown, following his second marriage. It was designed by the Melbourne architects, Little and Beasley, and constructed of local Berwick bricks. The contractor was William J. Brown of Dandenong.¹²² Little and Beasley were responsible in 1877 for the design of another Berwick town house, Mary Blackwood House, (known earlier as the Berwick Boys Grammar School), for Miss Adelaide Robinson.¹²³ A sketch of Brown's High Street home appeared in the *Building, Engineering and Mining Journal* of 28 March 1891, with a brief description of the house, which

occupies an elevated position in Berwick, and commands a fine view of the surrounding district.¹²⁴

Brown, who lived at first after his arrival in colonial Victoria with his friend publican Robert Bain of the Berwick Inn, built a draper's shop in High Street. This later became Loveridge's Store and is the site of the new Berwick Post Office.

The important Australian artist, Arthur Streeton, was a visitor at Inveresk, where he painted the Brown family.¹²⁵

After recent sympathetic renovations, Inveresk remains remarkably intact, and is an important landmark within its colourful cottage garden setting. The original form of the building with a return verandah extending between projecting gabled bays, complex roof form and elaborately decorated flying gables (with half-timbering, drop pendant, curved brackets) remains intact. The verandah balustrade, posts and brackets appear to be new but are based on the original design.

122. *Building, Engineering and Mining Journal*, 28 March 1891.

123. See research into Mary Blackwood House, 76-80 Brisbane Street, Berwick.

124. Reproduced in *The Gazette*, 2 Oct., 1991, p.10.

125. Helen Millicer, 'A Brief Cultural Review of the City of Berwick', 1991.

The brown brick walls are built of stretcher courses (cavity wall construction) and are tuck pointed with string courses highlighted by a dark wash at sill level and two metres up the wall. The roof retains its slate tiles, and overall the house is in excellent condition.

Internally, Baltic pine floors and marble fireplaces are a feature, and there have been a number of alterations to modernise facilities as well as match Victorian decor.

Inveresk is currently owned by Dr. David Pierce and Loris Figgins and is located on approximately 1248 square metres. The site was subdivided in March 1991, and an outbuilding has been converted and is now used as a consulting facility for the owners on an adjoining lot.

The property has a Section 173 agreement under the Planning and Environment Act which requires preservation of the existing house and controls any further buildings, works or subdivision that may detract from the character of the dwelling and its surroundings.

Significance

This splendid 1891 residence constructed of local Berwick bricks for successful draper, George Brown, has regional significance as an example of the grand homes built for local businessmen servicing the prosperous farming district. It is a local landmark located in the prestigious Berwick hill area and a good example of the domestic work of the Melbourne architects, Little and Beasley, featuring fine carpentry in the exterior and interior.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve those parts of the house which demonstrate important successive stages of development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) and plantings from the street.

Post Office (former) and Court House

102 - 104 High Street Berwick



History & description

Following the advent of the railway and improvements in the road network, Berwick settled into its role as an important service centre for the agricultural and dairying communities of the region. A number of important township buildings were constructed during the 1880s boom years. Among the earliest were the Public Offices constructed by the Public Works Department in High Street between 1884 and 1885 to house a combined Post Office and Court House.¹²⁶ A banquet was held at the Berwick Mechanics' Institute to celebrate the opening of the building in 1885.¹²⁷

The designing architect, John Thomas Kelleher, also designed a combined Post Office and Court House in Traralgon in the same year.¹²⁸ Kelleher, born in 1844, entered the Public Works Department in 1863 as a draughtsman and by 1855 was 1st Grade Architect in charge of architectural work relating to buildings in the eastern division of the colony.¹²⁹

This building is one of three almost identical Public Offices, the others being at Murtoa (1882), now demolished, and at Donald (1884), now altered. All three were designed with an arcaded loggia with Lombardic arched windows and polychrome brickwork.¹³⁰

The Post Office section of Berwick's Public Offices was planned with accommodation for the Postmaster in the rear timber section. The Postmaster used this residence from 1885-1983 when a new site was found for Post Office purposes on the north side of High Street. The former Post Office is now used as offices of Andrew Gray and Assoc. (Solicitors), and Norman J. Lewis (Accountants). The

126. Historic Buildings Council File No. 6023705.

127. N. Lewis & Assoc., *Post Office, Berwick, Victoria: Charge of Annuity Report for the Department of Housing and Construction*, 1985.

128. N. Lewis & Assoc., *Post Office, Berwick, Victoria*.

129. N. Lewis & Assoc., *Post Office, Berwick, Victoria*.

130. *Old Post Office Berwick - History*, Andrew Gray & Associates, Solicitors.

former Court House was closed in 1989 and has recently been purchased from the State Government by Graeme Hill.¹³¹

The combined Post Office and Court House is a single storey brick building with slate roof, located on an elevated block. The facade is oriented to overlook High Street rather than face the street. It is one of the few nineteenth century buildings in Berwick's main street and signifies the beginning of the 'institutional precinct' which extends eastwards and includes the adjacent Masonic Hall and Christians Meeting House.

The style of the building is predominantly neo-Gothic, with Venetian influence in the pointed windows, loggia and polychrome brickwork. Red-brown brick with white tuck pointing is decorated with cream brick courses at impost level and red and cream bricks in the Lombardic arch heads at the windows.

A central gabled section on the west elevation is flanked by arched loggia entrances. The southern loggia elevation denotes the courthouse. Weatherboard additions to the rear once accommodated the magistrates offices. The gabled section and northern loggia accommodated the post office with former postmaster residence behind, now used as private offices and owned by Archer Pty Ltd.

Generally, the building is in good condition with minor changes to the exterior, maintaining distinction between the Post Office and Court House functions of the building and its ancillary functions as residence and offices. The interior of the Post Office has been extensively altered while a report (dated 1985) describes the building and requires preservation measures; careful alterations have converted the building for use as solicitors offices.¹³² The Court House interior is very intact retaining its court furniture and woodwork.

Significance

The former Post Office and Court House in Berwick's High Street, built by the Public Works Department in 1884-86, has regional significance as a combined Public Office, one of a small number of such buildings in Victoria. The designing architect, John Thomas Kelleher, was responsible for the Fitzroy and Benalla Post Offices, as well as a combined Post Office and Court House at Traralgon.

The Berwick building with its symmetrical facade skilfully unites the two functions whilst providing for secondary functions (the Postmaster's residence) in the rear timber section. The use of polychrome brickwork is especially highlighted in the Lombardic arched loggias and fenestration. The loggias are enhanced by cast iron columns with decorative capitals on tooled bluestone bases. The architectural quality and high level of intactness of the whole building is important to its significance.

The building is a landmark building and forms part of an important nineteenth century institutional precinct with the adjacent former Rechabite Hall and former Christians Meeting House, and is an important element in the Berwick High Street precinct.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the building, which is of significance;
- Conserve those parts of the building which demonstrate important successive stages of development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Conserve significant outbuildings and maintain a visual relationship between the outbuildings and the main building in order to demonstrate the historical use of these buildings;

131. Francis O'Neill, *Survey of Historic Courthouses*.

132. Nigel Lewis and Associates, *Former Post Office, Berwick: Charge of Annuity Report*. Prepared for Department of Housing and Construction, 1985.

- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) from the street;
- Encourage the continuation of use(s) of the premises for purposes which are compatible with historical uses of the site.

St Andrews Uniting Church (former Presbyterian)



History & description

This landmark brick building, which is set high on Berwick's High Street hill, was constructed for the Presbyterian Church between 1879 and 1888. The designing architects, the notable Melbourne firm of Reed, Henderson and Smart, provided for a spire in their plans.¹³³ This was never built. In Gothic-Early English style, St Andrews is of architectural interest for its broad four-bay buttressed nave with plate-tracery windows.¹³⁴ It has a slate roof featuring scalloped tile decoration, and roof vents. The walls are constructed of red brick with rendered trim generally in good condition but requiring repairs to the gable parapet. The pointed arch windows with circular highlight are features of each bay with two tall arched windows and high circular vent to light the ends of the church. A new brick entrance porch has been added to the front of the church.¹³⁵ Established European trees exist on the site, adjacent to the church.

The first Presbyterian church services were held in Berwick in 1857. A few years later, on 18 March 1861, an area of one acre two roods was reserved for Presbyterian Church purposes. Early trustees for the land included Robert Buchanan.¹³⁶

In 1914 James Buchanan bequeathed a house, Burr Hill, and land for a Presbyterian manse. This building fell into disrepair and in 1941 was sold to Alexander Paterson Downie. It was restored by Cliff Orme of Hughs and Orme in Collins Street.¹³⁷

133. M. Lewis, *Victorian Churches*, p.106; Historic Buildings Council File No.603870M.

134. M. Lewis, *Victorian Churches*, p.106.

135. Information supplied by Uniting Church of Australia, Parish of Berwick District, 12 Nov., 1992. (Includes ground and other plans showing existing buildings and proposed extensions).

136. *Early Days of Berwick*, p.47.

The St Andrews Church complex now includes a timber and fibreboard Sunday School parallel to the church, a new hall opened in 1973 to provide extra facilities for a growing congregation and a childcare centre opened in 1992. In 1977, St Andrew's joined the Union of the Presbyterian, Methodist and Congregational Churches.¹³⁸

Significance

This former Presbyterian Church built in 1879-1888, without its intended spire, has regional significance as an important landmark building on a prominent site on the Berwick's High Street hill. It was an important focus for more than a century for the district's Presbyterians who played a major role in the development of the Berwick area as a prosperous farming community and continues to serve its congregation today. St Andrews has architectural significance as an example of the ecclesiastical work of the notable Melbourne architects, Reed, Henderson and Smart, and is architecturally interesting for its broad four-bay buttressed nave with plate-tracery windows.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

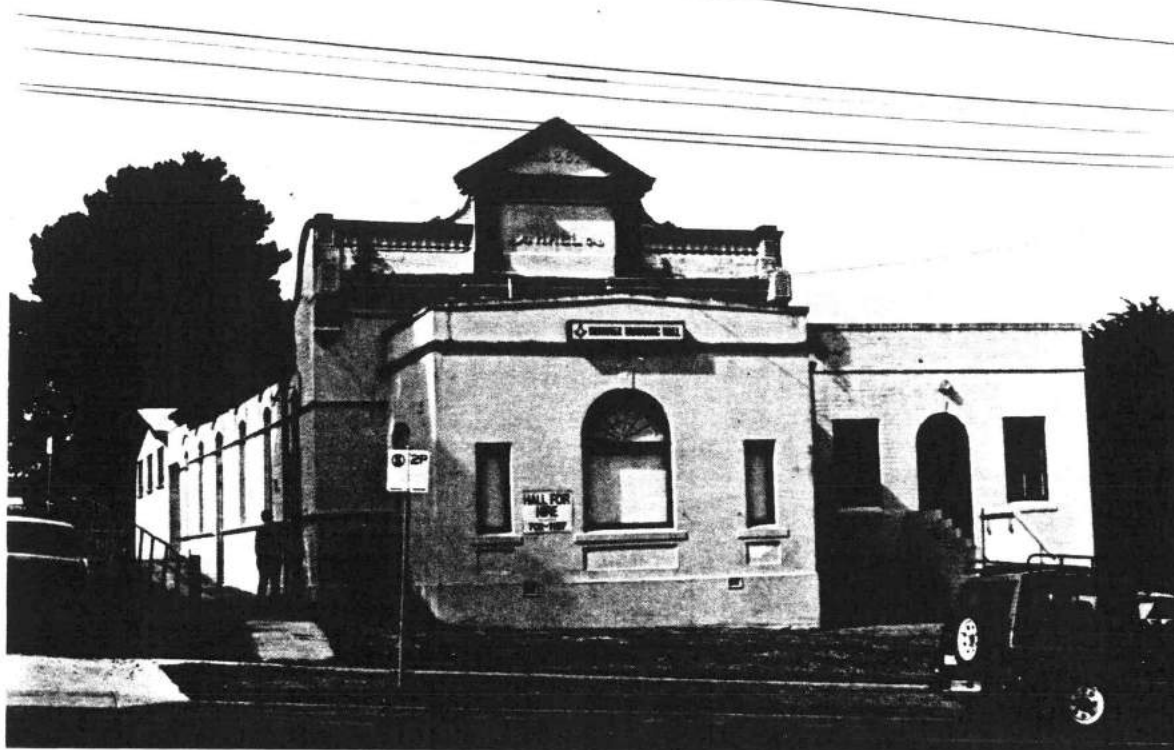
- Conserve the fabric of the original section of the building, which is of significance;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the buildings from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) and plantings from the street;
- Encourage the continuation of use(s) of the premises for purposes which are compatible with historical uses of the site.

137. National Trust of Australia (Victoria) File No.2054; *Early Days of Berwick*, p.38..

138. *Early Days of Berwick*, p.145.

Rechabite Hall (former)

106 High Street Berwick



History & description

The Rechabite Hall was built in 1886 by Henderson and Dalton and opened the same year by J. C. Camm, Berwick school teacher who was active in the local Temperance movement.¹³⁹ Dedicated to the furtherance of the Temperance cause, a popular nineteenth century concern, the Hall Trustees were all well-known Berwick residents. They included J. C. Camm, gifted as artist, versifier, and the provider of a local entertainment, 'a panorama, the forerunner of the Moving Pictures'.¹⁴⁰ The front addition to the hall included a projector room relating to this function.¹⁴¹ Other Trustees were: builder, Thomas Henderson; John Grant, wheelwright; Alexander Miller, carpenter; William Wilson Jr., farmer.¹⁴²

In 1920 following the First World War, the hall was acquired by the Berwick branch of the Returned Soldiers and Sailors Imperial League of Australia. This was achieved by the work of a group of prominent Berwick people including W. A. a'Beckett, A. S. Chirnside, A. E. Loveridge, W. Wilson and Dr. C. A. Griffiths. All were appointed Life Governors and their names inscribed on a memorial tablet. Other tablets in the hall commemorated the service of district women, and Chirnside for his gift to returned soldiers, especially his gift of 600 acres of land for soldier settlers.¹⁴³

The brick building, which has additions to the main facade and side, is now the Berwick Masonic Hall (owned by the Berwick Masonic Trust). The wall surfaces are smooth rendered on the facade and painted on the side walls, obscuring the polychrome brickwork. The classical parapet wall features

139. *Early Days of Berwick*, p.43.

140. *Early Days of Berwick*, p.43.

141. Information supplied by hall Manager.

142. Berwick Temperance Hall, Correspondence with Office of Lands and Survey, Melb., VPRS 242 Unit 143, P.R.O. Melbourne.

143. *Early Days of Berwick*, p.43.

relief pilasters, balustrade and pediment with the date 1886 inscribed. Vermiculated corbel stones and scroll work are elaborate embellishments. A front addition to accommodate a new entrance lobby, features a Georgian central window and was probably built in the 1930s. It no longer functions as an entrance, this being located at the side of the building in a former window opening having been modified to create a doorway. A later wing addition to the west of the original building has a similar facade to the entry lobby, with a stepped entry and hardiplank side wall. It detracts from the earlier building, as do the rear additions.

Significance

The former Rechabite Hall, built in 1886, has high local significance as part of a group of 1880s public buildings, with the former Christians Meeting Place and Post Office and Court House, that form an important element in the Berwick High Street precinct. Its design importance has been reduced because the polychrome brickwork has been painted.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the building, which is of significance;
- Conserve those parts of the building which demonstrate important successive stages of development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) from the street;
- Encourage the continuation of use(s) of the premises for purposes which are compatible with historical uses of the site.

Christians Meeting House (former)

108 High Street Berwick



History & description

The first modest wooden chapel was built in Peel Street in the 1870s for Berwick's Church of Christ. Earlier, in 1869, an evangelist, A. J. Hamill, began preaching in Berwick, baptising followers in the Cardinia Creek. Meetings were held at first in people's homes but when the first three deacons were appointed in 1874, a permanent church building was considered necessary.

In 1886 a block of land was acquired in High Street from James Gibb and a brick chapel was built on it, next to the Rechabite Hall and Post Office and Court House. Known then as the Christians Meeting House, the building cost £800, the bulk of which was apparently advanced as an interest-free loan by a benefactor. There was a public burning of the mortgage when the loan was repaid. The Sunday School, a timber structure, was built in a day by a 'working bee' and opened in 1916.¹⁴⁴

In October 1975, the High Street chapel was sold to the Shire of Berwick.¹⁴⁵ At this time, an allotment of land was purchased in Lyall Road, and a new chapel built. This was sold in 1989 and yet another new chapel built in 1991.¹⁴⁶

Today, the former Christians Meeting House in High Street, still owned by the City of Berwick, is used as the Berwick Neighbourhood Centre.¹⁴⁷ The former Sunday School is now known as the Rock Cafe. The brick chapel is a picturesque example of a simple Gothic church featuring Romanesque arched windows with five pane uppers. The motif is echoed in the original entrance and in the archway connecting the gabled chancel; the archway has elaborate Corinthian capitals on the pilasters. The internal walls are rendered with ruled ashlar and the ceiling lined with boards and the roof supported with timber trusses. Metal tie plates are visible in the exterior corners. A recent hip-roofed extension

144. John Wells & Maggie Mackie, *Berwick-Some Aspects*, Melbourne, 1980, pp.48-49.

145. City of Berwick Valuer's records.

146. *Berwick City News*, 31 October, 1991, p.2.

147. *Berwick City News*, 31 October, 1991, p.2.

has been added to the south west side of the chapel. It is assumed that the brickwork is polychrome beneath the paint. The simple weatherboard former Sunday School remains situated immediately behind the church.

Significance

Built for the Church of Christ in 1886, the former Christians Meeting House has high local significance as part of a group of 1880s public buildings, with the former Rechabite Hall and Post Office and Court House. Together they form an important element in the Berwick High Street precinct. It has design significance as a good example of a Gothic church with Romanesque influence.

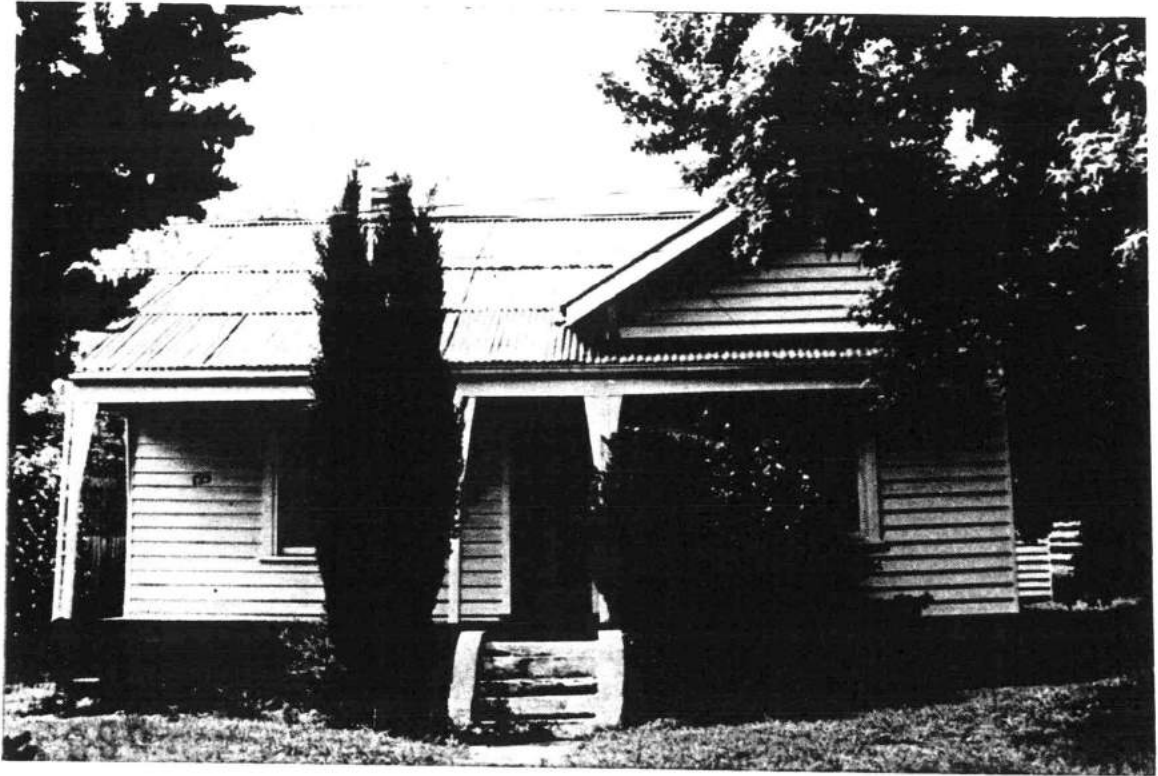
Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the building, which is of significance;
- Conserve those parts of the building which demonstrate important successive stages of development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Prevent development adjacent to significant parts of the buildings from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) from the street;
- Encourage the continuation of use(s) of the premises for purposes which are compatible with historical uses of the site.

House

123 High Street Berwick



History & description

This timber 1920s house was occupied by the Shire of Pakenham Ranger, Bob Cooper, after the First World War until the late 1940s or early 1950s. He also built the house next door.¹⁴⁸

Built high on timber footings, this weatherboard cottage is similar to a number erected in Berwick around the 1920s, examples remaining in Langmore Lane, High Street, and Kensworth Cottage in Scotsgate Way. Architectural elements typical of the architectural style of the period are intact and include lattice in the front gable vent, plain diagonal timber verandah brackets and plain wide architraves. Two Italian cypresses mark the stepped entrance to this cottage, creating an authentic garden setting.

By the early 1970s it was owned by W. R. and G. F. Pain, who applied for a permit to erect flats and demolish the old building. This was refused as it was regarded as 'detrimental to the amenity of the area'.¹⁴⁹ The current owner is John Sweeney.¹⁵⁰ John Sweeney is a descendant of Berwick pioneer settlers, who arrived from Ireland in 1856 and became prosperous local farmers. The house is on an allotment of 1016 square metres.

Significance

This typical 1920s Inter-war timber house has high local significance as a good intact example of this building type within the Berwick township, comparable to Kensworth Cottage at 8-10 Scotsgate Way, Berwick.

148. Information supplied by John Sweeney.

149. City of Berwick Valuer's records.

150. City of Berwick Valuer's records.

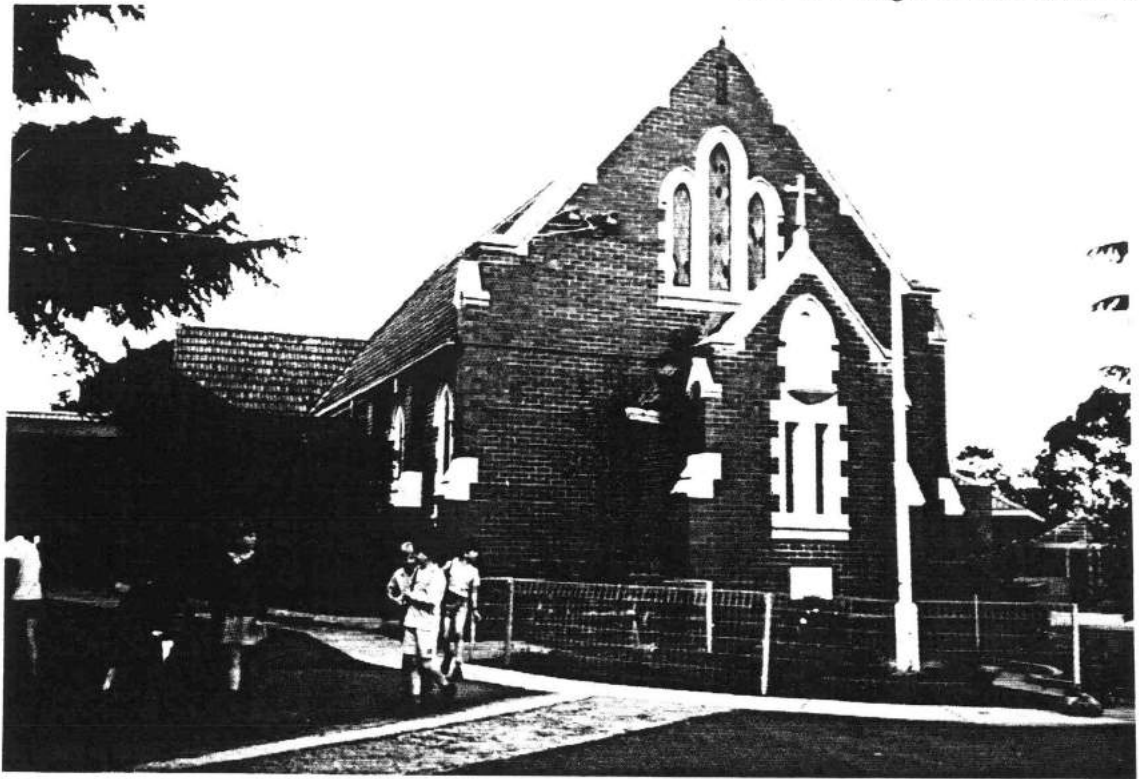
Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) and plantings from the street.

St Michael's Catholic Church & School complex

125-137 High Street Berwick



History & description

The first Roman Catholic Church, a weatherboard structure, was erected about 1870 during the township's early days. Berwick was then part of the Parish of Brighton. In 1884 the Parish of Dandenong was formed, and until 1956 the Roman Catholic Church at Berwick was administered from Dandenong.¹⁵¹

A brick church was constructed at Berwick in 1937. Blessed by Archbishop Mannix in January of that year, it was dedicated to the memory of the pioneer priests of the Parish.¹⁵² The church is located on an elevated site on the north side of the highway near the summit of the High Street hill. This building serves as the centre of the Roman Catholic complex which now comprises church, presbytery and school. The old school serves as a school hall and parish activities centre.

The former church is a red brick neo-Gothic design with buttresses. Now used by the Primary School as a multi-purpose hall, it is linked via an enclosed passage at the sides of the building to new buildings adjacent. Externally, the front of the building remains intact, with triple pointed arches in the clerestory window containing simple diamond leadlight and moulded string coursing above. The statue alcove in the former porch is empty.

In 1956 Berwick became an independent Parish, Rev. Father Wedge being appointed as the first resident priest. Two years later, during his pastorate, Miss Myrning's 1920s timber house in Wilson Street, in its treed garden setting, was acquired as a Presbytery. Located west of the former church and main school yard, the presbytery has an unusual plan, featuring a bay projecting at an obtuse angle from the main facade. It is unclear whether the unusual recessed porch with half timbered gable supported by curved brackets is the original entrance.

151. *Early Days of Berwick*, p.48.

152. Foundation Stone at the church, dated 24 Jan., 1937.



Former church hall, St Michael's School



Former presbytery, St Michael's School

Boxed windows in pairs with six-paned upper sashes are a feature. Constructed in bull-nosed weatherboard with a new Colorbond roof, the house is set in a mature leafy garden with extensive lawns.

Father Wedge's untimely death, aged 44, in an aircraft accident, occurred in June 1958. An experienced pilot with a commercial pilot's licence for over ten years, Wedge had been educated at Xavier College and Corpus Christi College, and ministered at Mansfield, Diamond Creek, Mornington and Essendon. He was a great-grandson of Melbourne's early surveyor J. H. Wedge, also one of the pastoralists of the Cranbourne-Berwick area.¹⁵³

A new Church hall was built in 1958 and c1960 a new primary school. Part of this school was destroyed by fire in 1972. There was considerable community support in helping St Michael's remain operational and in the rebuilding of the school. St Margaret's School, for example, made vacant classrooms available.¹⁵⁴ A number of prominent Berwick families have been associated with St Michael's for over a century.

The present St Michael's Church, opened in 1984, was designed by the architects Smith and Tracy of Prahran, and was built by C. D. Mason of Berwick.¹⁵⁵ The church and school complex is located on a site of approximately 2.39 hectares.

Significance

St Michael's church complex contains two historically significant buildings, the 1934 church (now used as a multi-purpose hall), and the presbytery. Two more recent buildings, the 1958 church hall and the 1984 church, contribute to the significance of the site which overall has high local significance for its associations with the activities of the Catholic community, which has played an important role in the development of the district from the 1870s.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the building, which is of significance;
- Prevent development adjacent to significant parts of the buildings from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) from the street;
- Encourage the continuation of use(s) of the premises for purposes which are compatible with historical uses of the site.

153. *Early Days of Berwick*, p.48.

154. John Wells & Maggie Mackie, *Berwick. Some Aspects*, pp.52-53 (illustration p.53); *St Michael's Berwick*, Trade Directory and Yearly Planner, 1992.

155. Information supplied by Des McKenna of Upper Beaconsfield.

Lumeah

163 High Street Berwick



History & description

Lumeah, a small weatherboard cottage, was the home in the 1940s of a Mrs Ryan, a retired school teacher.¹⁵⁶ Despite an examination of Rate and Valuer's records, the earlier history of this house remains unknown.

The cottage is simple in form with a gabled roof extending to form a verandah across the main facade and a skillion section at the rear. Typical of the cottages built from the early years of settlement through to the 1930s and 40s, this example appears to date from around the turn of the century. Its only decorative features are the timber Federation brackets on the verandah and nameplate next to the door.

By the early 1960s the old house was owned by F. A. Gluyas, a bricklayer, who lived there with his family. A new brick veneer house costing \$3000 was also on the property in April 1966.¹⁵⁷ The house appears to be in a fair condition, set well back from the street, in a leafy garden. The current owners of Lumeah are Christine and Michelle Corrigan, and the house is sited on approximately 980 square metres of land.

Significance

Built in 1900 or earlier, Lumeah is of high local significance as an externally intact example of the modest weatherboard cottages that were once a feature of Berwick and helped give the township a rural character.

156. Information supplied by Bill Hudson.

157. City of Berwick Valuer's records.

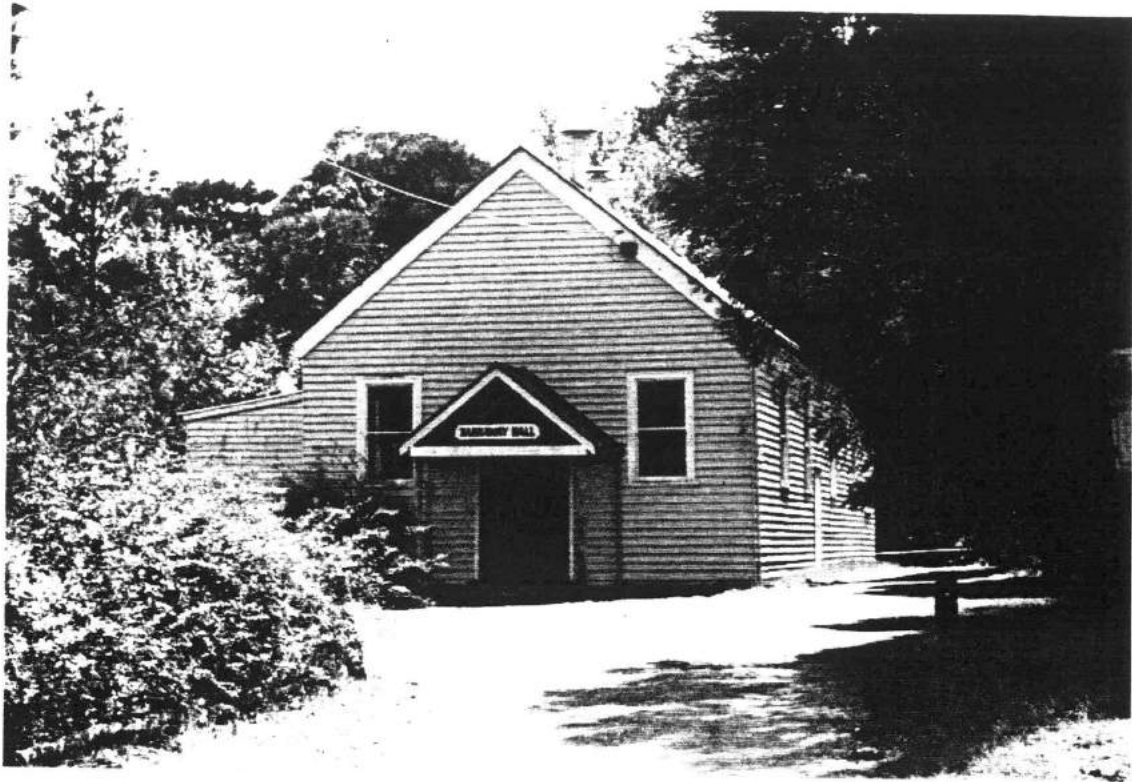
Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) and plantings from the street.

Harkaway Hall

56-58 King Road Harkaway



History & description

This typical simple rural hall was opened on 9 June 1909, with a squadron of Australian Light Horse serving as a guard of honour. Later, the hall fell into disrepair and in 1958 a group of volunteers restored the hall as a community centre. It was re-opened on 26 June 1959, fifty years since its original inauguration. Prominent local families associated with the hall include the Fritzlaffs, a'Becketts, Wankes and the Troups.¹⁵⁸

Constructed in weatherboard, the hall is quite wide in cross section, with a large undecorated gable. It contains at least two extensions to the rear and one to the west side, illustrating the process of adaptation typical of such community buildings. A recently constructed porch with treated timber posts shelters double entry doors at the front and there is a second side entry. The double-hung sash windows are set within wide moulded architraves. Internally, the walls have been relined and the ceiling covered. Old metal ties are intact as is a fireplace in the west skillion. There is a good collection of historical photographs in the hall which depict various stages of the hall's development and that of the neighbouring school.

The Harkaway Hall is located on Crown land and is owned by the Department of Conservation and Natural Resources. The property has an area of approximately 2645 square metres.

Significance

Harkaway Hall a typical small rural hall opened in 1909 and re-opened in 1959, has high local significance as an important community centre for nearly a century, and is a key element within Harkaway township.

158. *Early Days of Berwick*, pp.85-86.

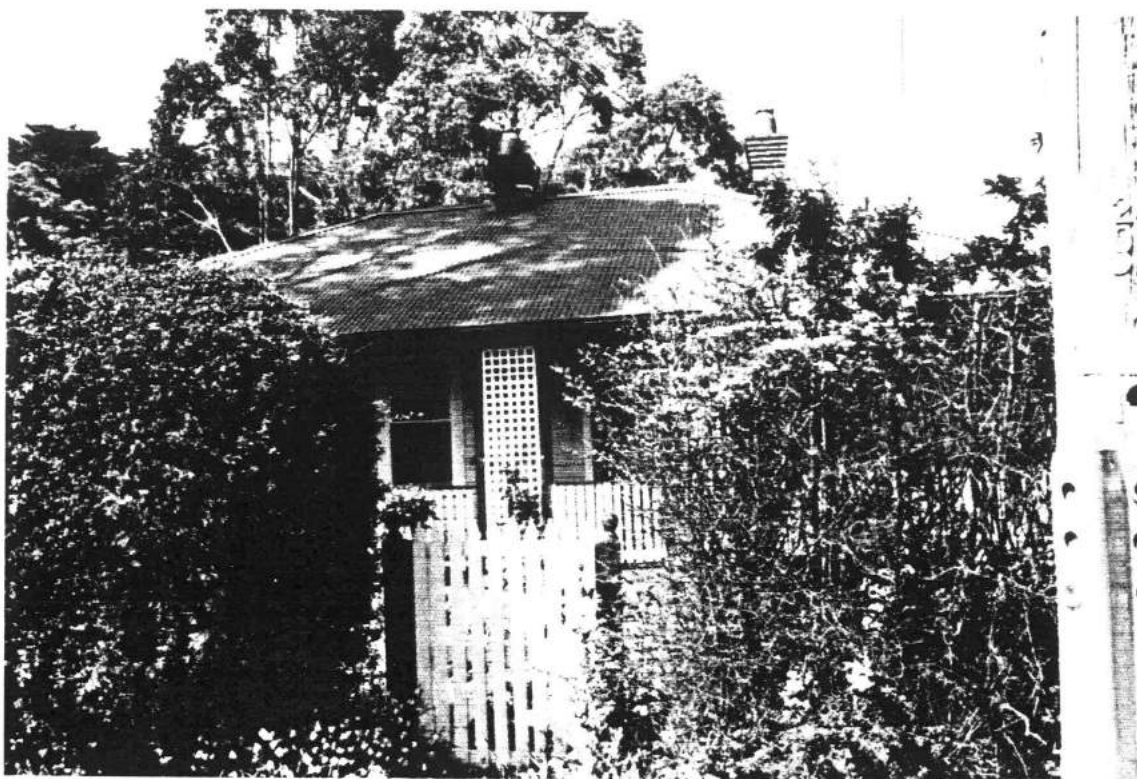
Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the hall, which is of significance;
- Conserve those parts of the hall which demonstrate important successive stages of development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) and plantings from the street;
- Encourage the continuation of use(s) of the premises for purposes which are compatible with historical uses of the site.

Nichol house

63 King Road Harkaway



History & description

The early history of this simple timber cottage is linked to the story of Agnes Amelia Louise Nichol, a young Berwick widow who brought up her three sons there after the accidental death of her husband, James Craik Nichol, aged 25, in December 1883. James, grandson of James and Janet Craik, a couple who had nine daughters and one son, and who were associated with the Berwick area from the 1850s, was shot while driving birds from their cherry trees.¹⁵⁹ Agnes was the daughter of the German pioneer settler, John Martin Friedrich Fritzlaff (1825-1900) who arrived in Harkaway in 1845. Fritzlaff, a sea captain, bought a farm on the north side of King Road, with Wilhelm Wiese, a carpenter and builder he met on the goldfields.¹⁶⁰ Their farm was located opposite the Nichol land and the Harkaway Primary School. Both these buildings survive.

The site of the Nichol house in Crown Section 8 was originally owned by the early Berwick run holder, Robert Gardiner. After subdivision, G. T. E. Warmbrunn became the owner of the six acre allotment.¹⁶¹ James Craik Nichol was the registered owner in September 1882 and immediately applied for title.¹⁶²

After James' death, Agnes continued to live on this land with her sons Frederick, James and John Walter. Her third son John (1882-1987) died before her. She supported herself and her three sons by working at the school next door as a 'sewing teacher'¹⁶³. This was long before the days of the widow's

159. *Early Days of Berwick*, p. 88; information supplied by Mrs Julie Jones; information supplied by Dr. Bruce Collier.

160. *Early Days of Berwick*, p. 70.

161. Registrar-General's Office Search no. 14978 (Nichol).

162. Title vol. 1388 folio 277546, dated 20 Sept., 1882.

163. Information supplied by Dr. Bruce Collier.

pension. It seems likely that her sons attended the school.¹⁶⁴ Appointed as administrator of her husband's estate, Agnes became the registered owner on 23 December 1901.¹⁶⁵ The house was certainly there by that time and Agnes lived there until her death in 1948.¹⁶⁶ In that year her sons became registered owners of the property with their mother. By this time Frederick James Nichol of Murrumbena was described as a carpenter and his brother James Alexander Lamond Nichol of Cheltenham was a builder. Donald Alexander Nichol of Williamstown the third registered owner, who may have been her grandson, was a wool scourer.¹⁶⁷

The cottage, a modest structure built in the 1880s or 1890s, was sold after Agnes' death to John Lane, a Pakenham farmer. He remained there until 1960 when the property was sold to Dandenong developers and its grounds subdivided.¹⁶⁸

The house is constructed in weatherboard with narrow off-centre door and windows with wide architraves. The hip roof, with high ridge and unusually positioned central chimney, extends over the verandah, returning on one side. The verandah, with slatted balustrade and vertical lattice panels between paired posts, is newly built.

There have been a number of alterations and additions, some around the turn of the century. The current owners of the cottage, Brian and Julie Jones, when pulling apart a lean-to used as a bathroom found an old newspaper dated 1905.¹⁶⁹ The house is sited on approximately 924 square metres of land.

Significance

This humble timber cottage has high local significance as one of the few early buildings remaining within the old Harkaway township. Built in the 1880s and 1890s with alterations at the turn of the century, it stands next to the historic Harkaway Primary School. Agnes Amelia Louise Nichol, widow, mother of three sons, and daughter of German pioneer farmer, John Martin Freidrich Fritzlaff, owned the property from 1883 until her death in 1948. The young widow supported herself and her sons by working as a 'sewing teacher' at the school next door. She typifies the courageous and hard-working early women settlers who contributed so much to the development of the Berwick district.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) and plantings from the street.

164. Information supplied by Mrs Julie Jones; *The Gazette*, 30 Oct., 1991.

165. Titles Office Transfer No.27389.

166. Information supplied by Mrs Julie Jones.

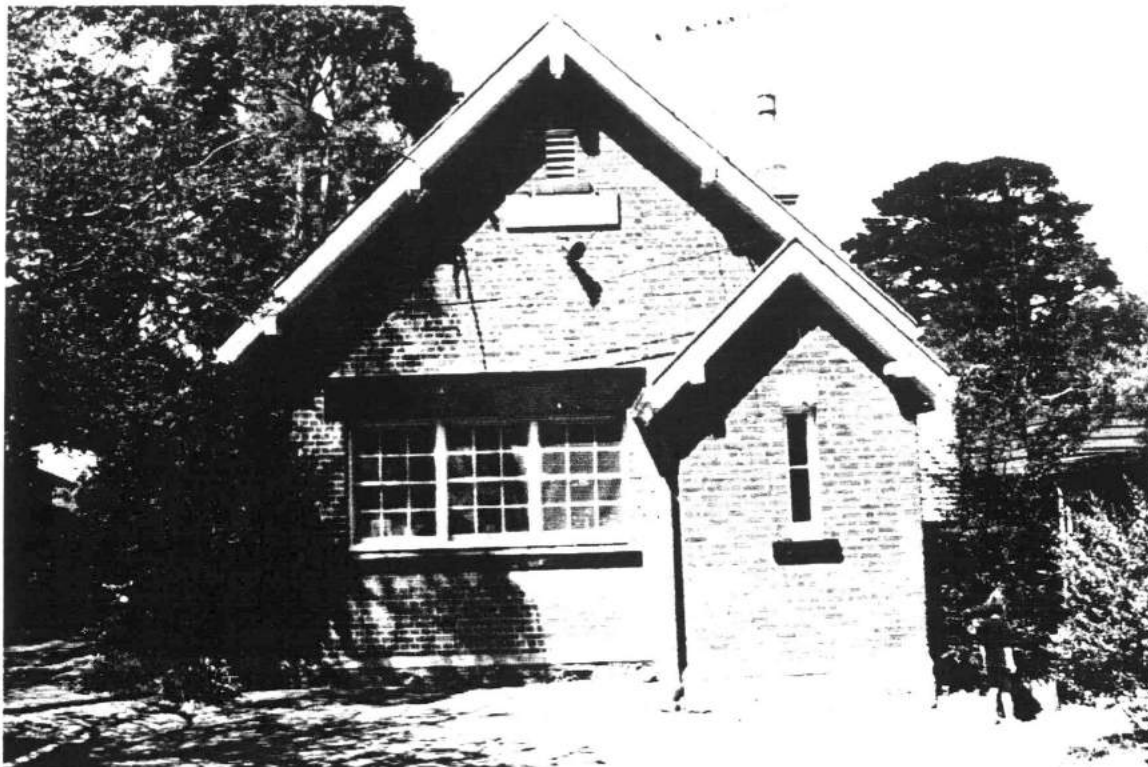
167. Title vol.7230 folio 1445895, dated 25 May 1948; Information supplied by Dr. Bruce Coller.

168. Titles Office Transfer No.2244367, dated 25 Aug., 1949; Transfer No.A97027, dated 20 May, 1960.

169. Information supplied by Mrs Julie Jones.

Harkaway Primary School

67 King Road Harkaway



History & description

The earliest school at Harkaway was associated with the German Lutheran settlers who in 1860 established a school which was used as a Lutheran Church on Sundays. With the passage of the 1872 *Education Act*, which introduced free, secular and compulsory education into colonial Victoria, State School No.1697 was planned. It opened 1 February, 1876, on land acquired from James Gardiner. Harkaway pioneer Jacob Hessel served as head teacher for a short time.¹⁷⁰ In 1892 the old Pakenham East State School No.1279 building was moved to Harkaway and erected as a residence.¹⁷¹

Many of the local German families attended the old school including the Wankes and Wieses.

Harkaway Primary School No.1697 is still in use and remains remarkably intact. A single room building constructed in brown brick, it has alternating stretcher and header brick courses. Four-pane, double-hung sash windows with red brick shallow arch head and bluestone sills in three bays at the side of the building are original. More recent six-paned window groupings to the north and south of the building have replaced the original casement windows. At the southern end a later porch addition is constructed in machine pressed red brick with bluestone sills imitating the original windows. The chimney in the west wall is intact but internally the fireplace has been removed, as has the teaching platform. The slate roof has been replaced with corrugated iron but the ceiling is intact and lined with bead-edged pine boards.

Overall, the building is in good condition, although the footings are showing signs of deterioration. The school is located on a site of approximately 1.62 hectares.

170. *Early Days of Berwick*, p.84, (1884 photograph p.85).

171. 'Historic Homes of Harkaway', *Harkaway Primary School Project*, 1988.

Significance

Harkaway Primary School No.1697 has high local significance as a focus of community life since 1876 and is one of very few township buildings remaining from the pioneer years of this German Lutheran settlement. It provides significant evidence of early school building design, despite cosmetic alterations.

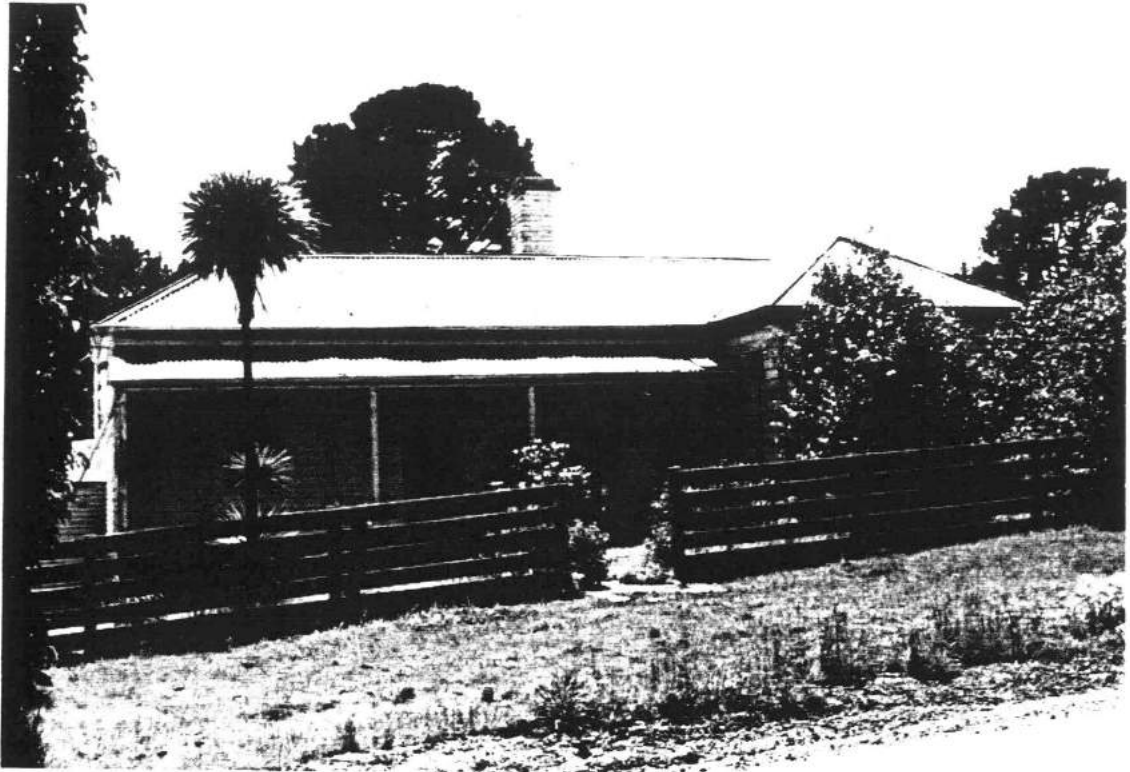
Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the building, which is of significance;
- Conserve those parts of the building which demonstrate important successive stages of development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) from the street;
- Encourage the continuation of use(s) of the premises for purposes which are compatible with historical uses of the site.

House

68-70 King Road Harkaway



History & description

This former post office was built in the 1920s or probably earlier for the Lemon family.¹⁷² Early owners included Brian Hunter Lemon and Mrs Eileen A. Lemon, who died in 1976. More recent owners were Gregory R. and Diane Heather Keevers and then the present owner, Margaret Rose Rossell.¹⁷³

A simple weatherboard villa residence on approximately 4040 square metres of land, this house was used as a post office run by Mrs B. Lemon and then Mrs Marshallsea.¹⁷⁴ The hip roof is narrow with a long ridge, suggesting the building has been extended at some stage, probably with the addition of the hip roofed projecting bay. The windows in the facade have plain narrow frames and sills, identical to the front door. A straight narrow verandah spans the facade and has a wooden floor in a deteriorated condition. The back of the building has a skillion addition to the rear hip roofed wing. Further research into the history of this place would be valuable.

Significance

This simple weatherboard Harkaway house has high local significance as one of few surviving early buildings in Harkaway township, for its use as a former post office in the 1920s or earlier during its ownership by the Lemon family, and for the contribution made by the house and garden setting to the Harkaway township.

172. 'Historic Homes of Harkaway', *Harkaway Primary School Project*, 1988.

173. City of Berwick Valuer's records.

174. 'Historic Homes of Harkaway', *Harkaway Primary School Project*, 1988.

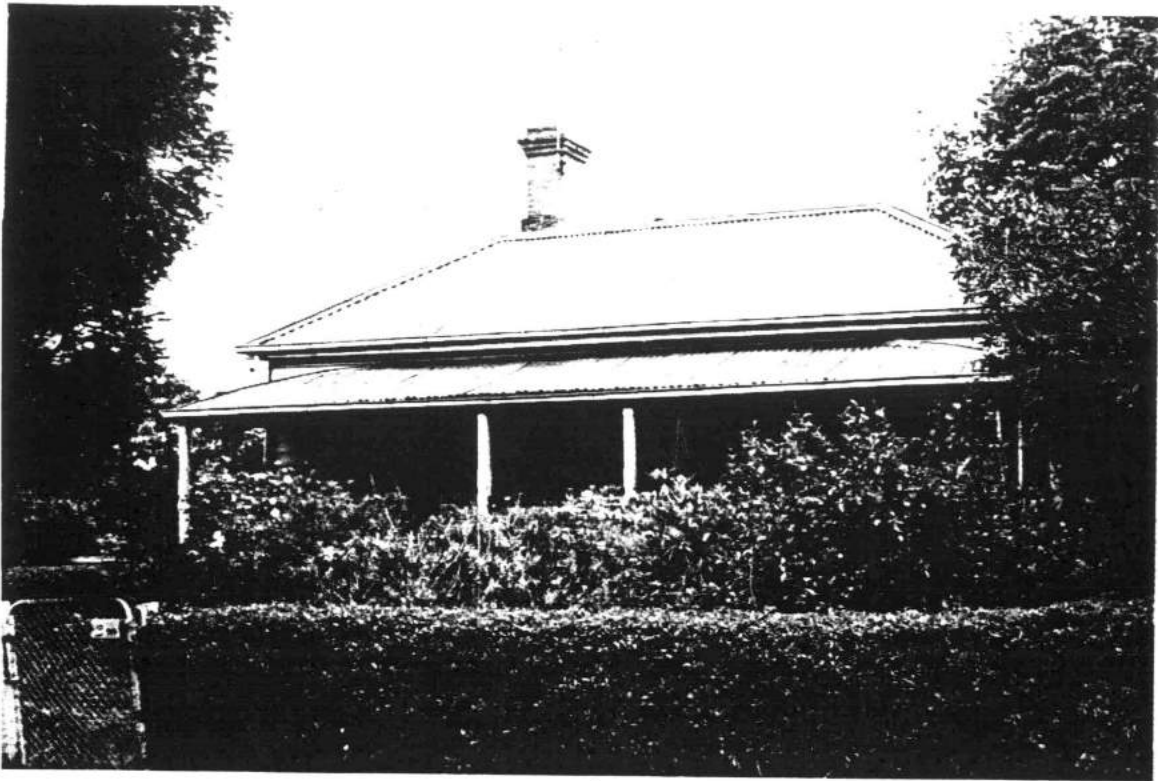
Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve those parts of the house which demonstrate important successive stages of development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) and plantings from the street.

House

9 Langmore Lane Berwick



History & description

This intact weatherboard cottage on a site of around 766 square metres with its convex verandah and small rear skillion may date from the 1880s,¹⁷⁵ although this has not been confirmed by an examination of Berwick rate books and other historical sources. The cottage stands on part of Crown Allotment 18, once a 400 acre block owned in the 1850s by Robert Gardiner, early district run holder,¹⁷⁶ and subsequently divided.

The house has a symmetrical facade with modest architectural detailing. The position of the centre verandah posts highlights the entrance, and their unusual chamfered pattern suggests they may once have held decorative brackets, or are additions from another building.

The house was described in 1976, when it was owned by a Mrs Scanlan, as a 'very old' weatherboard with a 'pine-lined interior'.¹⁷⁷

The tiny front garden of this cottage (of unknown date) has importance for its intactness having been 'maintained in the best traditions of cottage gardening'.¹⁷⁸ Its design and the massed plantings of flowers surrounded on two sides by clipped privet hedges enhance the importance of the simple cottage. The ownership of the dwelling is managed by the Estate of Doreen Scanlon.

175. City of Berwick Valuer's records.

176. *Rail 32B Narre Warren*, 1881.

177. City of Berwick Valuer's records.

178. P. Watts, *Historic Gardens Study*, 1980.

Significance

This house, which may date from the 1880s, has high local significance as an excellent example of an intact weatherboard cottage enhanced by its associated garden whose design and intactness have been 'maintained in the best traditions of cottage gardening'.

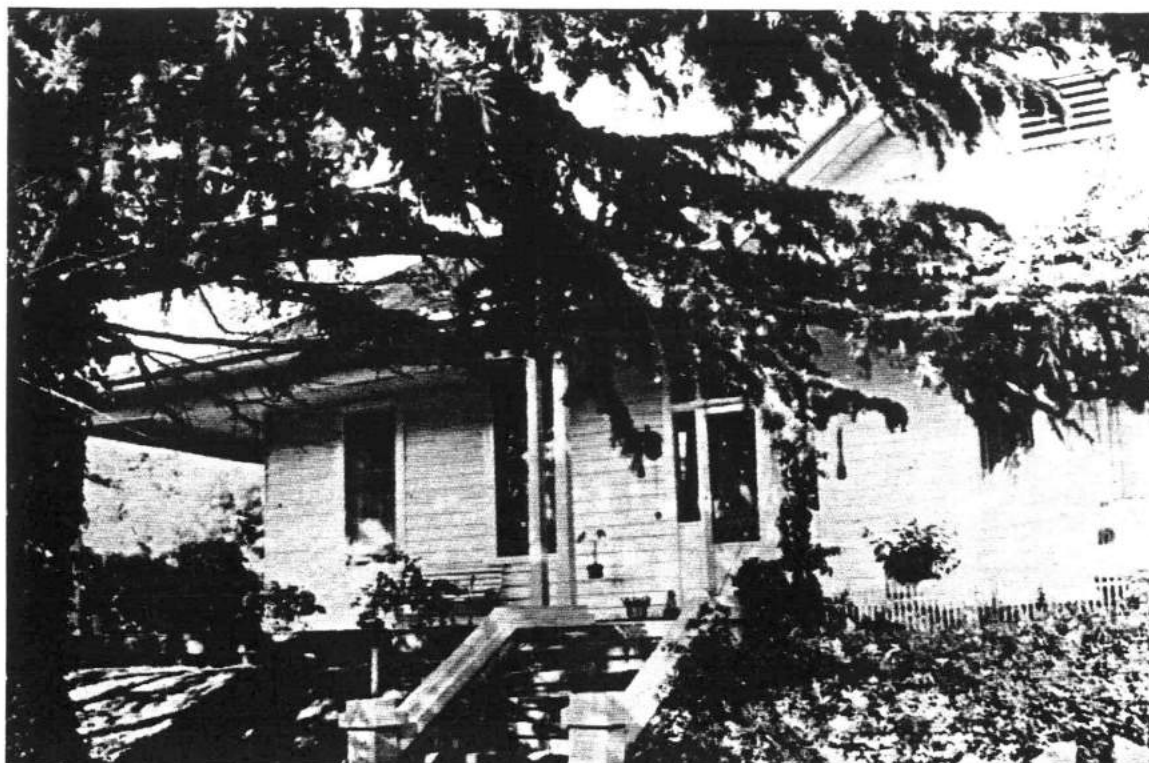
Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) and plantings from the street.

Doctor's surgery & residence

26-30 Langmore Lane Berwick



History & description

This Victorian residence and surgery with its 1920s additions has been associated with Berwick district doctors throughout its long history. It was most probably built c1895-96 for Dr. Alexander B. Bennie.¹⁷⁹ Prior to this date, Bennie occupied a house near the railway station owned by Anthony Burden Kent, farmer, of Oatlands, Narre Warren.¹⁸⁰ Earlier, from 1889 until 1893, Kent's house was occupied by another early Berwick surgeon, Dr. William H. James.¹⁸¹

Doctors arrived in Berwick at an early date. Dr. Stephenson was the first resident doctor, practising at Berwick from 1861 to 1866. He died at an early age leaving a wife and four young children. The next Berwick doctor was Dr. Black of Oakleigh, then Dr. James, followed by Dr. Bennie who 'practised in the district for many years'.¹⁸² Doctors Muir and Langmore followed.¹⁸³

The most notable owner/occupier was Dr. P. V. Langmore (1875-1972) who bought Bennie's practice in 1907 and lived in his residence. A prominent Berwick citizen, Langmore was born at Charlton Station in Bourke, New South Wales. He was educated in Britain, graduating at Edinburgh. Returning to Australia, he practised at Ballarat and Malmsbury before coming to Berwick. After 43 years service and 22 years in retirement, he died aged 97.¹⁸⁴ Langmore was responsible for the 1920s additions to the house and surgery.¹⁸⁵

179. Berwick rate books 1895-96, No.37.

180. Berwick rate books 1894-95, No.40.

181. Berwick rate books 1889-90, No.160; 1893-94, No.191.

182. *Early Days of Berwick*, p.23.

183. *Early Days of Berwick*, pp.23-24.

184. *In the Wake of the Pack Tracks*, pp.72-73.

185. Information supplied by Dr. N. Stephenson.

Berwick Shire Council named Langmore Lane in recognition of Dr Langmore's 'long devoted service of medical care to the people of the district' and for the tree planting throughout Berwick township which he personally undertook over a period of fifty years.¹⁸⁶

Dr Leonard Langmore, Dr Percy Langmore's son, worked with his father from 1939 to 1945. He then carried on the practice until early in 1955 when he went to Box Hill. Dr Leonard Langmore settled in South Australia after his retirement.¹⁸⁷ The Langmore Lane property is occupied currently by Dr. Noel Stephenson, who first visited the property as a young man. He worked with Dr. Leonard Langmore from 1950 to 1955. During the early months Dr Percy Langmore, now in his eighties, continued to take an interest in the Langmore Lane surgery. Dr Stephenson moved into the building after Dr Leonard Langmore left and had a new waiting room built in 1965.¹⁸⁸

Set on a large site of around 7212 square metres with an extensive garden and sloping lawns, the house with its attached surgery is approached by a return driveway lined with mature exotic trees including cedar, Japanese maples, pines and liquidambars. The most intact part of the earliest building is the late Victorian facade which is on a raised earth plinth and faces west rather than the Langmore Lane entrance. Rendered steps lead to the entrance which has wide sidelights with moulded architraves. Long double-hung windows next to the door indicate the position of the original waiting room. On the opposite side of the entrance the gabled wing is a later addition and features a triple lighted bay window. The walls of the earliest section of the building are believed to contain seagrass as insulation material.¹⁸⁹ The verandah with its broad hip roof, plasterboard ceiling and twin tapered post supports dates from around 1926. Other additions dating from the 1920s are wings to the east and south of the earliest part of the house. The 1960s waiting room addition extends to the north of the house, obscuring the earlier late Victorian and 1920s design.

Significance

Built c1895-96, this Victorian residence and surgery with its 1920s additions and a new waiting room built in 1965 has high local significance for its long associations with Berwick district doctors. Constructed for Dr. Alexander Bennie, and possibly built by Fritzlaff, its most notable owner/occupier was Dr. Percy Langmore from 1907-1939. Langmore Lane was named in his honour by Berwick Shire Council in recognition of his service to medical care in the district and to his personal tree planting program over a period of fifty years which is reflected in his own garden and the streets of the township. Dr Leonard Langmore, Dr Percy's son, worked with his father from 1939 to 1945, and continued there until 1955.¹⁹⁰ The property has been occupied since 1955 by Dr. Noel Stephenson who had worked with Dr Leonard Langmore for the previous five years¹⁹¹. The house is in good condition, clearly demonstrating the evolution of building construction since the 1890s.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the building, which is of significance;
- Conserve those parts of the building which demonstrate important successive stages of development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;

186. *Early Days of Berwick*, p.24.

187. Information supplied by Dr. N. Stephenson.

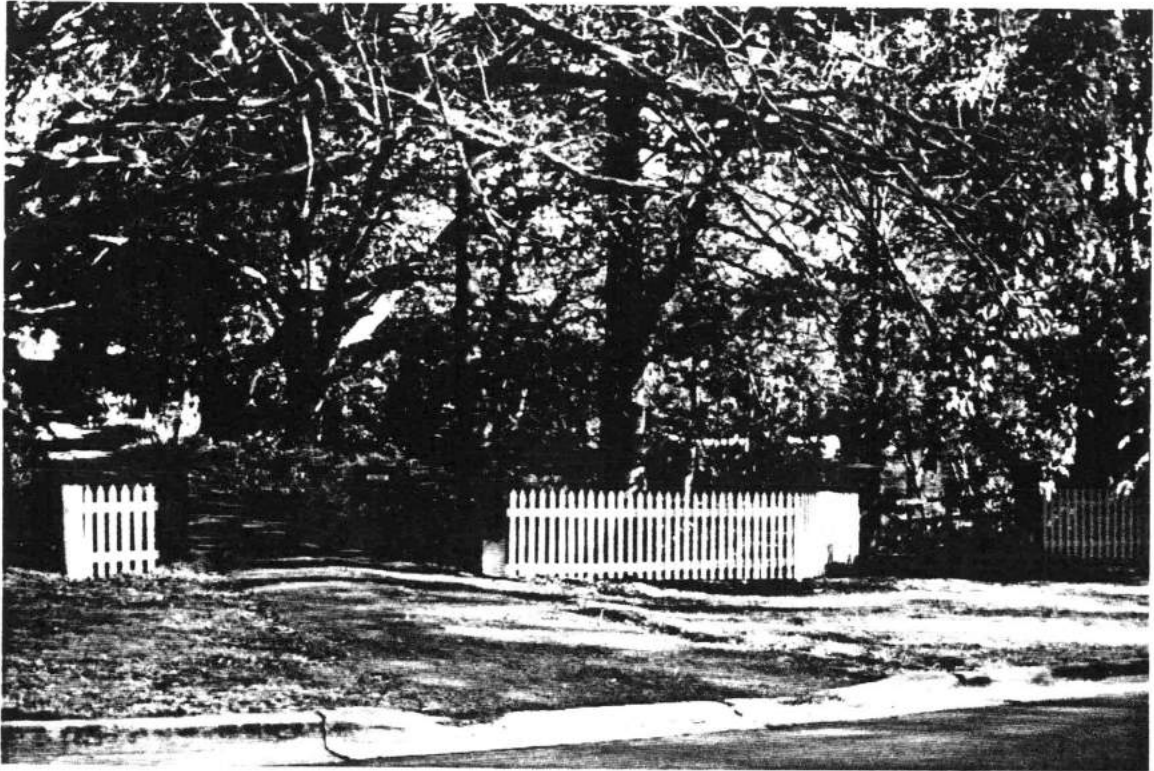
188. Information supplied by Dr. N. Stephenson.

189. Information supplied by Dr. N. Stephenson.

190. Information supplied by Dr. N. Stephenson.

191. Information supplied by Dr. N. Stephenson.

- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design.



History & description

The earliest owners of this property in about 1895¹⁹² were the Darcys from Western Australia. They had a great love of horses and in pursuit of this interest won many prizes. There was originally a large stable block at the rear of the property.¹⁹³

The elegant Victorian house is located on a large 5316 square metre site, within a magnificent established garden and is thought to be largely intact to its original Italianate villa design. Further research is required to establish the building's intactness, the location of the outbuildings and possible associations with an architect or builder. Inspection was not agreed to during this study.

The second owners of the property, the family of Eric Reid, remained there over a very long period, about 74 years. Mrs A. Cotton-Stapleton, their daughter, remembers her happy childhood there and the Berwick township as it was at that time.¹⁹⁴ City of Berwick Valuer's records contain a sketch of Kingussie as it was in 1976. The old house is set well back from Langmore Lane and is shown with stables and other outbuildings at the rear. It is described as a 'large old solid brick' house with four bedrooms, kitchen and two bathrooms.¹⁹⁵ The present owners are Patrick and Joy Bourke.

The plantings on this property are outstanding in size and variety. The neighbouring houses at 46 and 34-36 Langmore Lane also have conspicuous plantings which may once have been part of this property. This group of residential plantings are an important aesthetic element, and contribute to the historical landscape of the area. Trees identified in this study as having individual local significance include a large oak (*Quercus canariensis*), an elm (*Ulmus x hollandica*) and a gum (*Eucalyptus globulus*) at 46 Langmore Lane (see *Trees and Gardens* section). Kingussie contains a large cypress (*Cupressus*

192. City of Berwick Valuer's records. Further research is needed to confirm this date.

193. Information supplied by Mrs Cotton-Stapleton, daughter of the second owners.

194. Information supplied by Mrs Cotton-Stapleton.

195. City of Berwick Valuer's records.

macrocarpa) and a large pine (*Pinus radiata*) in poor condition. The property at 34-36 Langmore Lane, once possibly part of Kingussie, contains for oaks (*Quercus robur*) which contribute to the streetscape.¹⁹⁶

Significance

Kingussie, built c1895 for the Darcys from Western Australia, has high local significance for its long ownership by the Reid family, prominent township residents. Within an established exotic garden, the house is an excellent example of late-Victorian domestic architecture, comparatively grand for the Berwick area.

The plantings in the neighbouring gardens at 46 and 34-36 Langmore Lane contribute to, and were possibly once part of, the Kingussie garden. They make an important contribution to the streetscape and the Gloucester Avenue area within the Berwick Township heritage precinct.

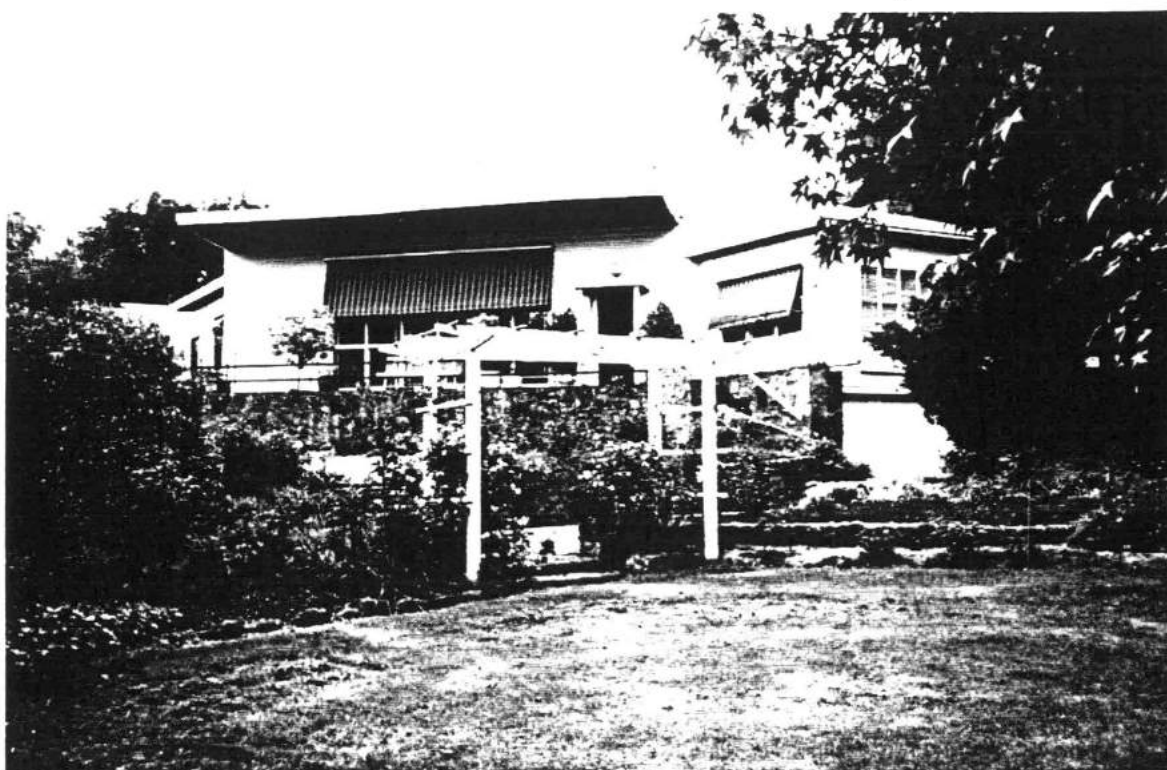
Conservation guidelines

Inspection of this property and further research into its history is an important priority. Inspection was not agreed to during this study.

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve those parts of the house which demonstrate important successive stages of development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Conserve significant outbuildings and maintain a visual relationship between the outbuildings and the main house in order to demonstrate the historical use of these buildings;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Conserve the significant garden layout and the visual relationship between the significant buildings on the site; in particular the plantings in the front garden which are complemented by similar tree planting at 44 and 34-36 Langmore Lane.

196. P. Lumley, *Tree assessment: City of Berwick Heritage Study*, p.5.



History & description

This innovative timber house was designed in 1947 by the architect Norman Seabrooke (of Seabrooke and Fildes), and built by Tom E. MacDonald, for Mrs Loveridge, mother of the present owners and a member of an important district family of storekeepers.¹⁹⁷ The family had lived previously in quarters above their High Street store in an old building that was both dark and damp.¹⁹⁸ This building was demolished in the 1970s.¹⁹⁹

The design of Sunways includes lots of glass to let the sun in at every angle (hence its name) and caused a great stir at the time. It was known locally as the 'butter box' because it looked like the glass butterboxes popular at the time. Based on the 1940s belief in the beneficial effects of fresh air and sunshine, the house was designed to help improve the health of the Loveridge's young son. The design of the house also demonstrates several architectural ideas popular in modern post-war housing. Generous windows punctuating a series of interlocking cubic forms were typical design approaches that aimed at creating a more structurally honest and functional architecture. In Sunways, different materials demonstrate their separate functional purpose; for example crazy paving is used on retaining walls at the foundations, with weatherboard walls above. The house has simple planar roof forms. The patios and pergolas at Sunways are also characteristic of the modern fashion for outdoor living and entertaining. A garage has been incorporated into the lower level, and the house is set in a carefully landscaped garden with crazy paving and pebble retaining walls and border fences, gravel paths and trellis. The garden contains a variety of exotic trees and shrubberies.

The Loveridges were among Berwick's earliest storekeepers. Alfred Ellis Loveridge came from Hull, England where his family were storekeepers, and established his first Berwick store in Peel Street. By

197. Information supplied by Mr. Loveridge.

198. Information supplied by Mr. Loveridge.

199. *In the Wake of the Pack Tracks*, p.71.

the early 1920s, a store had been opened in High Street, which supplied hardware, drapery and groceries. In the early 1960s a new hardware store was opened.²⁰⁰ Branch stores were opened in Upper Beaconsfield and at Ouyen.²⁰¹

Sunways is located today on a site of approximately 3001 square metres next to Loveridge's building yard and hardware store. In recent months the land on which Sunways is located was rezoned to a Berwick Business - Berwick Village zone. The Loveridge family are proposing to redevelop their land as part of a supermarket and specialty shop development.²⁰²

Significance

Sunways has high local significance as the home of an important local business family, the Loveridges who established one of the earliest stores in the area and still operate a successful local business. Architecturally it provides an intact example of the innovative domestic designs of the architect Norman Seabrooke, of Seabrooke and Fildes, demonstrating contemporary design ideas characteristic of Modern domestic architecture in Australia at that time.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve the significant garden layout and the visual relationship between the significant buildings on the site;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) and plantings from the street.

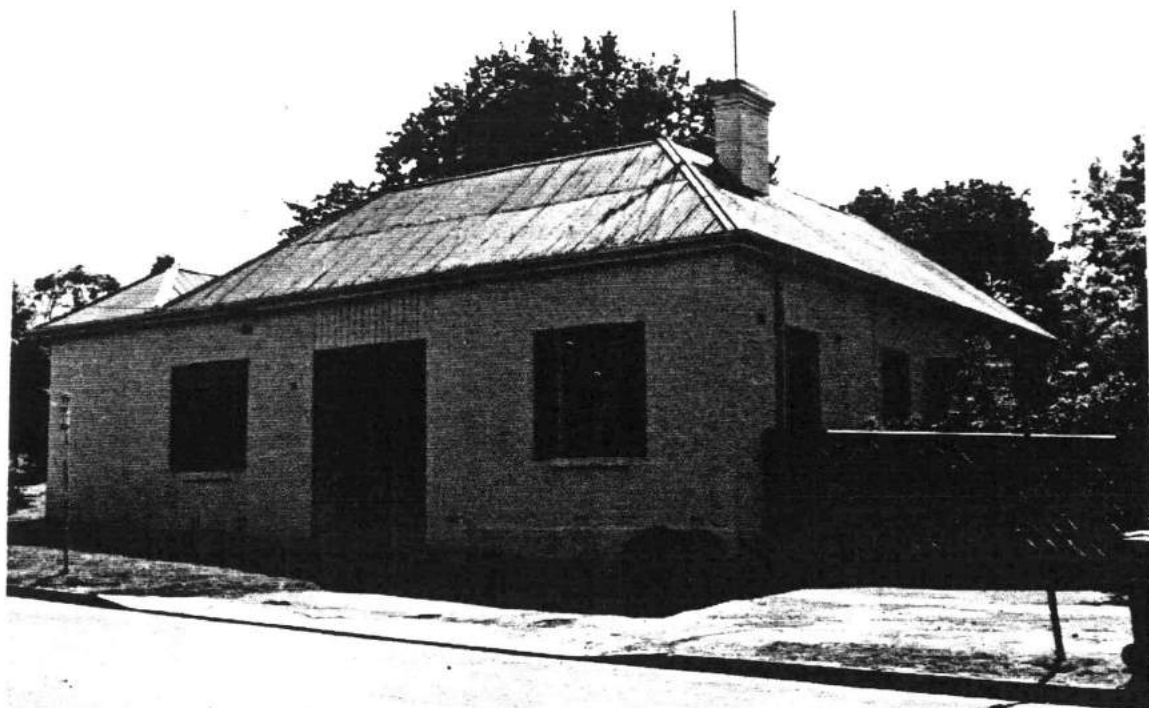
200. Information supplied by Louise Reeve.

201. *Early Days of Berwick*, p.29.

202. Information supplied by the City of Berwick.

Post Office & Store (former)

15 Main Street Narre Warren North



History & description

George Rae was the first owner c1880 of this simple hip-roofed brick building, the Narre Warren North (originally known as Narre Warren) post office and store for many years.²⁰³ Rae opened an earlier post office, the first at Narre Warren North, in 1869 in a slab building roofed with shingles²⁰⁴ which he had constructed as his first store in 1857. It was located on the north-west corner of Troup's paddock almost opposite the present former store. At this time the post was carried from Berwick to Narre Warren and back three times weekly. When Rae built his new store in Main Street, the post office was transferred there. He continued as Postmaster until 1884.²⁰⁵

Throughout the years, the 1880s general store and post office served the district well. Later Postmasters occupying the store were Bulman (in the 1920s it was known as Bulman's Store), H. W. and Clive A. Ellis and David Crossley Bailey. H. W. Ellis took over in 1952.²⁰⁶

Early photographs dated c1918 and c1922 show the old store with a verandah.²⁰⁷ In 1963 the post office was transferred to Ellis' new store adjacent.²⁰⁸ A 1977 photo shows the old store (without its verandah), and the new store with an Ellis and Bailey sign out in front.²⁰⁹ In August 1982 the old store, now almost 100 years old, was transferred from Ellis and Bailey to Eleanor Wimmera Ellis.²¹⁰

203. Max Thomson, *Little Hills*, p.18.

204. *Early Days of Berwick*, p.96.

205. Max Thomson, *Little Hills*, p.18.

206. Max Thomson, *Little Hills*, p.18.

207. Max Thomson, *Little Hills*, pp.14, 5.

208. Max Thomson, *Little Hills*, p.19.

209. Max Thomson, *Little Hills*, p.16.

210. City of Berwick Valuer's records.

The former store is built on a site of approximately 2630 square metres on the main street boundary. It is a simple hip roof building with an unusual facade reflecting changes to the building over the years. A six-pane sashed window features on the front facade with a recessed porch replacing the earlier doorway. Multi-paned windows at the eastern side of the building are set at different levels, reflecting the changing floor level due to a slight gradient of the land. A large oak is a feature of the rear garden. Hip-roofed additions to the side and rear of the building are also quite old, probably dating from the 1920s. Further skillion additions have also been added, and the oldest part of the building appears to retain its original roof cladding (indicated by the small corrugated iron sheets).

Significance

An important local landmark for over a century, this simple brick hip-roofed building has high local significance as the former Narre Warren (and later Narre Warren North) post office and store and was a centre of community life from the 1880s to the 1960s.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the building, which is of significance;
- Conserve those parts of the building which demonstrate important successive stages of development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design.

Cottage

23-25 Main Street Narre Warren North



History & description

This gable-roofed timber cottage with rear skillions was reputedly built c1930²¹¹ and is an unusual building type for Narre Warren North. The simple gable roof form suggests the building pre-dates the 1930s and could possibly have been moved to the site from elsewhere. Aligned close to its Main Street frontage, the cottage forms a picturesque element of the streetscape despite the high fence. It is located on part of Allotment 19 in Section 23A, Parish of Narree Worran and was owned from 1969 until c1980 by Mary Jane Ashley.²¹² Despite an examination of rate books and valuer's records, little is known of its early history. During the 1970s a glass shade house and new timber fence were added to the property.²¹³

The property is currently owned by Leonard Ashley and the dwelling is located on a 3585 square metre site.

Significance

This timber cottage with its gable roof and rear skillions has high local significance as a rare building type in the Narre Warren North area, contributing to the rural townscape character of Main Street.

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211. City of Berwick Valuer's records.
212. City of Berwick Valuer's records.
213. City of Berwick Valuer's records.

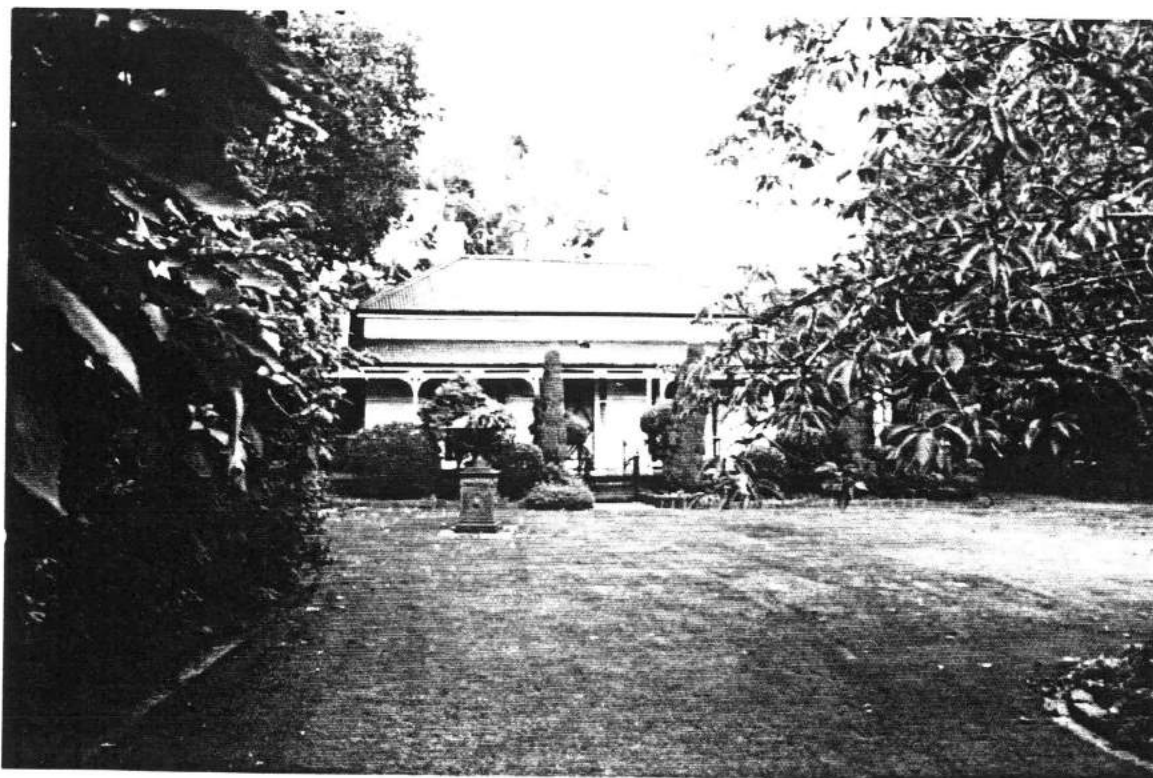
Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the cottage, which is of significance;
- Conserve those parts of the cottage which demonstrate important successive stages of development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) and plantings from the street.

Clover Cottage & Garden

54-60 Manuka Road Berwick



History & description

This cottage reputedly built c1900 or earlier,²¹⁴ stands on eight acres of land in Crown Allotment 25. In 1871, when it was purchased by M. O'Connor, it comprised a narrow allotment of 21 acres extending from the Harkaway Road to Cardinia Creek.²¹⁵ Nothing is known of this earlier owner, who may have been related to Terence and James O'Connor, pioneer district run holders. The Greaves family, also district pioneers, had an early interest in the property.²¹⁶ Further research into this early period is warranted.

The most famous owner, however, was Fred Tuckfield, Tiny Tips Tea magnate, who purchased the cottage on 8 acres of land in 1955. Tuckfield's main purpose was to develop his interest in camellia breeding. However, the large landscaped gardens designed by John Stevens, included many other varieties. Most important was an extensive garden of native trees and shrubs running down to the creek, which provided a sanctuary-like environment for about 70 species of birds. There was also an immense bee population. Tuckfield encouraged innovative gardening techniques such as the use of a trickle watering system and the banning of pesticides and other chemicals. He made a number of passionate public appeals against the indiscriminate use of pesticides, which he believed was rapidly destroying the balance of nature.²¹⁷ John Stevens, the modern landscape garden designer associated with the Clover Cottage garden, also carried out notable work on two important Toorak gardens, the garden of Como House and the large garden featuring native species at Russell Grimwade's Miegunyah.²¹⁸

214. National Trust File No.3805.

215. *Town of Berwick Map B17(5)*, 1890.

216. City of Berwick Valuer's records.

217. *The Gazette*, 19 Jan., 1968; 6 Aug., 1971 and 20 Dec., 1972.

218. Peter Watts, *Historic Gardens of Victoria*, pp.191, 201.

When the Berwick property was auctioned in 1975 it was described as a three bedroom weatherboard home set in approximately 8 acres of 'famous gardens created by the late F. S. Tuckfield', running back to Cardinia Creek.²¹⁹ The property was bought in April 1976 by John and Engelen Chipperfield and Trevor Burr. They built a restaurant there in the 1980s. A large domestic-styled building, with dormer windows in a spreading roof, it is also known as Clover Cottage. A later addition is known as Strawberry Terrace.

The property still retains its landscaped gardens, brick based glasshouse and camellia shelter from the Tuckfield era. The Victorian timber home and a number of large specimen trees pre-date the Tuckfield ownership. The present owner, Timclan Nominees Pty Ltd, have added a number of garden features - fountains, walling, and statuary, many imported from overseas, - and formalised the character of the garden, providing a high standard of maintenance and care.²²⁰

The original Clover Cottage is intact and in good condition. A gracious verandah, with unusual timber valance and featuring curved brackets and paired posts, returns on both sides of the building. There are various skillion additions to the rear and sides of the building.²²¹

Clover Cottage is located on approximately 3.28 hectares of land.

Significance

Clover Cottage, built c1900, with new buildings and garden features added in the 1980s has regional significance as the 8 acre property where Fred Tuckfield, Tiny Tips Tea magnate, created his extensive landscaped gardens and bird sanctuary between 1955 and 1975. Designed by John Stevens, notable modern landscape garden designer, these gardens were planted with camellias and other exotic species, and feature native gardens running down to Cardinia Creek. Tuckfield promoted innovative garden techniques such as a trickle watering system and the banning of chemical sprays. The property's landscaped gardens demonstrate different phases of development over the many years, and provide evidence of the interests and tastes of past and present owners.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of Clover Cottage, which is of significance;
- Conserve those parts of Clover Cottage which demonstrate important successive stages of development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Conserve significant outbuildings and maintain a visual relationship between the outbuildings and the main house in order to demonstrate the historical use of these buildings;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of original buildings from overwhelming the heritage characteristics of the original building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Encourage the continuation of use(s) of the premises for purposes which are compatible with historical uses of the site;

219. Auction Brochure, 27 Nov., 1975.

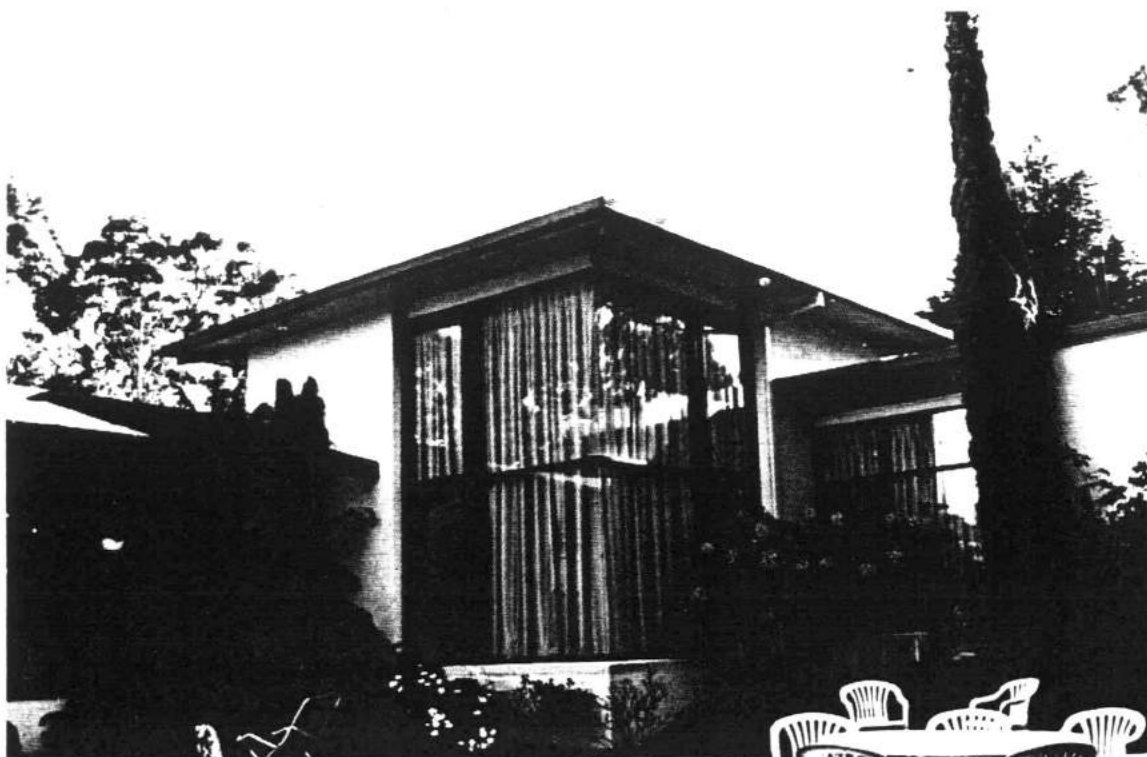
220. *The Gazette*, 18 Sept., 1985; City of Berwick Valuer's records (includes plans for Restaurant extension, 1982-84).

221. At the time of the survey, the owners did not want the original Clover Cottage nor the gardens to be photographed.

- Promote further research on the fabric of the buildings to identify sections associated with the original building or other important stages of development;
- Conserve the significant garden layout and the visual relationship between the significant buildings on the site;
- In the case of subdivision of the property, particular attention should be paid to retention of a substantial proportion of the garden within the same allotment as the original Clover Cottage building.

Yarrimbah

328-334 Narre Warren North Road Narre Warren



History & description

Designed around 1970 by Robin Boyd for the first Mayor of Berwick, Barry Simon, this intact modern home in its pleasant native garden setting, demonstrates aspects of the 'court house concept' popularised in Australian domestic architecture by architects like Reg Grouse, Graeme Gunn, Daryl Jackson and Evan Walker.²²²

Barry Simons was an active member of the local community, being one of the instigators of the severance of the City from the Shire of Pakenham. He was later Federal Member for McMillan. A subsequent owner of the house was Graham Flack, Managing Director of the Dandenong Westernport Building Society.²²³

Contemporary articles on the subject described the design ideas apparent in the court house style as 'overwhelmingly distinguished by its introversion'.

'The house turns its back on the street and faces a private, internal court or courts. The historical derivation from the peristyle and atrium of Rome and Greece, the traditional Moslem house, traditional Chinese and Japanese house is patently obvious and these plans indicate the geometric possibilities within the court house concept'.²²⁴

The house, with its L-shaped plan, has Japanese character, without visible reference to traditional architectural motifs. Large internal spaces intersect at different levels, with a focus on the central lounge room located at the junction of the two wings. This room features a high flattened pyramidal ceiling, lined in stramit panels (as are ceilings throughout the house) with a glass corner window overlooking the garden and swimming pool. A vertical strip window and thin horizontal highlight are

222. I. McHarg 'The Courthouse Concept' in *Architectural Record*, Sept., 1957, p.193.

223. Information supplied by L. Donaldson, Donaldson Real Estate, 1993.

224. I. McHarg 'The Courthouse Concept' in *Architectural Record*, Sept., 1957, p.193.

located in a feature wall containing shelving, separating a raised passage to the bedrooms. The garden area with pool is the courtyard focus.

Rough bagged render finishes both internal and external walls, with occasional panels of vertical board inside. Viewed from the pool side, the roof form of the central section of the house is distinguished by exposed rafters at the corners which widen at the ends, an abstract Japanese design. The roof is clad with pressed metal sheets imitating tiling.

The house and pool are elevated above the surrounding land to the east and secluded by a bush garden containing eucalypts with occasional cypress plantings. The house is very intact, the only alterations being the conversion of the carport into an additional living space.

Yarrimbah is located on approximately 8178 square metres of land and is owned by Peter and Valerie Drucza.

Significance

This house, designed by prominent modern architect and critic Robin Boyd, has high local significance as a good example of modern courthouse style architecture featuring an open plan interior layout with multiple levels, and distinctive Japanese stylistic influence in window treatment and massing.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design.

Christ Church

8 Palmerston Street Berwick



History & description

Although there was a sizeable Anglican community in the Berwick area in the 1860s or earlier, the present church wasn't built until 1876. The inaugural service was held on 9 March 1877.²²⁵ In the early 1860s Anglicans met at first in the Lutheran Church at Harkaway and then, from 1866, on a site occupied now by the Berwick Uniting Church.²²⁶

Designed in the simple English Neo-Gothic style, the church has a steep pitched corrugated iron roof which dominates the building, with the eaves overhanging to reach the tops of the windows. These simple pointed arch windows have plain brick surrounds with painted upper sections. The red brick walls with alternate stretcher and header courses are supported by buttresses which have been added at different stages. Only one original buttress exists at the right hand side of the porch entrance. The first left and fourth right side buttresses were erected around the 1950s. Recent diagonal buttresses were added in the 1980s to remaining points in the walls. Today the church is located on an 9392 square metre site.

Several of the windows contain stained leadlight and require further research to document their dedications. Metal brackets in the walls indicate internal wall bracing and the foundations appear to be deteriorating, probably due to surface drainage on this sloping site.

Engineers from railway gangs working on the Melbourne to Bairnsdale line, which was constructed between 1875 and 1877, worked on the construction of Christ Church at Berwick. This was through

225. *One Hundred Years of Christ Church, Berwick*, Frederick McCubbin, 1977, p.4. (see illustration p.14).

226. *One Hundred Years of Christ Church, Berwick*, pp.3-4.

the influence of the Wilson family who had strong ties with the Anglican Church. The bluestone for the railway line was supplied from Wilson's Quarry.²²⁷

A porch and vestry were added to the church between 1888 and 1892 and a vicarage was constructed at the same time. In 1904 a timber Sunday School was built, which was moved a number of times. It was shifted to its present site, to the rear of the church, in the 1950s, to make way for a new concrete hall. It was later renovated and painted.²²⁸ The Parish Hall, dedicated in June 1958, was purchased from the Concrete House Projects of the Victorian Housing Commission,²²⁹ and stands next to the Sunday School.

Christ Church in Berwick became the mother church for a large area, which once comprised the western parts of the former Shire of Berwick and included the whole of the Pakenham district and Upper Beaconsfield.²³⁰

Gifts to the Church over the years came from a number of prominent parishioners. The altar constructed in 1898 was obtained with funds donated by W. a'Beckett of The Grange at Harkaway.²³¹ In 1915 Mrs S. L. Wilson funded a new organ.²³² Berwick Grammar School donated a memorial window and tablet in memory of their notable Headmaster E. A. Vieusseux.²³³ Later, in 1970, a bell tower was built in memory of artist Jessie Traill. Previously, a bell hung in a large pine tree adjoining the church.²³⁴

Other notable district people associated with Christ Church included farmers, George Washington Robinson; the local medical men Dr. P. V. Langmore and Dr. Noel Stephenson; A. B. Kent of Oatlands; Col. R. Ryan, and Lord and Lady Casey of Edrington.²³⁵

Significance

Christ Church is a complex comprising a brick church (1876-77 with additions 1888-92), former brick vicarage (1888-92) at 1 Church Street (separately listed in this study), 1904 timber Sunday School and 1950s Parish Hall. It has high local significance as a focus for the Berwick district Anglican community for more than a century. It has importance for its associations with a large number of prominent local families. Particular features of importance include the altar and the leadlight dedication windows.

The church is of design significance as a reasonably intact example of an early brick church in the region, with additions over the years reflecting expansion of the local congregation who continue to use the building for its original purpose. The bell tower, dedicated to important local artist and nurse Jessie Traill is also of interest.

227. Adam Lunn, 'The Anglican Church in Berwick', 1986, unpaginated.

228. *One Hundred Years of Christ Church, Berwick*, pp.4, 18; Adam Lunn, 'The Anglican Church in Berwick'.

229. Adam Lunn, 'The Anglican Church in Berwick'.

230. Adam Lunn, 'The Anglican Church in Berwick'.

231. *One Hundred Years of Christ Church, Berwick*, p.6.

232. *One Hundred Years of Christ Church, Berwick*, p.6.

233. *One Hundred Years of Christ Church, Berwick*, p.6.

234. *One Hundred Years of Christ Church, Berwick*, pp.1, 9 (see photograph of Memorial Garden and bell tower, p.9).

235. *One Hundred Years of Christ Church, Berwick*, pp.22-27, ('Some people of the Church', List of people associated with Christ Church).



Timber Sunday School, Christ Church

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the building, which is of significance;
- Conserve those parts of the buildings which demonstrate important successive stages of development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Conserve significant features of the building including the 1898 altar and the dedicated leadlight windows;
- Conserve the bell tower on the site;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) and plantings from the street;
- Encourage the continuation of use(s) of the premises for purposes which are compatible with historical uses of the site;
- In the case of the building development on the property, particular attention should be paid to the conservation of maintaining the church as the focus of the site by maintaining it as the dominant built form, with its facade and entrance addressing the street.



History & description

This Victorian style house set back on a large block and known earlier as Mt. Carmel,²³⁶ is located on a site of around 2820 square metres, part of Crown Allotments 6 and 7 in the Township of Berwick. These allotments stretched back from Palmerston Street to Brisbane Street.²³⁷ The old house is said to have been built about 1862²³⁸ for the Sweeney family.²³⁹ There is no confirmation of this early date of construction. The site was owned in 1865 by G. Bengrey and W. Park.²⁴⁰ A search of the Registrar-General's Office and Titles Office records is needed to determine when the Sweeney family acquired the site.

According to local historians, John Sweeney came to Victoria from Fermoy in Ireland in 1856. At first he mined at Bendigo but from 1860 was engaged in dairy farming. The Sweeney family were reputedly the first to send whole milk to Melbourne by road transport.²⁴¹ John Sweeney and William Wilson Jnr. purchased part of Sir William Clarke's estate. For many years, Pat Sweeney lived in the old house, Florenceville, in Narre Warren.²⁴²

The former Mt. Carmel was later owned by the Society of St. Vincent de Paul and became a holiday rest home for nuns. It was then owned by Charles Davis, a race handicapper, who gave the house its

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236. Information supplied by Sam Warne.
237. *Town of Berwick B 17 (5)*, Dept. of Lands & Survey, Melbourne.
238. City of Berwick Valuer's records.
239. Information supplied by Sam Warne.
240. *Town of Berwick B17 (5)*.
241. *Early Days of Berwick*, pp.26-27.
242. *In the Wake of the Pack Tracks*, p.124.

present name Kinross. The Hudson family owned it in the 1950s.²⁴³ Later owners were Robert and Mary O'Shea and Leslie and Dale Haringan.²⁴⁴

This Victorian brick house with slate roof is set on a large block on the ridge on Palmerston Street. The entry drive is marked by a row of large cypresses. Decorative elements are intact, including large paired eave brackets above a moulded string course and central entry with side and high lights. The verandah has been replaced.

There were extensive alterations and additions during the ownership of Noel Huxley Gould in 1980. The 1980 additions included a brick veneer wing with a slate roof and brick garage on the west side of the original brick house. The original face brickwork has been painted. The original weatherboard maid's quarters at the rear was bricked over and the kitchen modernised with brick walls and timber-lined ceiling. City of Berwick Valuer's records of the property show the older sections of the house and the 1980 alterations and additions.²⁴⁵

Significance

Kinross, formerly known as Mt. Carmel, has high local significance as a substantially intact (but with 1980 additions) Victorian style brick house set on a large block beside a magnificent row of cypresses. It is said to have been built in the 1860s for the Sweeneys, a pioneer district family, but this has not been confirmed.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve those parts of the house which demonstrate important successive stages of development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Conserve significant cypress plantings on the property, and maintain a visual relationship between the cypress plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) and plantings from the street;
- Promote further research into the history of the building to verify historical associations with the pioneer Sweeney family.

243. Information supplied by Helen Hudson.

244. City of Berwick Valuer's records.

245. City of Berwick Valuer's records.

Berwick Primary School

1-11 Peel Street Berwick



History & description

Following the advent of the railway, Berwick situated on the main road to Gippsland and surrounded by farm land, became a major centre for the rich agricultural and dairying communities in the region. In the 1870s and 1880s new churches, schools and commercial buildings were constructed. Among the township buildings surviving from the late Victorian era, Berwick Primary School (No. 40) was established on its present site 1869-70. The original one-room school of that era remains.

A wattle and daub Berwick school existed in the 1850s in an old shepherd's hut on Robert Gardiner's Berwick run. The Board of Patrons (the governing body) included such notable district pioneers as James Wilson, Robert and James Buchanan, John Brisbane and Robert Bain of the Berwick Hotel. In 1861 a new school was constructed on a triangular block of land bounded by Peel, Wilson and Campbell Streets. Finally, in 1869-70 the present brick building was erected on the Peel Street site.²⁴⁶

Today the original single-room school building is used as a staff room. There have been several alterations including rendering of the brick walls, replacement of windows and re-cladding of the roof with the installation of roof vents along the ridge. The circular wall vent is intact, and the building overall is comparable in form to Harkaway Primary School.

As the number of schools increased over the years, the school buildings were extended, at first, in the 1870s. Later, there were brick extensions on the west side in the 1920s and, in the 1970s, an extension at the rear.²⁴⁷ Half-timbered gable ends with curved eaves brackets and window triplets are typical features of the 1920s additions and matching alterations to windows in the earlier sections were probably installed at this time.

^{246.} *Vision and Realisation*, vol.2, pp.1177-1178.

^{247.} 'Berwick Primary School. School Community Policy Guide', pp.7-8.

This early school holds a special place in the affections of local people as the building where many generations of Berwick children have spent their first school years. It has been a focus of community life for more than a century.

In 1979 a special ceremony was held at the school to unveil plaques commemorating two important events in its history. The first celebrated the planting in 1910 of the Coronation Tree, a sturdy oak, marking when Edward VII was succeeded by George V. During the next sixty years the tree was 'lost' or, at least forgotten, but rediscovered in the 1970s by Herb Thomas, proprietor of the *Pakenham Gazette*. The planting of this tree was associated with prominent Berwick residents including W. G. a'Beckett, A. E. Loveridge, storekeeper; the farmer, L. D. Beaumont; the Rev. A. G. Cole and William Wilson. The oak has local historical significance. An example of *Cupressus glabra*, nearby in the same line of trees, is interesting as it appears to be the only example of this cypress in Berwick. It is located just within the school boundary at the acute corner of Peel and Lyall Streets.²⁴⁸ The second plaque related to the 1926 Andrew Chirnside bell named after its donor. It hung near the entrance gates for over half a century.²⁴⁹ Also notable are the Memorial Gates marking the 104th anniversary of the school's foundation on 25 November 1961.²⁵⁰

Berwick Primary School is located on approximately 1.62 hectares of land.

Significance

The Berwick Primary School, which retains its original 1869-70 brick one-room school now used as a staff room, has high local significance for its role in the early history of Berwick and is comparable to Harkaway Primary School. It is one of the oldest public buildings in the Berwick township, and a focus of community life for more than a century. The school's 1910 oak Coronation Tree, 1926 Andrew Chirnside bell, and 1961 Memorial Gates have special significance.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the building, which is of significance;
- Conserve those parts of the building which demonstrate important successive stages of development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Conserve the oak Coronation tree;
- Conserve the 1926 Andrew Chirnside bell;
- Conserve the 1961 Memorial Gates;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) and plantings from the street;
- Encourage the continuation of use(s) of the premises for purposes which are compatible with historical uses of the site.

248. P. Lumley, *Trees assessment: City of Berwick Heritage Study*, 1993.

249. 'Commemoration Day Berwick Primary School'.

250. Ted Pearse, 'History at a Glance of Berwick Primary School'. (Pearse was a Vice-Principal of the school).



History & description

Mrs Fanny Hume Hutchinson was the first owner of this house built c1925,²⁵¹ and lived there for 29 years. She was the grand daughter of Hamilton Hume, the early explorer who came to Australia in 1790 and with whom Hovell made their memorable overland journey to Port Phillip in 1824.²⁵² Mrs Hutchinson was the daughter of George Barbour, a first settler of the Kiewa Valley, where he owned the Gundowring Station, and who had married Hume's daughter.²⁵³

While Dhuringa was being built, Mrs Hutchinson lived in the house next door. It was owned by Sydney James Hillbrich, labourer, in 1922-23, but by 1924 it was owned by Mrs Fanny and Jeremiah Shields Hutchinson.²⁵⁴ The new house was recorded for the first time in 1925, when '2 houses' were listed on the property.²⁵⁵ The earlier house has now gone.²⁵⁶ The stables at Dhuringa were reputedly built before the house, an indication of Mrs Hutchinson's passion for riding.²⁵⁷ The stables remain on the property.

The Hutchinsons were energetic workers for the Berwick Anglican Church. Mr Hutchinson was elected to the vestry in 1926 and was Hon. Secretary and Treasurer in 1927-28. In 1932 a house was built next door at 61 Peel Street, on land owned by the Hutchinson family, for the Rev. A. L. Cole who

251. Berwick rate books 1925-26; City of Berwick Valuer's records.

252. *Early Days of Berwick*, p.32.

253. *Early Days of Berwick*, p.32.

254. Berwick rate books 1922-23, No.230; 1924-25, No.2497.

255. Berwick rate books 1925-26.

256. City of Berwick Valuer's records.

257. Information supplied by present owner.

served the Anglican Church for 28 years. The Rev. Cole had previously lived at the vicarage in Church Street. Mr Hutchinson died in 1934 but Mrs Hutchinson continued to live at Dhuringa.²⁵⁸

Dhuringa is located on approximately 5480 square metres of land and is sited in the centre of a spectacular canopied garden with gravel path approaches and abundant flower beds. A pair of hybrid Bhutan Cypress (*Cupressus torulosa* - pendulous form -? 'Corneyana') are a feature of the garden. They were planted by Mrs Hutchinson from stock obtained from the Royal Botanic Gardens.²⁵⁹ The broad hip roof flairs at verandah level, with a gable projecting over the entrance featuring lattice and shingles. Architectural details are simple, including groupings of sashed windows with multi-paned uppers and plain timber verandah brackets.

The effect of the sheltering verandah and generous fenestration provides shaded views of the garden from the internal entertaining areas. A majority of the internal detailing is well preserved creating a sense of a bygone era. The darkened timber dado has been painted and is relatively high, surmounted by a shelf supported by convex and concave brackets evoking a Japanese influence, which is also evident in external window sills. A marble fireplace is intact and timber floors have been covered with carpet. The quality of craftsmanship in this building makes it a good example of an Arts and Crafts Bungalow.

The present owner, Margaret Phillips, is Mrs Hutchinson's grand-niece and daughter of Lily Bayer, Scots bride of First World War Australian flyer, Louis Bayer and long time worker for the people of Berwick and the Liberal Party.²⁶⁰

Significance

Dhuringa has regional significance as an intact 1925 timber bungalow whose first owner, Mrs Fanny Hume Hutchinson, was the grand daughter of Hamilton Hume. The house is an excellent example of an Arts and Crafts bungalow, featuring superb interior carpentry detailing, intact external form and set within a complementary garden landscape.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) and plantings from the street.

258. Frederick McCubbin, *One Hundred Years of Christ Church, Berwick, 1877-1977*, p.17

259. Information supplied by Mrs M. Phillips.

260. Information supplied by Dr Bruce Collier.

Sunbury (former)

61 Peel Street Berwick



History & description

This charming and substantially intact Inter-war period bungalow (once known as Sunbury), was built about 1932 for the Rev. A. L. Cole on his retirement. It was built for him on land owned by the Hutchinson family,²⁶¹ owners of the next door house, Dhuringa, at 59 Peel Street.²⁶²

An excellent example of the suburban Australian version of the Californian Bungalow, this residence retains most of its architectural features (as viewed from the street). Windows in the front verandah and the neighbouring bay window are the only obvious alterations. The curved path and garden bed in front of the verandah may be relatively recent but are in keeping with the bungalow character.²⁶³

The terracotta roof form is a series of intersecting gables with weatherboard face, the main gable with a shingled upper section. Brick chimney and verandah post plinths compliment the dark stained weatherboard walls and a white paint finish highlights the key structural timbers and decorative features such as the multi-paned port hole window and exposed rafters.

The Hutchinsons were energetic workers for the Berwick Anglican Church. Mr Hutchinson was elected to the vestry in 1926 and was Hon. Secretary and Treasurer in 1927-28. He died in May 1934.²⁶⁴ Mrs Hutchinson, who lived in her Peel Street house for 29 years, was the grand daughter of Hamilton Hume, the early explorer who with Hovell made the memorable journey to Port Phillip in 1824.²⁶⁵

261. Information supplied by Margaret Phillips.

262. Information supplied by Margaret Phillips.

263. See Butler, G., *The Californian Bungalow in Australia*, 1992. Lothian, Vic., pp.129-143.

264. Frederick McCubbin, *One Hundred Years of Christ Church, Berwick, 1877-1977*, p.17.

265. *Early Days of Berwick*, p.32.

The Rev. Cole served the Anglican Church for 28 years²⁶⁶ and previously lived at the vicarage in Church Street. In 1939, following the Rev. Cole's death, his widow erected a memorial window at the Christ Church.²⁶⁷

Current owners of the former Sunbury are Hendrikos and Marie de Poel, who purchased the property from David and Gabrielle Axelson.²⁶⁸ The de Poel's have executed alterations and additions to the rear of the house which is sited on approximately 1129 square metres of land.

Significance

The former Sunbury has high local significance as a substantially intact inter-war bungalow built c1932 for the Rev. A. L. Cole, Anglican Minister on his retirement. The house and complementary garden provide a good architectural example of the suburban Californian Bungalow.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) and plantings from the street.

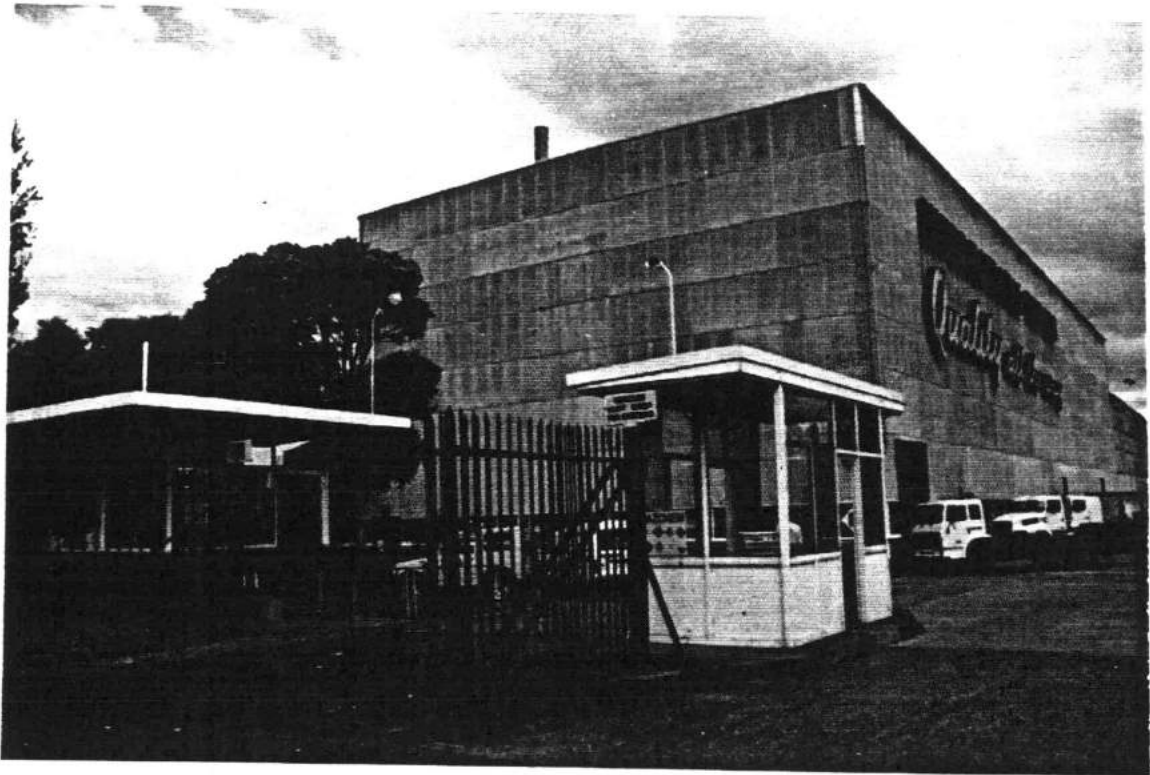
266. *One Hundred Years of Christ Church, Berwick*, p.10.

267. *One Hundred Years of Christ Church, Berwick*, p.17.

268. City of Berwick Valuer's records.

International Harvester Co.

1-35 Princes Highway Doveton



History & description

International Harvester was the first of the three major companies to come to Doveton in the 1950s. The site chosen in 1948 for the new factory was an excellent one at the junction of the Princes and South Gippsland Highways. International Harvester at Doveton represented the Australian manufacturing wing of a huge American company that built commercial motor vehicles and farm machinery.²⁶⁹

The new Motor Truck Assembly Plant at Doveton which opened in 1952 was designed by the architectural firm Hassell and McConnell.²⁷⁰ This firm won the Architecture and Arts Award in 1955 for the design of the adjacent Heinz Factory judged the best designed building erected in Australia that year.²⁷¹ The International Harvester building was described in 1954 as 'a simple, unaffected and handsome plant worthy of this progressive international company'.²⁷² The complex originally comprised a steel framed factory, administration block buildings, and an amenities building. Colour was a feature both in the external and internal treatment. Chrome yellow, turquoise and venetian red with contrasting white trims were used for the exterior and pastel shades for internal walls and ceiling.²⁷³

Costing £1 million, the factory at first employed 500 people and produced 56 different types of motor trucks for local needs and export.²⁷⁴ By 1973 it was employing workers of thirty nationalities. It depended strongly on casual labour.²⁷⁵

269. Niall Brennan, *Chronicles of Dandenong*, p.130; *Architecture and Arts*, July, 1954.

270. *Architecture and Arts*, July, 1954.

271. *Architecture and Arts and the Modern Home*, April, 1955.

272. *Architecture and Arts*, July, 1954.

273. *Architecture and Arts*, July, 1954.

274. Paul Hicks, *Berwick-Pakenham Corridor Study*, pp.36-37.

Planned to permit expansion to the north and east, the International Harvester Factory complex is the least intact of the three large factories, having undergone successive stages of expansion not necessarily in sympathy with the original design.

Site Plan: Located at the junction of the Princes and South Gippsland Highways and the rail line, the acute angle of this block has dictated an asymmetrical arrangement of buildings in relation to the Princes Highway entrance, with the majority of the plant accommodated within one massive factory building.

A driveway entrance to the site divides the administration and amenities blocks from the main plant. An avenue stretches along the front of the plant block and truck park, with pump house and substation located in the grassed strip on the highway side. An important area of remnant vegetation is located between this and the Heinz complex, containing a number of old River Red Gums. The area is said to have once been a plover habitat and the site of local duck hunts.

Administration Building: Constructed in red brick, this block is a simple rectangular building with strip steel framed windows and flat roof designed to enable expansion in the form of a second storey. Internally, smooth plastered walls and linoleum floor finishes create a deliberately clinical atmosphere in the separated office spaces.

Amenities Block: This is the most architecturally interesting building on the site. The skillion roof meets boxed window channels in the feature wall with metal framed fenestration and solid wall panels forming a sheer surface, which were mentioned as a feature in *Architecture and Art* in 1954,²⁷⁶ described as painted in strictly primary colours which have since been resurfaced. The addition of air conditioning units in this wall is a visual intrusion.



Amenities block, International Harvester Co.

275. Paul Hicks, *Berwick-Pakenham Corridor Study*, p.37.

276. *Architecture and Art*, July, 1954.

Factory Building: The original rectangular factory building was located to the rear of the site, allowing for expansion.²⁷⁷ This building featured an inverted ridge at the centre of the roof line, allowing skylights on both sides. In 1956 an addition was added to the north, with subsequent additions in 1966, completing an L-shaped plan.

Further additions were added to the south in the 1970s, covering the rail sidings. Additions to the original brick and cement sheet structure are of little design interest, forming simple block shapes in the landscape. A prominent feature of the complex is the silhouette sign along the ridge of the building as visible from the east of the site and echoed in the western facade of the building. Today the site, around 23.88 hectares, is owned by International Trucks Australia Ltd.

Significance

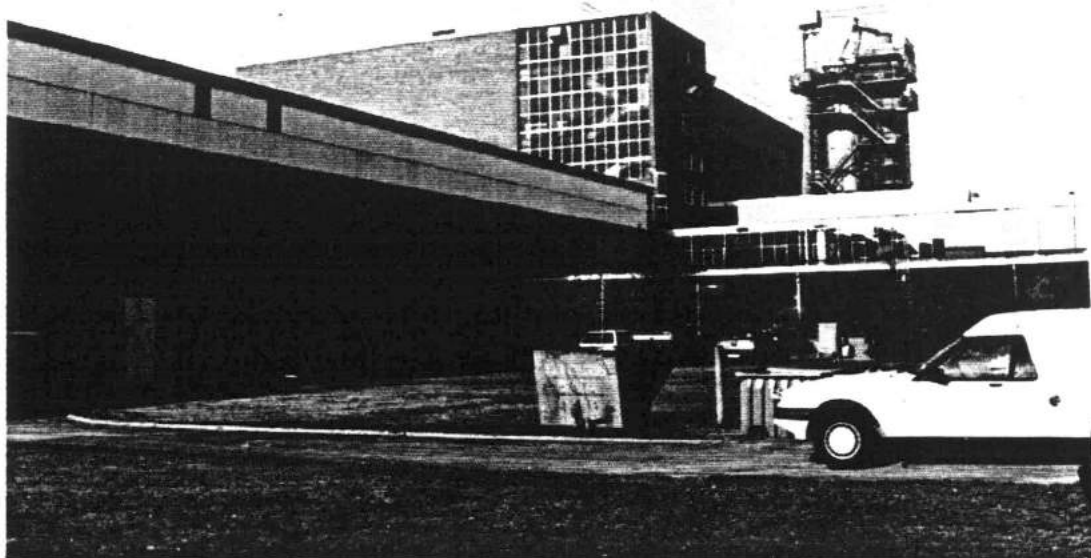
International Harvester's Motor Truck Assembly Plant, designed by the architects Hassell and McConnell and opened at Doveton in 1952, has high local significance as the first of the three major companies which established large industrial complexes there during that decade. The opening of these factories played a dominant role in the rapid urbanisation of this former farming area. Although many key features of the original factory complex have been altered, the complex retains its overall design significance as a good example of early factory planning ideas in Victoria.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the original fabric of the administration building, amenities block and 1952 and 1956 sections of the factory building, and maintain the visual and spatial relationships between these components;
- Conserve significant plantings on the property and maintain a visual relationship between the plantings and the significant buildings on the property;
- In the case of building development on the property, particular attention should be paid to the conservation of the external fabric of the main buildings described above;
- Prevent development adjacent to significant parts of the buildings from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant buildings and plantings from Princes Highway;
- Encourage the continuation of uses of the premises for the purposes which are compatible with historical uses of the site.

277. *Architecture and Art*, July, 1954.



History & description

The H. J. Heinz Company was established at Pittsburgh, Pennsylvania, in 1869. Although Heinz products were imported into Australia from the United States from the late nineteenth century, the first Australian plant was only opened in 1934. It was located in the former Wertheim Piano factory in Richmond, and sold bottled Horseradish followed by Baked Beans in Tomato Sauce, Canned Spaghetti and Mulligatawny, Oxtail and Chicken Soups. The first sale of canned products was five cases of Cream and Tomato Soup to Young and Jackson's Hotel in Flinders Street, Melbourne.²⁷⁸

As a result of the growing demand among Australian housewives for prepared canned foods in the post-war years, it was decided in the early 1950s to build a new and larger factory at Doveton to replace the Richmond factory. The Doveton site was relatively close to Melbourne, on a good transport route and close to vegetable growing areas. Mr Higgins' old dairy farm was the chosen site.²⁷⁹ It was close to the site of the International Harvester Complex established in 1952-53. The Victorian Housing Commission Estate at Doveton provided a good potential labour supply.²⁸⁰

The construction of the Heinz complex was seen as of Australia-wide importance and was officially opened on 7 November 1955 by the Australian Prime Minister, The Hon. R. G. Menzies. It was claimed to be 'the largest food processing plant in the Southern Hemisphere' and an 'architectural show-piece'.²⁸¹ This view was confirmed by the Architecture and Arts 1955 Award for the best designed building erected in Australia that year. Designed by the architects Hassell and McConnell and built by E. A. Watts Pty Ltd., the complex featured curved roofs and glass curtain walls. Its amenities block had a canteen that served three course meals. It was designed with acoustic plaster ceilings and satin

278. *The Heinz Story, Inside Heinz* Supplement.

279. Jean Uhl, *Call Back Yesterday*, p.91.

280. *The Heinz Story*.

281. *The Heinz Story*.

chrome tube furniture.²⁸² There was a stainless steel kitchen, and a first-aid centre. The factory was set in landscaped gardens and lawns.²⁸³ One writer declared that it was 'one of the few industrial projects in Australia that could be classed as top flight architecture'.²⁸⁴ The strong forms of the loading points on the store and preparation plant were given particular attention, described as "honest architecture speak[ing] for itself".²⁸⁵ Later additions to the complex included new administrative offices (1963), a new building to house the computer facilities (1983), and a Research and Development Centre (1990).²⁸⁶

Over the years, Heinz produced baby foods, canned soups, a great variety of baked beans, spaghetti, salads and various Weight Watchers products.²⁸⁷ Heinz Company Pty Ltd continues to own and operate the factory today.

With the other two industrial giants at Doveton, General Motors Holden and International Harvester, Heinz has been responsible for great changes in the district. It has been closely associated with the development of industrial Dandenong and the Doveton Housing Commission Estate. Heinz employed large numbers of part-time workers, particularly migrant women. The Company has also involved itself in community activities such as the Dandenong Festival.²⁸⁸

The Heinz factory demonstrates a design approach influenced by the aesthetics of Bauhaus Modernism, an international design philosophy which had a revolutionary impact on industrial workplace design in Europe in the early twentieth century. As a complex, it remains intact in a majority of its components but recent alterations and subdivisions have had a detrimental impact on its landscape and aesthetic significance, in particular, the manner in which the Princes Highway facade is now concealed.

Other comparable examples of post-war industrial design include the AMP building at Fairfield, the administration and showroom building of the former Nicholas building in Warragul Road, Chadstone, now substantially altered and the neighbouring Heinz factory.²⁸⁹

Site Layout: The layout of the present 23.84 hectare site has been organised to fulfil the functional requirements of the food production process while also presenting a modern corporate image to the public. The administrative wing (now very altered) faces Princes Highway. The other buildings on the site have been positioned considering access to roads and railways and also with regard to important trees on the site.

A very old River Red Gum with a large scar, known as the 'canoe tree', is located in the central lawn area east of the warehouse, and at least two other significant River Red Gums exist on the site. Protected from destruction at the time of development, they represent an early awareness of the cultural importance of these trees.

All the production areas are accommodated in attached sections of the complex, with different roof forms and slight variations in materials and fenestration, clearly defining the different functions of each section. The administrative section is slightly detached from the mass of the factory and is reached via a covered walkway. The maintenance shop, boiler house and water storage tanks are located to the south-east of the site.

Vehicular access points remain in their original positions: to the west for employee car parking and product export; to the north for visitor entry and food imports; and to the south for fuel imports by rail. Goods are no longer exported by train. The rail alignment was removed for safety reasons c1983 from a large section to the west of the warehouse (Building 17). A small section of rail, approximately 8

282. *Architecture and Arts and the Modern Home*, April, 1955.

283. *Architecture and Arts and the Modern Home*, April, 1955.

284. *Architecture and Arts*, March, 1955. Hassell and McConnell also designed the International Harvester factory.

285. *Architecture in Australia* Vol.45, No.2, April - June 1956, p.53.

286. *The Heinz Story*.

287. *Heinz. Questions and Answers*.

288. Paul Hicks, *Berwick-Pakenham Corridor Study*, p.37.

289. B. Trethowan, 'Nicholas Administrative Building', Submission to Historic Buildings Council, Feb. 1992.

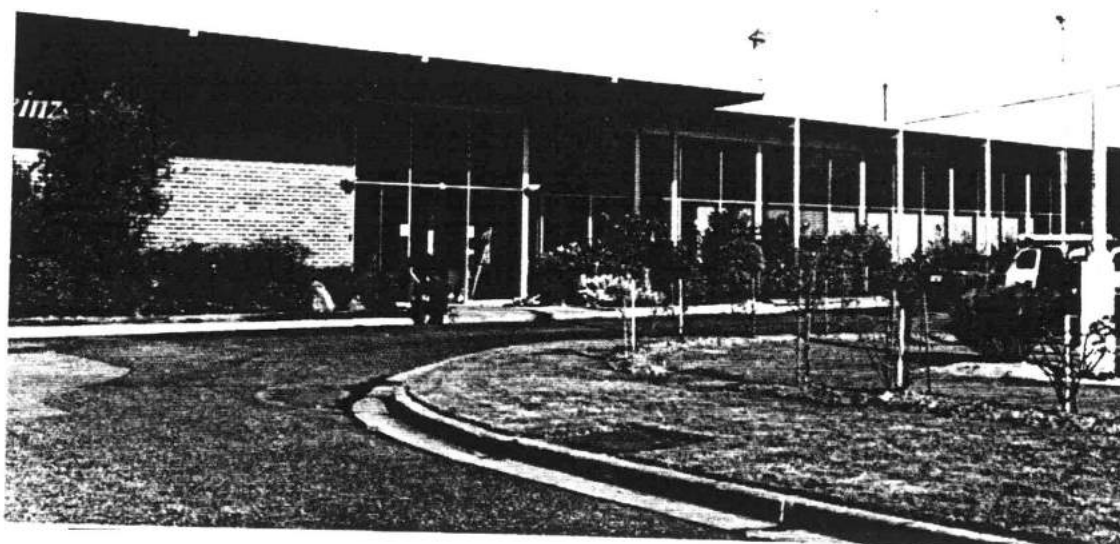
metres in length, remains at the Princes Highway end of the loading bay. Coal briquettes continue to be loaded via an escalator into the boiler house at the rear of the site.

The formal (visitor) approach to the factory, off Princes Highway is spoilt by the development of recent buildings on the western subdivision, obscuring the former open view from the highway, and detracting from the visual focus of the administrative/reception block.

Administrative Building: This building houses the reception with administration offices to the rear, contained within the original block, which was substantially added to in 1963 with sympathetic steel frame and glass wall design, with a courtyard. The entire interior has been refurbished recently. To the east of the block a hollow concrete brick wall screens the building and encloses a footpath which extends from the carpark down the side of the building.

A new extension built in 1990, houses the Research and Development Department in a nondescript brick and glass addition to the eastern end of the 1963 administration extension.

The administration building is connected to the canteen and amenities block via an undercover walkway of simple steel construction.



Administration & Reception, Heinz Pty Ltd

Amenities Block and Canteen: This building, constructed in red brick with a concrete verandah is externally intact. Original steel fenestration is intact, as are locker rooms and toilets. The canteen has exposed steel trusses in the roof with cantilevered overhang. The interior has been extensively altered, with replacement of original servery and cafeteria furniture. The concrete roof over the walkway, dividing the amenities block from the quality control office, is punctuated with circular skylights with domed fibreglass caps.

Central Block (labelling, sterilising): This flat roofed section adjoins the vaulted warehouse (to the west), and the two-storey Kitchen and Filling Plant (to the east). This building is largely intact and still used for its original purposes. Louvres attached to west facing windows are a strong architectural feature of the original design.

Kitchen and Filling Plant: This section of the Heinz complex has some of the most architecturally interesting features, illustrating design ideas reminiscent of Bauhaus architecture. One such feature is the glass wall section, in two storeys at the corner of the block, facing the administrative wing, and

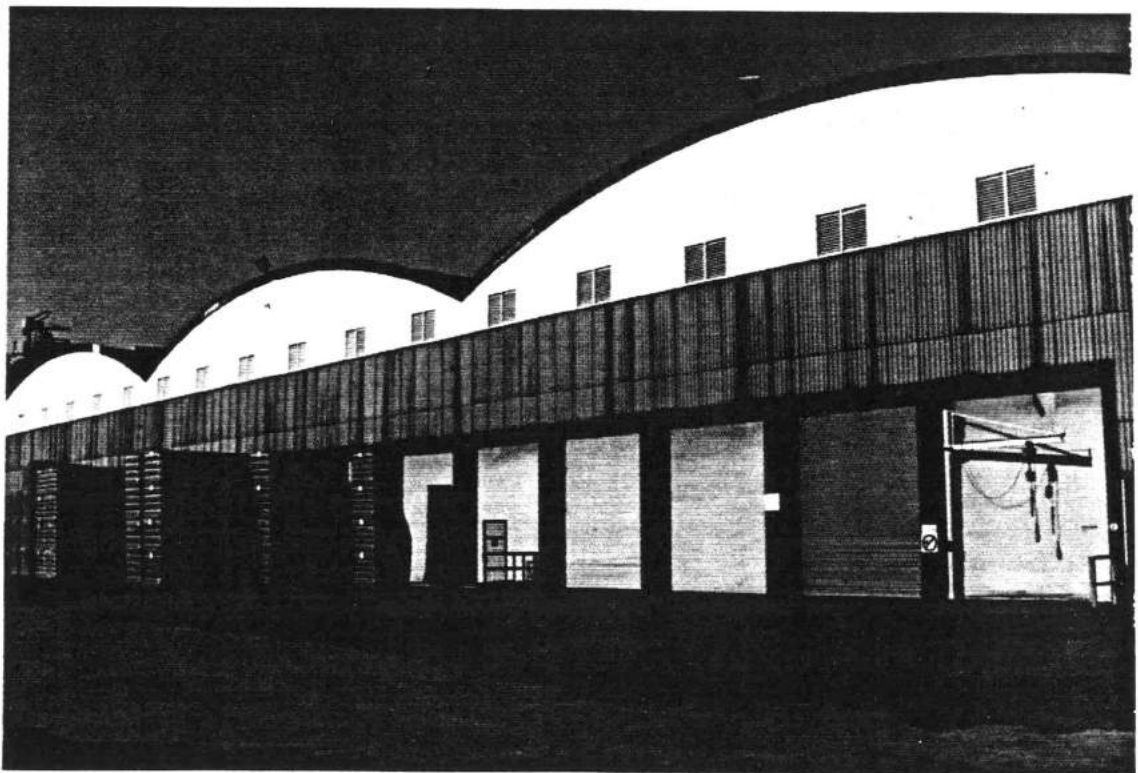
allowing a view of the 'floating staircase' within, a device hailed as revolutionary fifty years earlier, in the 1907 Weimar factory by Walter Gropius. This building, visually highlighted by its height and material (brick), could be interpreted as the heart of the factory.

Store and Preparation Plant: Built on the eastern boundary of the site this building with saw tooth roof and glazed highlights, is the largest section of the complex. Originally containing a can manufacturing area, this ceased functioning in 1966, but is still used as a can storage area.

The ingredients store and preparation plant are still functioning. Evidently, the storage area is insufficient as stacking crates are also stored east of the driveway.

Five of the original six ports on the eastern side of the preparation building are intact with the third from Princes Highway end having been removed and replaced by a larger port structure constructed of solid steel I-beams and pillars. This could possibly have been built c1963 when warehouse extensions and loading bays on the west side are believed to have been added. A seventh port is located at the front of the building. In contemporary discussion of the complex these interesting features were described as 'honest architecture speak[ing] for itself'.²⁹⁰

Finished Goods Store: At the western end of the main factory complex building, this store is distinguished by its triple vaulted roof with glazed highlights. 'Curved roof and wide expanses of glass help to make this centre one of our most exciting buildings for industry', commented contemporary critics.²⁹¹ An extension to the loading bay was added c1963 when the underlying rail track was almost completely covered. At the same time the capacity of the warehouse was increased by approximately fifty percent in a north addition.



Finished Goods Store, Heinz Pty Ltd

290. *Architecture and Arts and the Modern Home*, April, 1955, p.53.

291. *Architecture and Arts and the Modern Home*, April, 1955, p.53

Maintenance/Engineering Block: This detached smaller block with saw-toothed roof abuts the main eastern driveway and is connected to the food preparation plant by a covered walkway. A lawn area with gum trees extends between this block and the north extension of the warehouse. Behind (north of) this building are located the boiler house, concrete pump house and concrete water tanks. One million gallons of water are stored in this more recent tank.

Boiler House: The monolithic form of the boiler house, with its split level roof and three tall chimneys, is a dramatic feature of the factory landscape, especially as viewed from the railway line. Contemporaries described the building in terms of 'simple constructional methods and honest use of materials sensitively handled give exciting effects'.²⁹²

The loading system for the import of coal briquettes from Yallourn consists of a long conveyance ramp, projecting diagonally from ground level into the third storey of the building. It has recently been reclad in Colorbond sheeting, replacing the original cement sheeting. This is a sympathetic treatment which retains the effect of the original finish.

Significance

H. J. Heinz Factory Complex, designed by the architects Hassell and McConnell, and completed in 1955 to replace an earlier Richmond factory, has state significance as one of three major factory complexes established in Doveton in the 1950s associated with the industrial development of Dandenong, and the extension of the Housing Commission Estate nearby. These factories have had a major impact on the development of the Berwick district. The Heinz factory, winner of the Architecture and Arts Award for the best designed building erected in Australia in 1955, was claimed at the time to be the largest food processing plant in the Southern Hemisphere.

Today its aesthetic and architectural importance has been reduced due to building additions and subdivisions which have reduced the possibility of visual interpretation of the industrial complex, as viewed from the Princes Highway. A majority of the building components remain on the site and are externally intact with some internal alterations and external additions. The complex was considered to be architecturally outstanding at the time of construction. Other comparable examples of Post-war industrial buildings include the APM building at Fairfield for its dramatic use of the glass curtain wall, the administration and showroom building of the former Nicholas building in Warragul Road, Chadstone (now substantially altered) and the neighbouring General Motors Holden factory.

Conservation guidelines

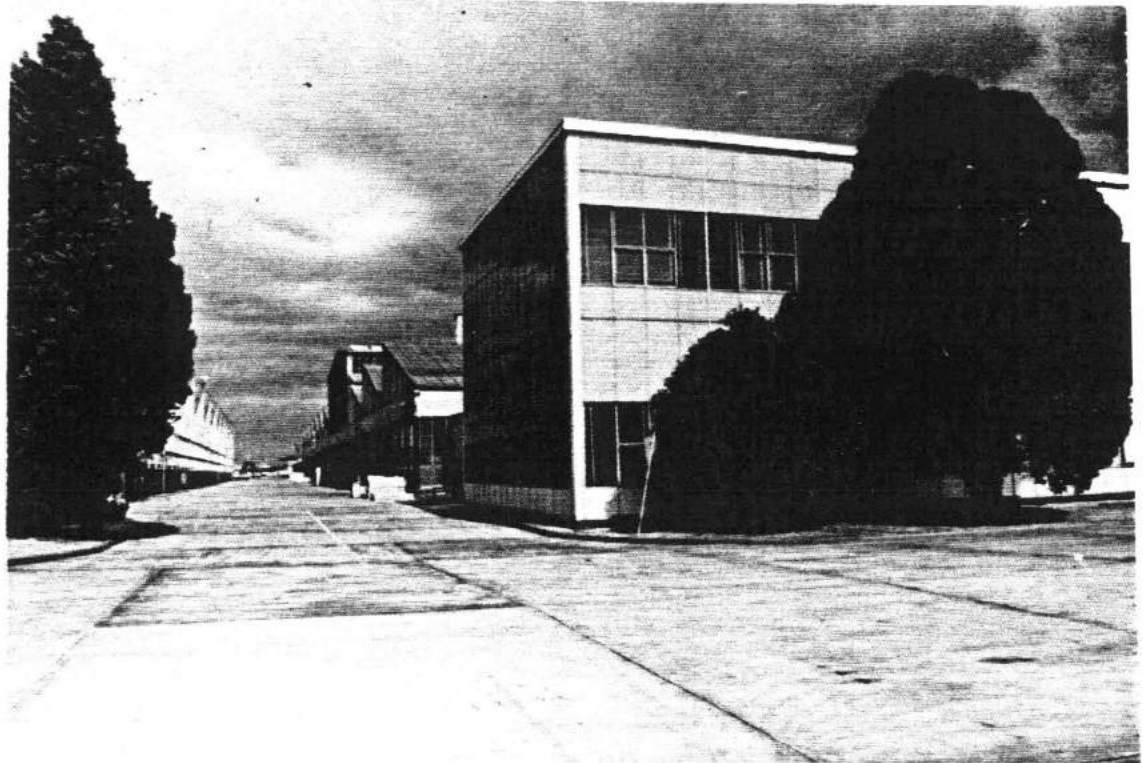
In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the original fabric of the factory buildings and maintain the visual and spatial relationship between the components of the factory;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the buildings from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant buildings and plantings from Princes Highway and the railway;
- Encourage the continuation of uses of the premises for purposes which are compatible with historical uses of the site;
- In the case of the building development on the property, particular attention should be paid to the conservation of the external fabric of the main buildings described above.

292. *Architecture and Arts and the Modern Home*, April, 1955, p.49.

General Motors Holden Ltd

77-125 Princes Highway Doveton



History & description

The story of General Motors Holden, a major Australian industrial company which has played a dominant role in the development of Dandenong and neighbouring Doveton, begins in 1854. In that year James Alexander Holden left England for Adelaide where he set up a leather and saddlery business. In 1917 his son, who had taken over and expanded the business, formed Holden Motor Body Builders Limited. The company progressed rapidly with the ever-increasing demand for cars and in 1926 General Motors (Australia) Pty Ltd was formed. The two companies merged in 1931 to become General Motors Holden Ltd.²⁹³

Between 1935 and 1936, a two-storey GMH head office, assembly plant and warehouse were opened at Fishermen's Bend. It was here, in November 1948, that the first Holden was launched. This completely new six-cylinder, six-seater sedan was Australia's first successfully mass-produced car.²⁹⁴

Between 1951 and 1952, to meet the needs of the rapidly expanding GMH empire, land was purchased at Doveton. Parts of the land was the former 130 acre dairy farm of the Foy family, and a further 147 acres bought for future expansion of the General Motors Holden empire.²⁹⁵ GMH was the third of three major companies that established large industrial complexes at Doveton in the 1950s. Two other industrial giants, International Harvester and Heinz had already opened plants there.²⁹⁶ This area was chosen because, although it had been used mainly for primary production, there were factors favouring future industrialisation. This was aided by government support through the Housing Commission's establishment of a new housing estate nearby.

293. *The Holden Heritage*, pp.7-13.

294. *The Holden Heritage*, pp.13-16, (Illustration p.17).

295. *The Holden Heritage*, p.18; Jean Uhl, *Call Back Yesterday*, p.91.

296. *The Conveyor*, Sept., 1981; Jean Uhl, *Call Back Yesterday*, p.92; Niall Brennan, *Chronicles of Dandenong*, p.135.

In planning the GMH plant, personnel made overseas visits to study the latest assembly plant practices and factory layouts.²⁹⁷ The designing architects chosen by GMH, Stephenson and Turner, were noted for their industrial and hospital work. The new buildings in this huge complex contained features popular in factory design of the period, including the use of reinforced concrete, aluminium curtain walls and ceramic glass. A special feature was the provision of staff amenities such as a canteen with a seating capacity of 1480, and Staff and General Dining Rooms.²⁹⁸ GMH even had its own railway station, a boon for the army of shift workers who came to work there from the inner suburbs.

The builders for the project were E. A. Watts Pty. Ltd., and Lewis Constructions P/L. The whole complex cost £15 million, about half of it for buildings. Construction was completed by early 1956.²⁹⁹

GMH became Australia's largest manufacturer of commercial vehicles and had the second largest assembly plant in Australia.³⁰⁰ Its move to Doveton resulted in many other industries being located there. One result of this development was the bid by the Councils of Berwick, Cranbourne and Dandenong for this territory. Berwick argued that the area had always been part of the Shire and the Local Government Board decided in its favour.³⁰¹ In subsequent years, the Berwick district was radically altered by this industrial development and the associated residential growth at its western end. The large scale residential development with its social and ethnic mix created a number of social welfare needs that have had to be met by the authorities.³⁰²

The GMH factory complex, now located on a 62.35 hectare site, today mainly occupied by Toyota with some areas used by GMH, is very intact. It provides a good example of architectural design philosophy influenced by International Style Modernism. Built in the year following the 1955 opening of the Heinz factory adjacent, this complex demonstrates a similar aesthetic approach in regard to materials and site layout. The various departments are separated in detached blocks. A notable feature of all the buildings is the use of a 50 inch square module as a standard unit in both plan grid layout and structural system in elevation.

Other comparable examples of post-war industrial design are the administration and showroom building of the former Nicholas building in Warragul Road, Chadstone, now substantially altered and the neighbouring Heinz factory.³⁰³

Site layout: Located on flat plains below Princes Highway, (east of the Heinz factory), the factory outbuildings are positioned symmetrically along the central axis of the main driveway. The entrance drive, used by visitors and employees, is a grand design marked by lamp posts and flag poles in a symbolic gesture of corporate pride. The position of the driveway, which effectively dissects the total site, was evidently governed by the location of the Corroboree tree, a magnificent Red Gum located at the forked junction with the Princes Highway. At both ends of the driveway approach are gatehouse boxes. (Security personnel only operate from the factory end today). An avenue in front of the five factory facades, divides the carpark and recreation area from the main factory area. From east to west, three large buildings (Plant 2, the Truck Assembly Plant, and the Vehicle Assembly Plant), are separated by two smaller buildings of roughly the same form, the Parts and Accessories warehouse and the Administrative offices, all sharing a common front to the avenue, defined by curtain wall facade utilising a 50 inch grid as the basic design unit. To the rear of the site is another plant building, the Service Garage and Boiler House, with the rear gatehouse and train station still intact.

297. *The Conveyor*, Sept., 1981.

298. *Architecture and Arts*, July 1957, pp.34-46.

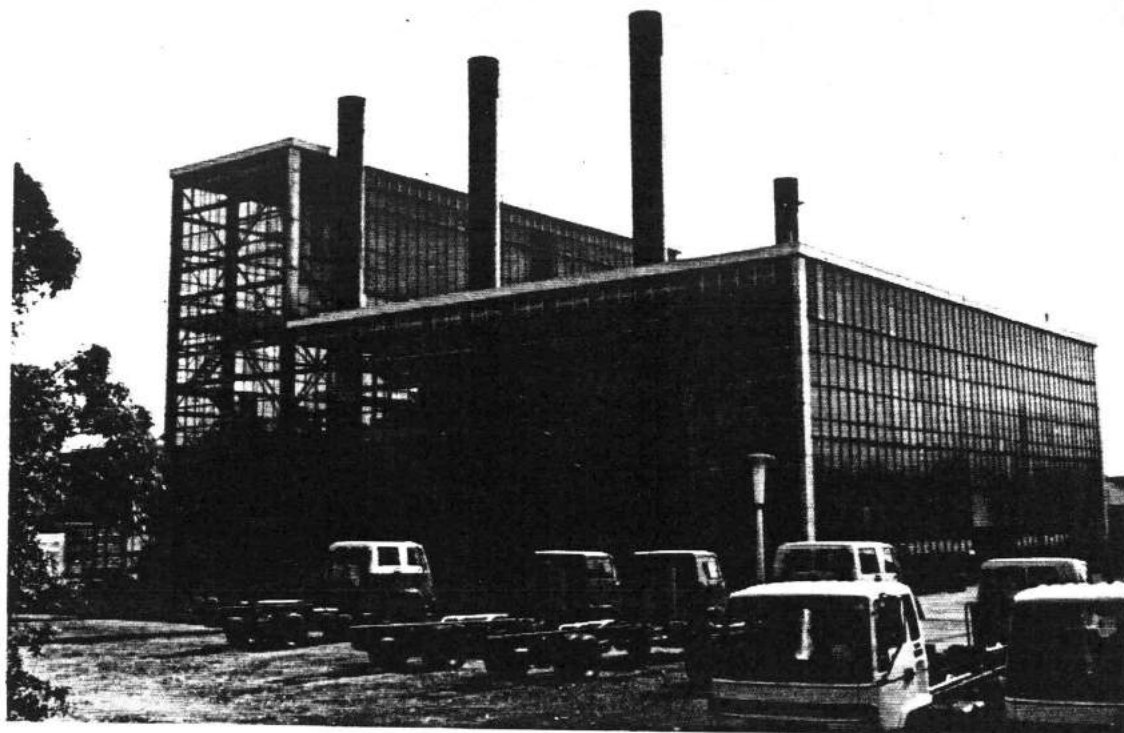
299. *Architecture and Arts*, July 1957, p.46.

300. Niall Brennan, *Chronicles of Dandenong*, p.131.

301. Paul Hicks, *Berwick-Pakenham Corridor Study*, pp.37-39.

302. L. Bryson, & F. Thompson, *An Australian New Town: life & leadership in a working class suburb*, Kibble Books, 1972.

303. B. Trethowan, 'Nicholas Administrative Building', Submission to Historic Buildings Council, Feb. 1992.



Boiler House, GMH Ltd



Plant 2, GMH Ltd

Administration, Reception and Cafeteria: This important building is externally similar to the other front buildings, sharing the common beige curtain wall with two levels of strip windows in the facade and coloured glass panels at the side. The entrance has a simple enclosed rectangular porch with terrazzo floor. Internally the foyer reception area is remarkably intact, with hardwood parquet floor and open terrazzo stairs, supported by steel beams and balustrade painted blue, continuing the primary colour scheme which is a theme throughout the complex. Walls are clad in pale timber panels, with the back wall of marble, containing an entrance to the cafeteria.

The cafeteria is divided into two separate dining and serving areas. The former executive cafeteria, linked to the administrative offices, had a parquet floor which is now covered with linoleum. It is divided from the terrazzo-floored main dining hall by blond panel sliding doors. Chrome finished menu signs are intact in the executive cafe, and it now also accommodates a 'portable' Commonwealth Bank office.

Attractive views from the cafeteria towards the rear of the site are terminated by the monolithic form of the boiler house. The main cafeteria walls are almost two-storey in height. Stainless steel benches in the self-service area are intact, as are the numerous 1950s lino-topped tables and chairs with satin finished tube frames, composing an intact example of interior design of the period.

Plant/Vehicle Assembly Plant: Impressive because of its extensive scale, this building is comprised of the common 50 inch unit wall panels with spectacular saw-tooth roof. The walls consist of a lower concrete sheet 'plinth' surmounted by glazed panelling. Yellow panel doors are a highlight.

The integrity of the facade is reduced by the enclosure of the loading bay at the rail siding, spoiling the triple curtain wall view from Princes Highway. Internally, the removal of features by Toyota has also reduced its integrity.

Plant 2, Former NASCO: Built for the international spare parts arm of GMH. This building complements the others fronting the avenue. It is clad in cement sheeting with blue glass ceiling lights facing north in the saw-tooth roof. Externally there is continuity with the overall design in the red concrete plinth and primary coloured doors. The integrity of the interior has been reduced due to recent refurbishment of the office and mezzanine.

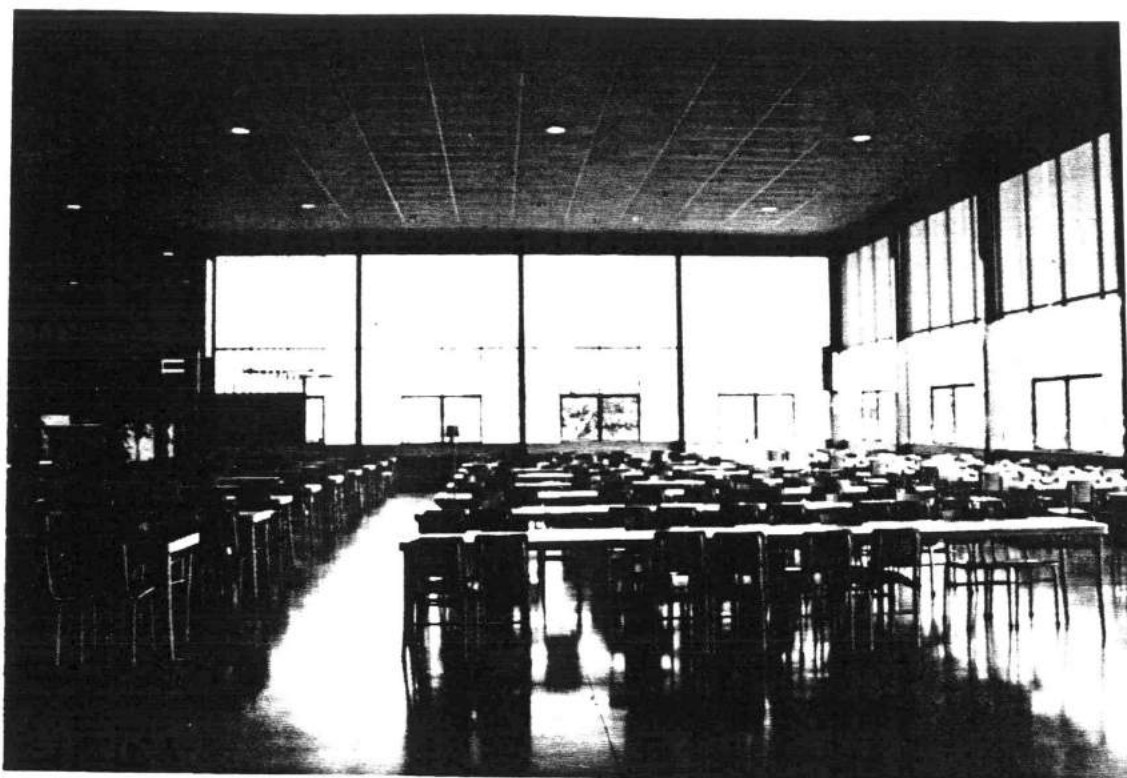
Truck Assembly Plant: This plant formerly accommodated the Frigidaire plant until production moved to New Zealand in the 1970s. Like the other main buildings on the site, it is externally very intact, with its additional storey, (added in 1966), breaking up the standard roof line.

Boiler House: The crystalline cubic form of the boiler house is the most outstanding architectural element in the factory complex. Designed to produce high pressure water to fuel the plant, this building is a living museum both internally and externally. The intactness of the interior is important, with gas replacing oil as a fuel, and furnaces and intricate matrices of pipes intact. The exterior, viewed from other buildings on the site and from the railway, is monumental in scale, forming an impressive silhouette composed of roof, transparent glass walls and three tall chimneys. The service garage is adjacent, with its dominant portal frame roof and brick lower walls.

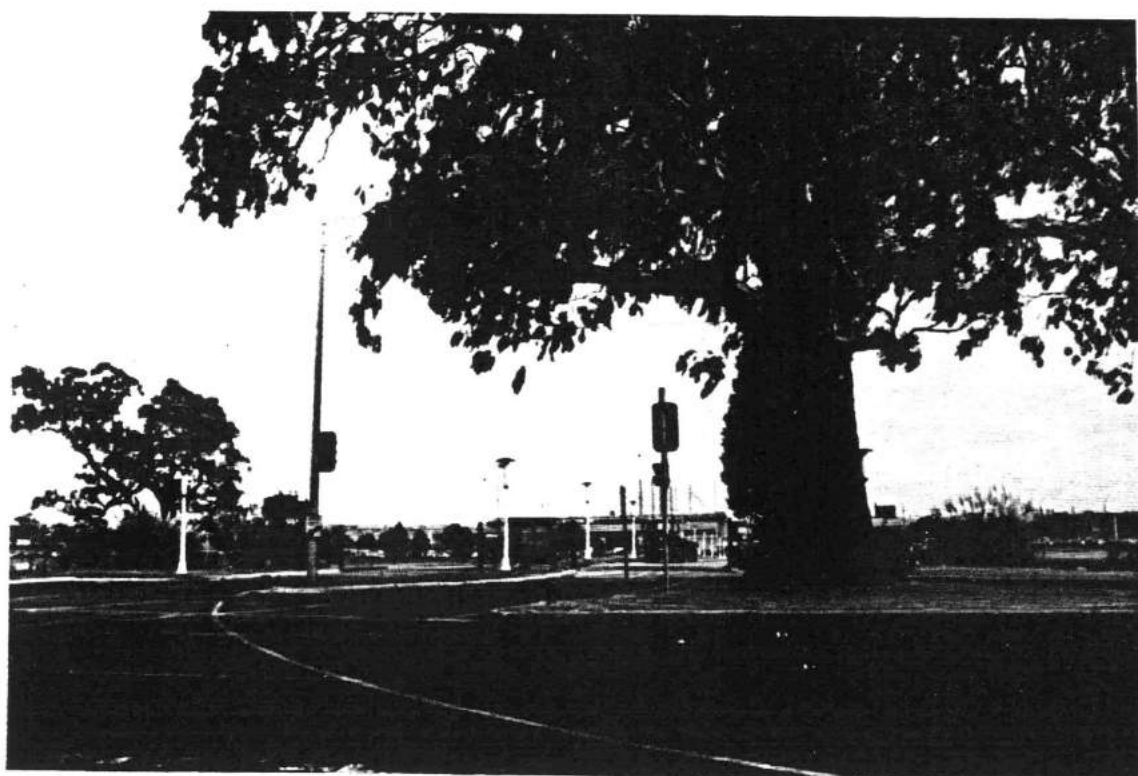
Service Station: Designed to service company cars, this building has a simple broad gable roof supported by steel webbed trusses and clad in asbestos cement sheet. Internally all the fixtures appear to be intact, with the building still functioning for its original purpose.

Station and Bridge: This station, with its weatherboard walls and skillion roof, retains a distinctive 1950s form, with two cantilevered platform shelters. Inside the GMH site, the guard house is identical to those at the front highway entrances.

Sports & Recreation Centre: This complex, sited at the front of Plant 2, on the opposite side of the avenue, is carefully landscaped into an elevated section of land. The clubhouse is a simple rectangular brick building with skillion roof, strip glazing and a curtain walled porch. Facing the bowling green with cantilevered concrete shelters and an elaborate original suspended lighting system, the clubrooms also have views of the adjacent oval and tennis courts. The nearby employee car parks contain bicycle sheds with hanging racks of similar design to those in the complex.



Interior of Cafeteria, GMH Ltd



View from Princes Highway showing Corroboree Tree at driveway entrance, GMH Ltd

Significance

General Motors Holden, established at Doveton in 1956 with its own railway station, has state significance as a prime example of a large post-war Victorian factory complex associated with the industrial development of nearby Dandenong and the Doveton Housing Commission Estate. It was the largest of three major industrial complexes opened at Doveton in the 1950s. The design of the GMH complex by the renowned institutional and commercial architects Stephenson and Turner is notable as an example of the latest trends in the use of reinforced concrete, aluminium curtain walls and ceramic glass, and the provision of up-to-date staff amenities. The layout of the entire site is particularly impressive, the spectacular driveway entrance, signposted by the significant Corroboree tree, is symbolic of corporate pride in the factory premises, which is a sentiment still strongly felt by long term employees of the plant today.

The boiler house stands as one of the most important industrial buildings constructed in Victoria in the Post-war era and ranks with the AMP building at Fairfield for its dramatic use of the glass curtain wall. Other comparable examples of post-war industrial design are the administration and showroom building of the former Nicholas building in Warrigal Road, Chadstone, now substantially altered and the neighbouring Heinz factory.

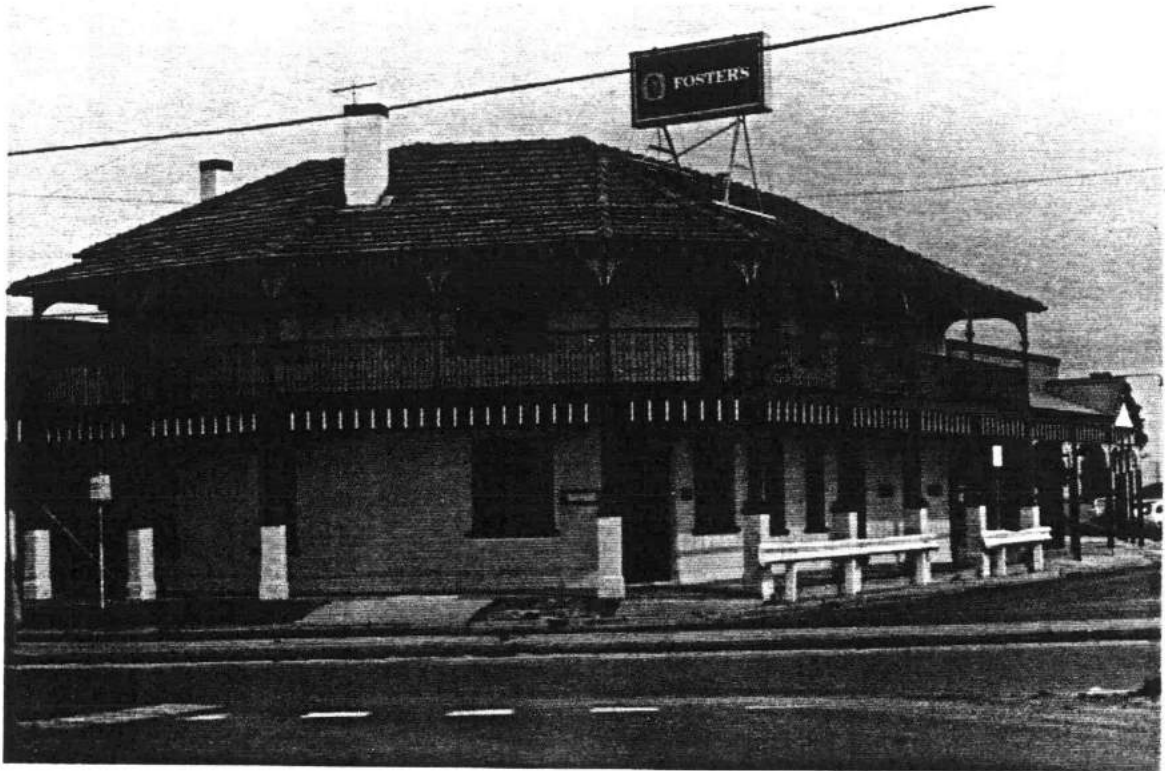
Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the original fabric of the factory buildings and maintain the visual and spatial relationship between the significant buildings described above;
- Conserve the driveway and the adjacent open space which forms a striking landscape form;
- Conserve the reception area;
- Conserve significant native gums on the site and in particular the strategically positioned Corroboree tree;
- Prevent development adjacent to significant parts of the buildings from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) and plantings from the Princes Highway and the railway;
- Encourage the continuation of use(s) of the premises for purposes which are compatible with historical uses of the site.

Hallam's Road Hotel

241-245 Princes Highway Hallam



History & description

Hallam's Road Hotel was built in part of Portion 28 in the Parish of Eumemmerring on 50 acres selected by the Hallams in 1856.³⁰⁴ This may have been the same William and Mary Hallam who emigrated in 1848, arriving in Port Phillip Bay on 1 January 1849.³⁰⁵ After their purchase of land in the Berwick district, a store was built on the corner of the Gippsland Road and the road to Narre Warren North (then known as Narre Warren). In November 1862 William Hallam attended the public meeting to form a Berwick District Road Board. The next year, in local school records, he was described as a storekeeper.³⁰⁶

It is not known exactly when Hallam's store became a hotel. However, a first liquor licence was issued in 1872.³⁰⁷ Hallam was listed in the earliest surviving Berwick rate books as the owner of a hotel and 246 acres of land in Eumemmerring,³⁰⁸ the earlier name for the area. This hotel became a popular meeting place for local farmers, race goers attending meetings at the Eumemmerring racecourse and gold seekers. Over the next 13 years, the Hallams built up a prosperous business while raising their family of nine sons.³⁰⁹

In 1885 Hallam sold the property to Edward Uren, a Cornishman who arrived in Australia in 1856. Uren had already travelled to America and then made a fortune copper mining in the Buninyong

304. Deborah Stephan, 'Hallam - 1830-1930', 1993, p.10.

305. Information supplied by Dr. D. Stephan.

306. 'Hallam - 1830-1930', p.10.

307. *The Gazette*, 29 July, 1992.

308. Berwick rate books 1876, Nos.104, 105.

309. *The Gazette*, 29 July, 1992.

district. He became Mayor of Buninyong, a Borough Councillor and member of the Ballarat Mining Board.³¹⁰

Later in the 1920s, the hotel licence was held by Mrs Bufford, sister of the notorious gangster 'Squizzy' Taylor. Extensive additions were made at this time with verandah posts and pillars reorganised. The present TAB room has old 1920s plasterwork on the ceiling but most old internal details have been removed. One writer claims that,

In the 1920s the original building was demolished and the hotel rebuilt with a second storey addition.³¹¹

Further research is required to establish whether any earlier sections of the building remain.

Later, in the 1940s, a lounge was built at the rear for travellers and in the 1960s another lounge was constructed. Finally, in 1978, the old hotel was extensively renovated. In 1989 more rebuilding was carried out by the owner, Eugene Le Grand, while retaining the corner facade and old bar.³¹² Internally very little remains from the pre-1980s.

The hotel today stands as a prominent landmark building at the corner of Hallam Road and Princes Highway located on approximately 7563 square metres of land. The two storey building contains a combination of styles in its external treatment. The broad splayed hip roof extends over the verandah and is clad in terracotta tiles with rafters projecting at the eaves. This treatment is reflective of popular Federation and Bungalow styles of the 1920s while the form suggests an earlier construction date. The balcony has metal geometric balustrade detailing with cast iron posts and lace brackets, probably a very recent addition. The balcony supports at ground level are concrete Doric columns set upon square brick plinths. The slatted timber valence, continuing in the new additions, is also a recent alteration. The brick paved verandah floor is collapsing at the north entrance, and cellar doors have been replaced. Windows at ground level contain unusual leadlight designs incorporating diamond and textured glass. Further research is required to document the history of successive phases of construction and the origins of many of these materials.

Significance

Hallam's Road Hotel, located on a dominant site on the corner of Hallam Road and the Princes Highway, has high local significance as a focus for district community life for over a century. It has historical importance for its associations with the Hallam family, first licensees in 1872, who gave their name to the Hotel, the district and the railway station, and with the farming families, race goers, travellers and gold seekers who flocked to the hotel during its early years. Its architectural importance has been reduced due to recent alterations to the interior and exterior of the building, which make it difficult to identify stages of development. However, it has strong landmark qualities.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Promote further research on the fabric of the building to identify sections associated with the original building or other important stages of development;
- Conserve the fabric of the original section of the building, which is of significance;
- Conserve those parts of the building which demonstrate important successive stages of development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;

310. Jean Uhl, *Call Back Yesterday*, p.50.

311. *The Gazette*, 29 July, 1992.

312. *The Gazette*, 29 July, 1992.

- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) from the street;
- Encourage the continuation of use(s) of the premises for purposes which are compatible with historical uses of the site.



History & description

This house, originally named Liskie Brae, was built in 1902 as the retirement home of William Wilson Snr., founder of the Wilson Quarry.³¹³ It was constructed by George Ballantyne of Glenferrie Road, Malvern.³¹⁴ Wilson's earlier home, Quarry Hills, also survives as one of the district's most important and earliest residences.³¹⁵

William arrived in Victoria with his family in 1841. The Wilsons from Fintona, County Tyrone, in Ireland, included three sons and two daughters. William and James settled in Berwick in 1854 but Thomas lived in Brighton, building a number of private homes and public buildings. He also built some of Berwick's early homes most probably including Quarry Hills.³¹⁶

William married Euphemia Brisbane and his sister Anne married James Buchanan, who became one of Berwick's most prominent residents. Two of William's daughters married into other important Berwick families becoming Mrs Charles G. Kent and Mrs G. Ballantyne.³¹⁷ The history of the Wilson properties is inextricably linked with these marriages between leading district families.

The Wilson brothers originally farmed together. When they divided the property William secured the southern section with a frontage to the Gippsland Road (now the Princes Highway) and Hessel Road, the site of Quarry Hills. William opened his quarry in c1870 on his Quarry Hills property, thus founding an important district industry. Stone from the quarry was used as ballast for railway lines

313. Information supplied by Margaret Archer, a Wilson family descendant; City of Berwick Valuer's records.

314. Information supplied by Louise Reeve and confirmed by Bessie Ballantyne of Upper Beaconsfield Road.

315. Historic Buildings Council File No.601352L.

316. *Early Days of Berwick*, p.11.

317. *Early Days of Berwick*, p.11.

throughout the district. About 1884, his eldest son, William Wilson Jnr., took over the quarry, working it for 40 years until about 1918.³¹⁸ William Jnr. lived at Mansfield House (a few of the trees remain on the south side of Princes Highway), opposite the quarry for many years but in 1912 moved into a new house, Blairgowrie, with its underground ballroom. William Wilson Snr., only enjoyed his gracious villa residence Liskie Brae for a short time, dying in 1907. His wife died in 1920.³¹⁹

In 1937 the name of the old house was changed to Rheanva when it became the property of Mrs Anne Jane Greaves. She lived there with her parents, Mr and Mrs L. D. Beaumont. The Wilson link was thus maintained, as Mrs Beaumont was the niece of the original owner.³²⁰

In 1971, the house was given its present name, Kilkirean, when it was purchased by James G. and Jill R. Brownlea. At this time it was described in City of Berwick Valuer's records as a solid brick house in the colonial style on three acres of land with four bedrooms, kitchen, drawing, living and dining rooms, and with a weatherboard skillion off the kitchen. The outbuildings included a weatherboard garage and workshop.³²¹

Located on the hill slope above the Princes Highway, Kilkirean today retains a secluded aspect, surrounded by magnificent grounds containing mature exotic plantings including *Magnolia grandiflora*, liquid amber, camphor laurel, pines, oaks and cypresses. The Italianate villa has a symmetrical form with two projecting hip roofed bays at each end of the facade. The verandah, encircling the whole building, is supported on slender cast iron posts with simple timber brackets and new tiling in the verandah floor. Long sashed windows are paired in the front bays with wide architraves. Two deep window boxes on the west wall contain four sashed windows each and leadlight highlights. Polychrome brickwork, curved brackets in roof eaves and ornate brick chimneys are all features demonstrating excellent craftsmanship in this building.

Between 1975 and 1979 the house was renovated and a new brick garage built as well as a swimming pool.³²² The site is now 1.39 hectares.

Significance

This gracious Edwardian house has regional significance as the last home of William Wilson Snr., pioneer settler, and founder of the Wilson Quarry, an important Berwick district industry. Wilson's earlier home, Quarry Hills, built c1854, remains as one of the district's most important and earliest houses. This house has associations with a number of Wilson family descendants including Mrs Anne Jane Greaves who lived there in the 1930s with her parents, Mr and Mrs L. D. Beaumont (Mrs Beaumont's mother was William Wilson's sister). The original builder, George Ballantyne, was also related, and the house has design significance as an example of the excellent craftsmanship. The property is notable for its fine garden setting.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve those parts of the house which demonstrate important successive stages of development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Conserve significant outbuildings and maintain a visual relationship between the outbuildings and the main house in order to demonstrate the historical use of these buildings;

318. *Early Days of Berwick*, pp.25, 26; Evan C. Henry, 'History of Berwick Bluestone Quarries' in *Mining and Geological Journal*, vol.7, No.2, 1972.

319. *Early Days of Berwick*, p.26. (William Wilson is buried in the Berwick Cemetery).

320. Information supplied by Margaret Archer.

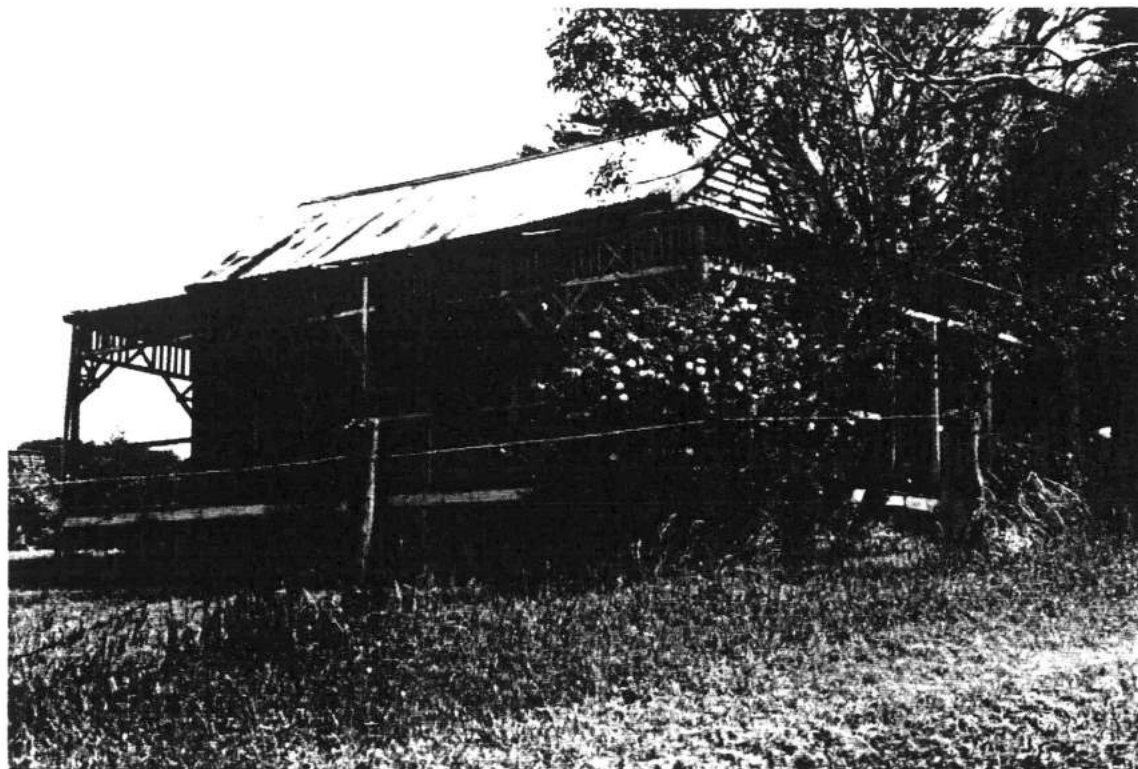
321. City of Berwick Valuer's records.

322. City of Berwick Valuer's records.

- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) and plantings from the street;
- In the case of subdivision of the property, particular attention should be paid to the retention of a substantial proportion of the garden, particularly the area in front of the house, within the same allotment as the house.

Randle's Cottage

1 Randle Court Narre Warren North



History & description

Known locally as Randle's Cottage, this simple weatherboard house was originally associated with MacDonald, an early district blacksmith.³²³ In earlier years farmers were very dependent on local blacksmiths, some families employing a blacksmith on their properties. Two blacksmiths are known to have worked in the Narre Warren North area. One of them MacDonald, who lived in Randle's Cottage, conducted his 'shop' on the south-west corner of Narre Warren and Robinson Roads. Mr Raduchel occupied the south-east corner. MacDonald owned the most recent 'smithy'.³²⁴ However, both MacDonald and Raduchel's blacksmiths shops have long gone,³²⁵ although parts remain in a house on Horswood Road,³²⁶ and the cottage is all that remains.

In recent years, when it acquired its present name, Randle's Cottage was occupied by Donald Randle,³²⁷ member of a well-known local family. Mrs William Randle Snr., was a sister of Mrs Paternoster, of the family of prosperous Berwick storekeepers.³²⁸ In the early 1980s, the 'old weatherboard dwelling' with sheds of 'no value', according to City of Berwick Valuer's records, on 1½ acres of land, was purchased by Antonio and Christine Elizabeth Meer of East St Kilda.³²⁹ Today it is owned by Paritoena Nominees Pty Ltd and located on approximately 3261 square metres of land.

323. Information supplied by Max Thomson.

324. Max Thomson, *Little Hills 1839-1977*, p.21.

325. Information supplied by Max Thomson; Elspeth Logney advises that Raduchel's cottage was removed to the Longney property, and extensively altered.

326. Information supplied by E. Longney.

327. City of Berwick Valuer's records.

328. *Early Days of Berwick*, p.100.

329. City of Berwick Valuer's records.

Set in a prominent position on sloping land adjacent to Main Street, Randle's Cottage is a picturesque feature of the township landscape, and despite its deteriorated state, retains a number of interesting architectural elements.

The basic two-roomed gable roofed form with symmetrical facade and rear skillion, has been modified with the addition of a return verandah towards Main Street, offering views to the east. The decorative fretwork, composed of slatted timber valence with crossed centre pieces and brackets, was probably added in the first decade of this century.

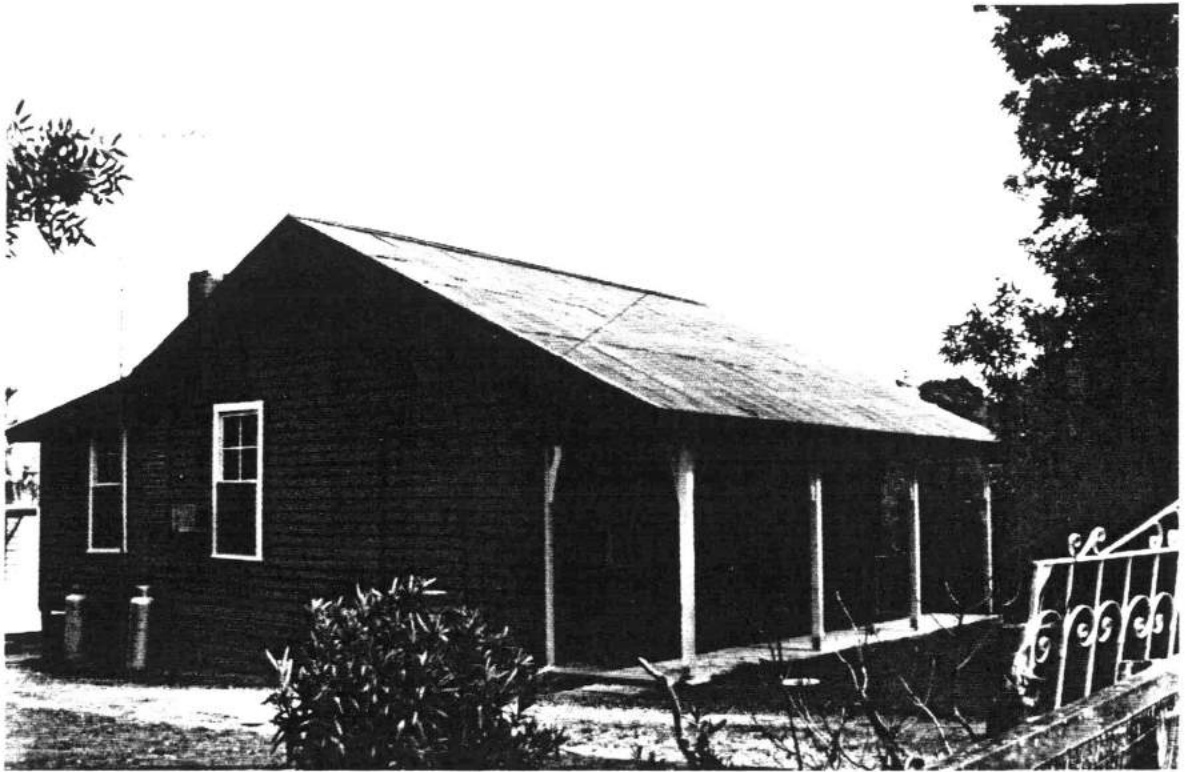
Significance

Randle's Cottage has high local significance as an historic landmark and as the home of MacDonald, who worked as an early district blacksmith, a most important trade for the farming community of those days. One of two blacksmiths in the Narre Warren North area, MacDonald's blacksmith's shop (now gone), was located nearby. Despite its deteriorated condition, the building retains its picturesque architectural form and verandah details, and is substantially intact.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve those parts of the house which demonstrate important successive stages of development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) and plantings from the street;
- In the case of subdivision of the property, particular attention should be paid to the retention of a substantial proportion of the land in front of (east of) the house, allowing views over the sloping rural land.



History & description

Built c1940 and located near the Berwick railway station, this modest timber cottage has been owned by the Victorian Railways Department (now known as V/Line Housing Department), and occupied by railway employees throughout its fifty years history. Reputedly once occupied by the station master, it was the home in 1964 of S. McKay, railway employee, and his wife.³³⁰

The house is simple in form, with the gabled roof extending as a verandah across the main facade. White painted verandah posts with elongated brackets are a simple decorative element against the traditional dark stained weatherboards. At the rear, the roof slope breaks to incorporate a skillion section. The windows are all four-paned double-hung sashes in plain frames. The site covers around 980 square metres.

Further research is desirable.

Significance

This c1940 timber railway cottage has high local significance as the sole Berwick example of a type of modest houses erected for railway workers throughout Victoria in the post-Second World War period and earlier.

330. Information supplied by present owner; City of Berwick Valuer's records.

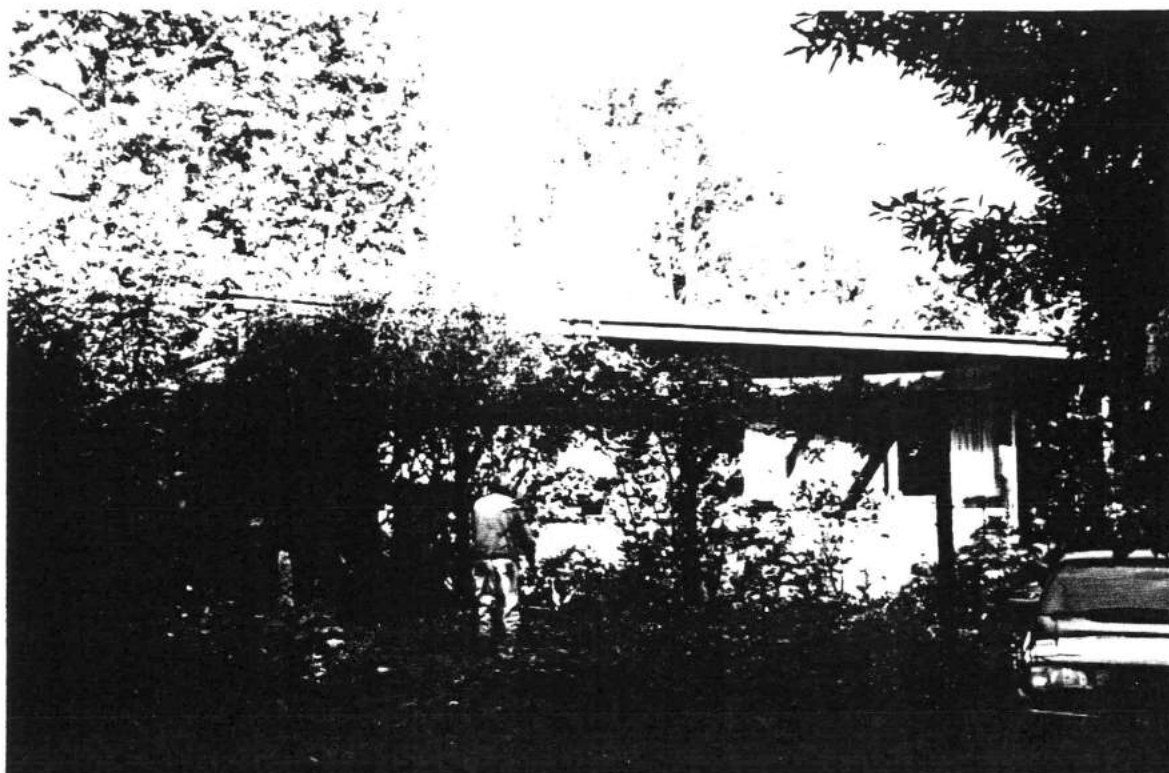
Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) and plantings from the street;
- Promote further research into the history of occupation of the building and identify comparative examples of railway residences.

a'Beckett house

11 Rutland Road Berwick



History & description

This modern timber house on a 820 square metre site was built in 1955 from the designs of the notable Melbourne architect, Robin Boyd, for his aunt Gertrude a'Beckett, widow of William a'Beckett. The original design featured glass walls looking onto the garden. Alterations include the addition of a balcony and pergola at the front and decking to the rear.³³¹

A band of glazing with simple flat frames extends along the front section of the house, accentuating the horizontality of the building. A sloping roof covers side verandahs which lead to entrances either side of the building. A glass walled room at the north side of the house achieves the effect of ambiguity between interior and exterior space.

The property was sold in October 1962 for £5950 to Joyce M. Kirkham of Narre Warren. It was later sold in October 1980 for \$40,000 to George Edgar Budge.³³² The current owner is Gwen Wale. The house is comparable to *Yarrimbah*, built later and also designed by Boyd and located at 228-334 Narre Warren North Road, Narre Warren.

Significance

This substantially intact 1955 timber house with its glass walls providing views of the complementary garden setting has regional significance as a fine example of the work of the notable and innovative Melbourne architect, Robin Boyd, for his aunt, Gertrude a'Beckett, widow of William a'Beckett. The a'Becketts were an important district family and, with the Boyds, were associated with the historic Narre Warren North property, The Grange, now demolished.

331. Information supplied by Gwen Wale.

332. City of Berwick Valuer's records. (Residence described as 'two bedroom, Architect Design. house elevated').

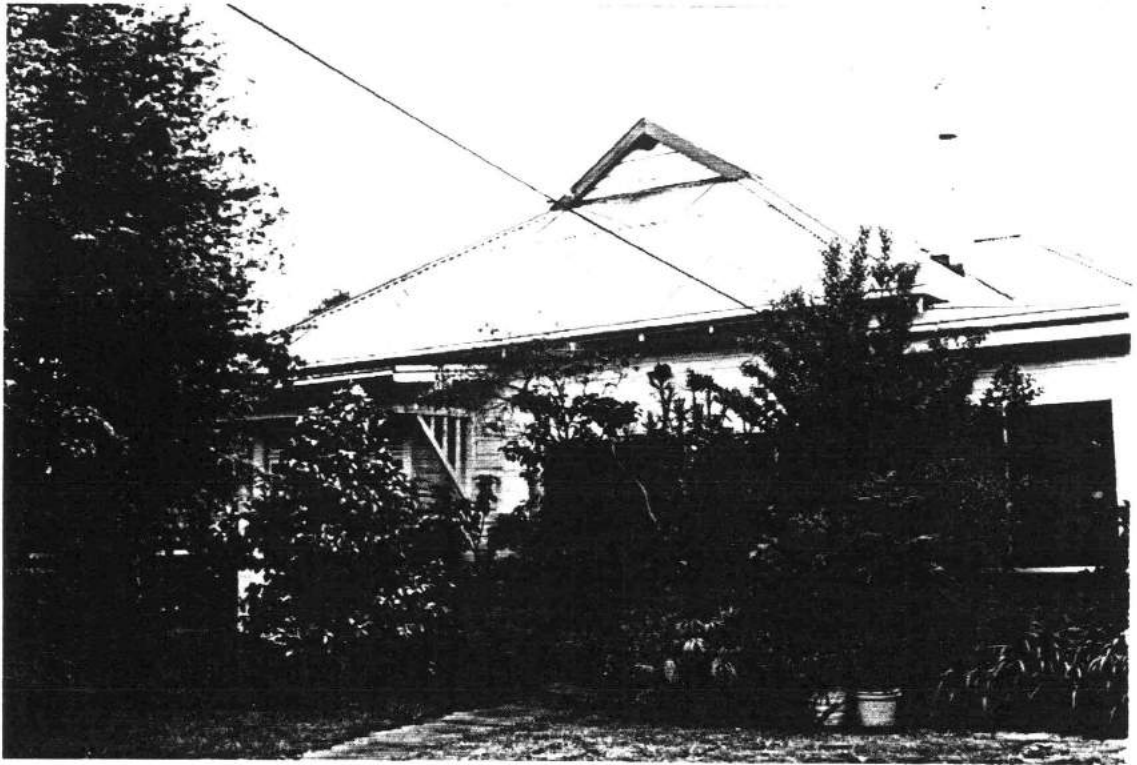
Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design.

Sweeney house

8-10 Scanlan Street Berwick



History & description

This late Edwardian timber house was one of a number of triple-fronted weatherboard houses in Scanlan Street owned by the Roman Catholic Trusts for the Diocese of Sale in the 1970s. Numbers 12 and 14 Scanlan Street were also owned during this period. A high gabled hip-roof, with three tall brick chimneys, sits over the main part of the house. A bay window on the main facade is covered by a hood with slatted brackets. The walls are clad in an unusual style of overlapping weatherboards (a horizontal form of board and batten) which are believed to have originally been finished in oil and later painted.³³³ Internally the house is lined with paper board, thought by the present owner to have been imported from Canada.³³⁴ There have been subsequent hip roofed additions to the rear of the building and a sunroom was added to the front in 1974.³³⁵

In the post-1978 years, the properties were sold. The present owner is John Andrew Sweeney,³³⁶ a member of a district pioneer family of farmers.³³⁷ The house is on a site of approximately 2023 square metres.

Further research is required into the earlier history of this house.

333. Information supplied by John Sweeney 1993.

334. Information supplied by John Sweeney.

335. City of Berwick Valuer's records.

336. City of Berwick Valuer's records.

337. *In the Wake of the Pack Tracks*, pp.56, 123, 124.

Significance

This house has high local significance as an interesting example of a late Edwardian timber villa using interesting and unusual materials.

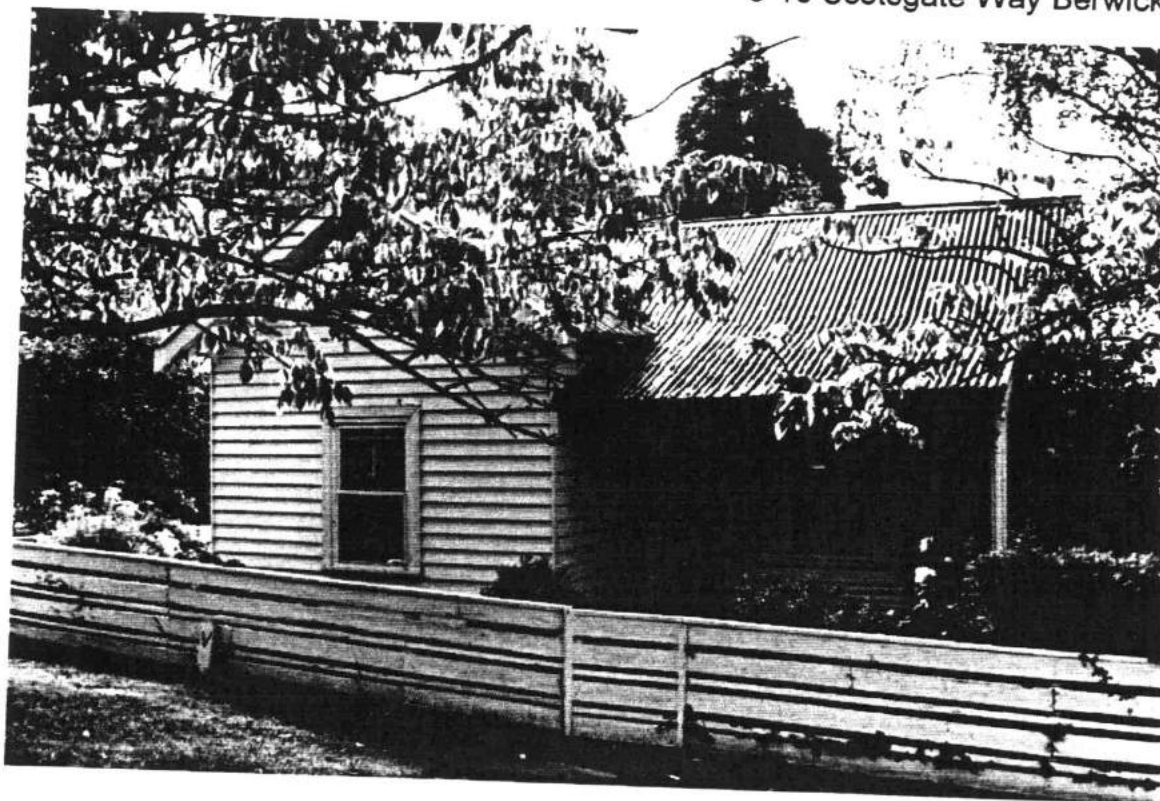
Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve those parts of the house which demonstrate important successive stages of development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) and plantings from the street;
- Promote further research into the history of the building to establish original construction dates and associations.

Kensworth Cottage

8-10 Scotsgate Way Berwick



History & description

This simple timber double-fronted gabled cottage in a leafy garden and set on a large allotment, is typical of houses constructed in the late Federation or early inter-war periods.³³⁸ Tapered doors and window architraves in the verandah facade are interesting 1920s details, differing from the other openings. The gabled facade has lattice covering the vent. Feature plantings surround the cottage and include two walnut trees immediately in front of the house, a large ash, silver birch and hawthorn hedge.

Kensworth Cottage was built for a Mr Williams,³³⁹ was owned by a Mrs Cussens and, more recently, from c1960, by its present owner, Miss Elvin. The cottage is located on approximately 1710 square metres of land. Further research into its history is desirable.

Significance

Kensworth Cottage has high local significance as a good example of a timber double-fronted gabled cottage in a garden setting of the late Federation or early inter-war periods.

^{338.} Bryce Raworth, *Our Inter-War Houses*, 1991.

^{339.} Information supplied by Mrs Darling (Mechanics Institute Library, Berwick).

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) and plantings from the street;
- Promote further research into the history of the building to establish construction dates and early ownership associations.

House

66 Shrives Road Narre Warren South



History & description

Harold L. Keys, Shire of Berwick Engineer from 1904 to 1948³⁴⁰ was the first owner in the 1930s³⁴¹ of this brick English Cottage style house³⁴² with its steep pitched slate roof. Keys was also Administrator of the Young Farmers Club of Victoria.³⁴³

In form the building is a series of interlocking gables, the roof space containing a second storey. Walls and gable ends feature vertical timber cladding finished in a dark stain characteristic of English Revival domestic architecture. White painted tracery and frames highlight the multi-paned windows. Similar treatment is evident at Roads End and the group of shops at 71-75 High Street, Berwick both properties owned by Sir Sidney Sewell. The details in the porch include sidelights, square twin pillars and a climbing rose.

The house is set on a large block with cement sheet garage and sheds in sympathetic design. Mature garden trees and four oak trees in the adjacent paddock add to its setting.

The Keys were a prominent Victorian family, who became owners of substantial areas of land in Dandenong, Preston and Keysborough. Keysborough is named after this family. They became involved in grazing and breeding horses and were active in community organisations.³⁴⁴ Thomas L. Keys was Secretary of the Keysborough Progress Association³⁴⁵ and Thomas Keys was the first Dandenong Shire President in 1873.³⁴⁶ Elizabeth Keys, another member of the family, was the mother

340. *In the Wake of the Pack Tracks*, p.29.

341. Information supplied by Max Thomson.

342. Bryce Raworth, *Our Inter-War Houses*, pp.11-12.

343. Information supplied by Max Thomson.

344. G. M., Hibbins *A History of the City of Springvale*, 1984, pp.53-54.

345. G. M., Hibbins *A History of the City of Springvale*, p.145.

346. G. M., Hibbins *A History of the City of Springvale*, p.56.

of the distinguished architect, John Berwick.³⁴⁷ The current owners are Donald and Lorraine Metcalfe and the dwelling is situated on 4822 square metres of land.

Significance

This house has high local significance as a fine example of a 1930s inter-war English Cottage style. It was originally the home of Harold Keys, Shire of Berwick Engineer from 1904-1948 and member of an important Victorian family of land owners, graziers and horse breeders. It is stylistically comparable to the Berwick properties of Sir Sidney Sewell, Roads End and the group of shops at 71-75 High Street.

Conservation guidelines

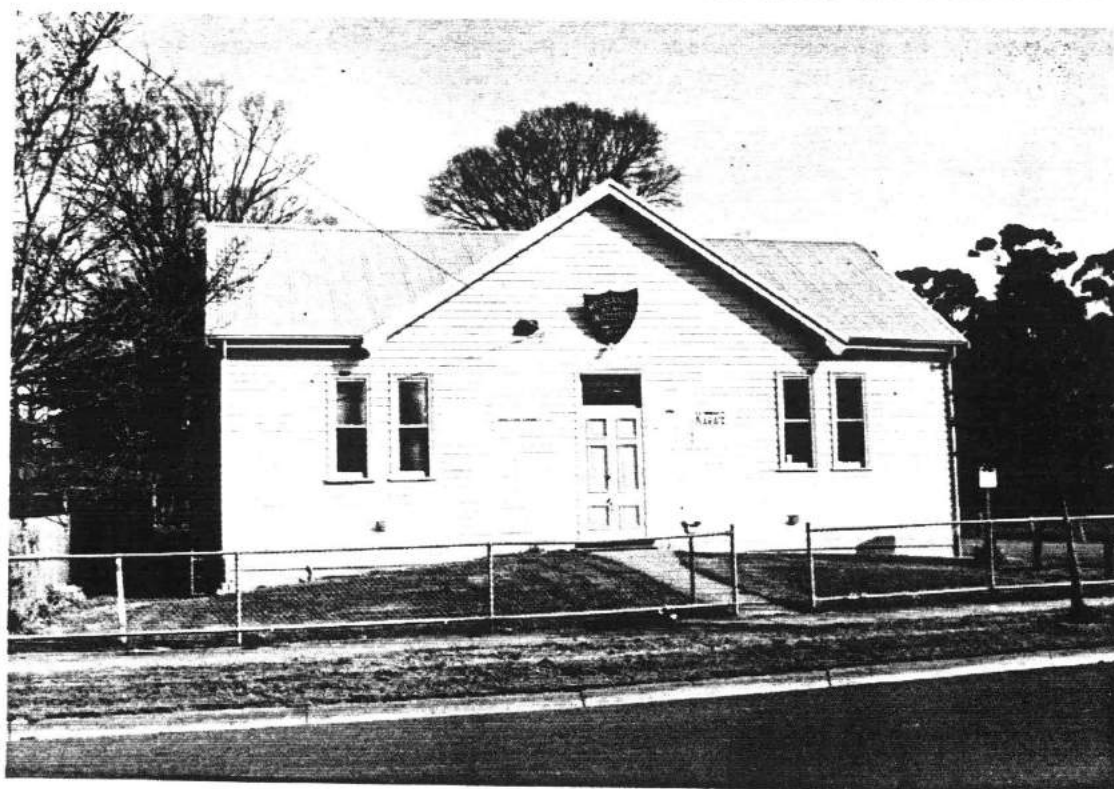
In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the house, which is of significance;
- Conserve significant outbuildings and maintain a visual relationship between the outbuildings and the main house in order to demonstrate the historical use of these buildings;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) and plantings from the street.

³⁴⁷. G. M., Hibbins *A History of the City of Springvale*, p.57.

Narre Warren Mechanics' Institute

59 Webb Street Narre Warren



History & description

Originally known as the Narre Warren Railway Township Mechanics' Institute and Free Library, the weatherboard hall with its gable roof was officially opened on 9 November (the Prince of Wales' Birthday), 1891.³⁴⁸ The Narre Warren railway township originated when the Gippsland railway was put through in 1877-78. Webb Street was formed to give access to the new station.³⁴⁹ Mechanics' Institutes constructed throughout colonial Victoria from the 1850s had educational purposes, but became important local community centres. The Berwick Mechanics' Institute and Free Library dates from 1862.³⁵⁰

The Narre Warren Mechanics' Institute consisted originally of a hall with two dressing rooms behind the stage built at a cost of around £384 on an acre of land donated by Sidney J. Webb. This section remains with six-paned double-hung sash windows in the exposed wall. The interior is remarkably intact, featuring beaded pine boards throughout, positioned vertically in the dado and horizontally in the upper walls. The ceiling is lined with dark-stained timber boards, with moulded metal rose vents and exposed rafters. The ceiling is original but the floor is hardwood and dates from 1938, replacing what was previously considered to be the best dance floor in the district. The skillion dressing rooms to the rear of the hall are believed to date from this original construction.³⁵¹

In 1899 there was the addition of two front rooms (one used as a kitchen) and an entrance hall at a cost of £146.³⁵² This addition now forms the front of the hall. This facade is composed of gable roof with intersecting central gable over the entry. The position of the double doors, some distance from the

348. Narre Warren (Railway) Mechanics Institute, *Minute Book*.

349. Harold Keys, *The Narre Warren Hall*, Narre Warren Progress Association, Oct., 1971.

350. Information supplied by Dr. Deborah Stephan.

351. Narre Warren (Railway) Mechanics' Institute, *Minute Book*.

352. Harold Keys, *The Narre Warren Hall*.

paired windows to the side, gives the facade an unusual appearance. The ground slopes upward to the entrance, and a shield shaped sign hangs above the door, the entry lacking any shelter. The gable ends at the sides are clad in metal imitation stucco sheeting.

In 1903 a billiard room (later used as a meeting room), was added at a cost of £108.³⁵³ It is presumed that this room is the skillion addition to the south side of the building.

Many prominent Narre Warren residents were associated with the hall including the Webb, Kent, Bailey, Hillbrich, Fritzlaff and Troup families.³⁵⁴ The hall served many purposes - as library, billiard room, and for local dances. The hall was also used for Scout functions, Church of Christ meetings, and, most recently by the Narre Warren Neighbours Adult Literacy Group. On 10 September 1980, the hall's title was transferred to the City of Berwick.³⁵⁵ It is sited on approximately 2483 square metres of land.

A notable feature of the landscape is the double row of oaks planted to the rear of the hall. Four oaks on one side and five on the other are symmetrically placed and run in parallel with the original roof line. They complement the significant oaks along Princes Highway.

Significance

The Narre Warren Mechanics' Institute, opened 9 November 1891 on land donated by Sidney J. Webb, has high local significance as an important community centre. Built for and by local residents, it is currently owned by the City of Berwick. It has design significance due to its remarkable level of intactness, including internal wall and ceiling lining. It has a long and important history of community use giving it social significance.

Conservation guidelines

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the property:

- Conserve the fabric of the original section of the building, which is of significance;
- Conserve those parts of the building which demonstrate important successive stages of development of the property and/or provide intact evidence of changing architectural styles/construction techniques;
- Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property;
- Prevent development adjacent to significant parts of the building from overwhelming the heritage characteristics of the building and the site as a whole;
- Encourage any new development on the site to relate in form, scale and materials to the significant parts of the existing built form, but be clearly contemporary in design;
- Retain views of significant building(s) and plantings from the street;
- Encourage the continuation of use(s) of the premises for purposes which are compatible with historical uses of the site;
- In the case of subdivision or building on the property, encourage adjacent new development to retain the scale and set-back of the former Mechanics' Institute building.

353. Harold Keys, *The Narre Warren Hall*.

354. Narre Warren (Railway) Mechanics Institute, *Minute Book*.

355. *The first one hundred years of the Narre Warren Mechanics Institute*, compiled by the Narre Warren Neighbours Adult Literacy Group.

Buildings: other significant examples

Many other historic buildings remain within the City of Berwick. In addition to those of national, state, regional and high local significance which have been researched and documented in this study, the following places also comprise an important part of the City's heritage.

Based on field inspection and available information, these places are ranked as of probable *local* significance, that is as an important part of the heritage of a locality within the City, of historical interest (although not intact), or as requiring further research to fully assess their importance.

- **House**

65 Brisbane Street, Berwick

A modern residence with long rectangular form and unusual shingled roof, stone chimney and crazy-pave patio. Other features of design interest suggest the building may have been architecturally designed. Further research is desirable.

- **Glenwood**

87 Brisbane Street, Berwick

A typical rural settlers' house of the Inter-war period, constructed in weatherboard with a gabled hip roof. Originally part of the Glenfalloch property opposite,³⁵⁶ this house is important for its relationship to Glenfalloch. Requires further research.

- **Narre Warren North Primary School (No. 1901)**

15-31 a'Beckett Road, Narre Warren North

The original single room school (No. 1901) was opened on the site of the earlier Narre Warren School No. 977 in 1877.³⁵⁷ Today the weatherboard building has extensive additions. A school plantation at the eastern end of the site has since been removed, as has the former school residence. The oldest section of the school building has historical and social importance as a community centre dating from the early settlement of the then Narre Warren township (now Narre Warren North).

- **Glenogil**

76 Baker Road, Harkaway

Property retaining bushland. Requires assessment of natural values.

- **House**

36 Buchanan Road, Berwick

A simple weatherboard house was probably built late last century and has since had several additions. Unusual triple-paned casement windows have design interest. Further research into the history and origins of the building is desirable.

- **Hallam Valley Primary School**

Centre Road, Narre Warren South

Local school dating from 1929 and associated with Hallam Valley Estate closer settlement scheme. Of historical interest for this association.

356. Information supplied by current owner.

357. M. Thompson, *Little Hills*, pp. 51-59.

▫ **Anunaka Mansion**

37 Churchill Park Drive, Endeavour Hills

An unusual gable roofed house constructed of a range of materials, many of them apparently second hand, including the iron lacework and pillars in the verandah and leadlight windows. The garden features a collection of gargoyles and the entrance gates are enormous cast iron pillars of Egyptian influence. Research into the history of construction and ownership is desirable.

▫ **House**

21 Doveton Avenue, Eumemmerring

A large timber house in the Californian Bungalow style, with unusual chimneys and two large shingled gables dominating the main facade. One of the small number of Inter-war houses along Doveton Avenue.

▫ **House**

42-44 Doveton Avenue, Eumemmerring

A timber house dating from around 1915 and retaining some features. Of interest.

▫ **House**

6 Edwardes Street, Berwick.

An Edwardian period villa with an asymmetrical facade and timber ashlar boarding beneath the verandah. Ornate timber windows are a feature as are corbelled brick chimneys. The house is important as a rare example of an Italianate villa in Berwick and is worthy of further research.

▫ **Carinya**

11 Edwardes Street, Berwick

Carinya, a timber house said to date from 1870 and since much extended, is set within an established garden. It once occupied a large allotment on the corner of Peel and Edwardes Streets.³⁵⁸ This property is worthy of historical research and detailed inspection to confirm its possible local significance.

▫ **House**

139 High Street, Berwick

This weatherboard cottage, located on a corner site, has been extended and altered over the years since its construction early this century. The asymmetrical facade has twin double hung sash windows. The pepper tree on the site suggests a turn of the century date for the original part of the house, but further research is required to establish actual dates, history and associations.

▫ **House**

175 High Street, Berwick

This modest residence has a number of early Federation details which may have been later additions. Set in a picturesque garden setting, it is a good example of the modest dwellings built along High Street early this century.

358. Newspaper cuttings contained in the Valuer's records.

- **House**
187 High Street, Berwick
Probably one of the earliest houses in this section of High Street, this house with its simple gable roofed form and external brick chimneys, is an important example of early residential development in Berwick.
- **House**
191 High Street, Berwick
This weatherboard house is surrounded by established plantings, including a Norfolk Island pine, cypresses and a large hedge. The house has been spray painted with a textured paint coating. Further historical research is required to establish dates and associations in relation to this house.
- **House**
5 Langmore Lane, Berwick
This cottage has the form of a turn-of-the-century residence but has been substantially altered with the verandah replaced and the building reclad (although the original weatherboards remain beneath). A change in the ridge line suggests alterations to the roof form and an extension to the house on the western side. The house remains an important component of the group of early twentieth century residences in this section of Langmore Lane.
- **House**
8 Langmore Lane, Berwick
This 1920s weatherboard house is comparable to 191 High Street, and forms an important part of the group of early Twentieth century houses on this section of Langmore Lane. It features typical bungalow motifs such as six paned upper sashes and tapered verandah brackets.
- **Uniting Church**
1-13 Main Street, Narre Warren North
This church, formerly the Methodist Church, was built in 1933 on the site of the earlier 1863 Wesleyan Church.³⁵⁹ Additions were made in 1977. The building is constructed of cement sheet and weatherboard with exposed rafters in the eaves of the gable roof. The church has historical importance, demonstrates a continuity of use on the site and is still used for community purposes.
- **Secondary College and Performing Arts Centre**
65-77 Manuka Road, Berwick
Two significant buildings on this site, the administrative offices and the Performing Arts Centre, are examples of the work of the architectural firm Clarke, Hopkins and Clarke, whose work has been noted for its architectural significance.³⁶⁰ Further field work and research is required to document and assess these buildings.
- **House**
26 Palmerston Street, Berwick.
This house is important as a good and relatively rare example of the Inter-war domestic housing styles popular in Berwick and appears to be substantially intact to its original design. It is located on a large block in the older residential part of the Berwick township.

359. *A Pictorial History of the Narre Warren North Church*, Berwick Local History Archive.

360. *City of Doncaster and Templestowe Heritage Study*, pp.101-102, 104.

▫ **House**

37 Peel Street, Berwick

Despite recent alterations to this Victorian timber house, which are more elaborate than the original design, this house has design importance as a relatively rare example of this style of domestic architecture in Berwick. Further research is desirable to establish dates and associations.

▫ **Berwick Brae Retirement Village**

Princes Highway, Berwick

A large house and property, now substantially altered and the property redeveloped as a retirement village. Of historical interest.

▫ **Mower World**

422 Princes Highway, Narre Warren

This corrugated iron clad shop built using a cruciform plan, forms a landmark close to the corner of this intersection which once formed the centre of Narre Warren township retail area. Believed to have been a blacksmith shop in the 1920s³⁶¹, it features an intact shop entrance with dimpled glass highlights characteristic of the period. The current owners of the shop would like to see the building preserved and say its previous use was as a milk bar.

▫ **House**

9 Reserve Street, Berwick.

This small timber Edwardian house features double hung six paned sash windows and curved timber verandah brackets, creating a picturesque facade. Centrally set in a large block, it is important as a relatively rare and very intact example of modest domestic architecture of the period. Further historical research is required to establish its significance.

▫ **House**

7 Rutland Road, Berwick.

This symmetrical house, with broad hip roof extending into a verandah across the facade, was moved to the site in 1941.³⁶² It was probably built around 1910, and features a recessed porch with twin sashed windows in the front facade.

▫ **House**

15 Rutland Road, Berwick

This modern weatherboard house with its horizontal emphasis and generous curtain wall fenestration, has characteristics similar to the Boyd house two doors along at 11 Rutland Road. Further research into the architect or builder is desirable.

▫ **Railway Station**

Shrives Road, Narre Warren

The first station to be built on this site was constructed when the railway first entered the area c1882.³⁶³ This building probably dates from the Inter-war years. The signal box, with its standard windows overlooking the track, has gable roofed additions to the western end but

361. Two sources, R. Carland, 'The Terrible Twenties' and Berwick and Pakenham Historical Society: *In the Wake of the Pack Tracks*, p.123 both mention a blacksmith shop sited here in the 1920s, however, the current owners of the adjacent Narre Warren Produce store believe the early hearth was located within their building, near the old bakery end.

362. City of Berwick valuation card.

363. Information supplied by Dr. Deborah Stephan.

remains largely intact. It is an important part of the Narre Warren heritage precinct and is related in style to the house on the opposite side of Shrives Road.

▫ **House**

1 Shrives Road, Narre Warren

This weatherboard house with its dominant complex roof form, is located on a large allotment with an established Canary Island palm tree forming a landmark in the street. The verandah supports have been replaced and a gabled addition made to the rear. The house forms an important part of the Narre Warren heritage precinct.

▫ **Narre Warren Produce Store**

Webb Street, corner of Princes Highway

This corner building, although built less than twenty years ago, is an important corner element, contributing to the rural character of this part of the township. It also has historical importance for its associations with an earlier blacksmith shop on the site. Two writers mention a blacksmith shop sited approximately here in the 1920s. The current owners of this store believe the early hearth was located within their building, near the old bakery end.³⁶⁴ Further research into this historical connection is required.

▫ **Bakery (former)**

44 Webb Street, Narre Warren

This single storey red-brick building was once a bakery. It was owned by Woodley for a number of years, and his son Albert later became a well-known music hall comedian.³⁶⁵ Later bakers on the premises were G. R. Bailey and H. Murdoch.³⁶⁶ Attached to the Narre Warren Produce Store, the building is an important component of the Narre Warren heritage precinct.

▫ **Primary School (former)**

53 Webb Street, Narre Warren

This building, constructed in 1929, is important for its historical associations and the continuity of use from the 1889 original school to the present day. A significant proportion of the Twenties building remains intact and is an important component of the Narre Warren heritage precinct. The building has social value to present and past students and should be retained.

▫ **Shed**

Wedgewood Road, Hallam

A large storage shed associated with the clay extraction industry in this locality. Of interest.

▫ **House**

1 Williamson Street, Berwick

This substantially intact timber Californian Bungalow is important as a good example of this modest domestic style in Berwick. Features of design interest include the shingled gable ends, multi-paned upper sashes in the windows, and paired verandah posts.

364. Two sources, R. Carland, 'The Terrible Twenties' and Berwick and Pakenham Historical Society: *In the Wake of the Pack Tracks*, p.123.

365. *Berwick City News*, 21/11/91.

366. A. Lyon, 'The Narre Warren North Railway Station', Berwick High School project.

PART 4: CARING FOR OUR HERITAGE

Caring for our heritage

Introduction

The central purpose of a heritage program for the City of Berwick is to recognise the value of its heritage and its potential to enrich the future urban environment of the municipality, thereby enhancing the lives and experiences of residents and visitors alike. The City's heritage helps define a community's sense of place, acknowledging and making a link to those who started the process of creating the local community. Building a sense of continuity and encouraging recognition of a community's origins, character and identity is most important in an area undergoing continual development and change.

Recognising the history and heritage of a locality is part of encouraging greater awareness of one's environment, a central goal of the *City of Berwick Conservation Strategy*.

Key Issues

The key heritage issues facing the City of Berwick community differ greatly from those in the inner and middle ring municipalities.

Over the last 40 years the area now known as the City of Berwick has rapidly changed from a rural community on the outskirts of Melbourne. This process has intensified over the past 20 years and it will soon be a part of the metropolis. The most dramatic changes are occurring to the rural landscape. The areas zoned for urban development can expect to become suburban within the next 10-15 years. The South Eastern Growth Area aims to meet the need for future urban development. By then, the City of Berwick will have been transformed.

Berwick is today a diverse and complex municipality. The inner areas close to Dandenong were developed for housing from the late 1950s. In character, they have much in common with parts of the City of Dandenong. A few places associated with earlier rural settlement remain, particularly in Doveton Avenue. Redevelopment of some of the public housing stock in the southern part of Doveton has commenced, however, the overall character of the Doveton Estate will largely be retained.

In the north-west, the suburb of Endeavour Hills continues to expand, with housing replacing farms to the east of the existing developed area. This pattern is repeated around the existing settlements at Narre Warren, Hallam, and Berwick.¹

A lower density residential zone extends from the south of Narre Warren North towards the alignment of the future arterial road known as Ernst Wanke Road, and joining with the residential areas that are expanding westwards from Berwick township. South of the Princes Highway, future residential development (presently zoned Residential or Corridor) will link together Narre Warren, Hallam Valley and Berwick, retaining an open farming landscape close to Cardinia Creek. The townships of Narre Warren North and Harkaway will remain distinct within a largely rural landscape setting.

Areas zoned Landscape Interest will remain rural in character, although most will experience an intensification of development. Landscape Interest zones surround Narre Warren North township to the north-west and north-east, and will play an essential role in protecting its rural character. Further east, the Landscape Interest zone extends to Cardinia Creek, the municipal boundary. A number of important farms and rural properties are within this area.

Within the older established areas, such as Berwick township, the older parts of Doveton, and even Fountain Gate, the relatively low density of development may allow resubdivision of existing allotments, in accordance with the State government's urban consolidation policy.

As well as these major processes that are reshaping the landscape of the municipality, many other factors will affect heritage places. Natural processes of decay and weathering affect all buildings and structures. Some structures present unusual problems beyond the experience of most owners. Trees, plantings and gardens are constantly growing and changing, and each will eventually reach the end of its lifespan.

In difficult economic times, even the normal costs of maintenance can be beyond an owner's means. Lack of regular maintenance will increase the speed of decline and the likelihood of major and expensive repairs. Increases in property value, resulting from changes to development potential (such as rezoning) or from improved market attractiveness, will raise municipal and water rates, a cost burden for all owners.

Summary of impacts

In summary, the major development impacts on heritage places appear to be:

1. Development of rural areas for suburban housing potentially resulting in:
 - loss of rural landscape character
 - demolition of significant rural buildings
 - loss of their landscape and garden setting
 - loss of outbuildings and smaller features that form parts of significant rural complexes and landscapes
 - loss of windbreaks and roadside hedgerow plantings throughout the rural areas
2. Intensification of development in established areas and subdivision of existing allotments potentially resulting in:
 - demolition of significant buildings
 - loss of garden elements and significant trees
 - impact on the quality of the streetscape, particularly in Berwick township

1. For details of zonings, refer to the City of Berwick Planning Scheme and zoning map.

3. Redevelopment and expansion of commercial areas potentially resulting in:
 - impact on the quality of the commercial and adjoining residential streetscape, particularly in Berwick township
 - demolition of significant buildings to enable the redevelopment of the site
 - loss of distinctive character

Other factors affecting the conservation of significant places include:

4. Lack of maintenance, due to costs or lack of knowledge
5. Inappropriate alterations and additions, often due to lack of access to appropriate expertise
6. Increasing land values, leading to increases in the overall costs of property ownership (including rates, taxes), and resulting in financial pressure to redevelop
7. Decline in the health of trees due to age, damage or disease

Summary of opportunities

Conversely, the major urban development process facing the City of Berwick could offer substantial opportunities to conserve significant places by:

1. Recognition of significant places as part of the cell planning process used by Council
2. Planning Scheme amendments to protect significant places
3. Generating the funds required through the land subdivision and redevelopment process
4. Using significant places and elements as a basis for building on the distinctive character of an area, increasing its marketability in comparison to other developments
5. Providing viable new uses compatible with conserving significant places.

Strategic Directions

City of Berwick Conservation Strategy

The *City of Berwick Conservation Strategy* provides a framework for conservation of the City's natural, built, cultural and social resources. The present study arises from this Strategy.

The Conservation Strategy reflects the many issues raised by the community and recommends specific actions. Those relevant to the Heritage Conservation Study can be summarised as:

Streetscapes and parks

- Protect the qualities of valued streetscapes (eg. Langmore Lane)
- Recognise notable trees and hedges, use the Planning Scheme to assist in their protection and apply penalties to unauthorised removal
- Retain existing rural vegetation, trees and windbreaks in new growth areas
- Maintain the landscape character of rural roads (eg. Harkaway Road, Centre Road, Greaves Road)
- Contain new development
- Retain rural areas in conjunction with higher density urban areas so as to protect significant landscapes

Historic areas, buildings and trees

- Identify, list and document areas, gardens, trees and buildings of historical or other special significance

- Conserve notable buildings
- Promote conservation, preservation and restoration
- Amend the planning scheme or introduce local laws to protect significant places, using the model clauses of the Department of Planning and Development as the basis
- Encourage community interest and awareness of the value of heritage through a series of activities (walks, pamphlets, maps, books, signposted tours, open days, other publicity materials etc)

The Conservation Strategy also recognises the importance of historical records and archives.

South-Eastern Growth Area Plan

The State government released its background report on the Growth Area in 1990 after several years of studies and investigations. The document outlines the broad development pattern intended for the region, responding to community and government desire to moderate the outward expansion of the metropolis. Nevertheless, the Growth Area Plan proposes a major residential growth corridor extending along the Princes Highway from Dandenong eastwards to Pakenham and southwards to Cranbourne.

The Plan varies the corridor zonings established 20 years prior, seeking to accommodate an additional 280,000 people, and creating a potential population of 370,000 between Dandenong and Pakenham. The areas to become urban will change dramatically, and even the adjoining non-urban land will experience considerable development and land use pressure.

The Plan designates Fountain Gate/Narre Warren as a district centre, serving as a major focus for business, retail, social and cultural services for the whole growth area.

The Plan for the Growth Area also seeks to protect environmental qualities, flora and fauna and landscape values. Preliminary studies of places of Aboriginal, historical and architectural significance were instrumental in the decision to commission the *City of Berwick Heritage Conservation Study*. The Plan recognises that investigation of specific places will best occur during the development of detailed local plans.

The Plan provides the framework from which detailed local plans will be prepared; these local plans will be implemented through zoning amendments to each planning scheme. Many elements of the Plan suggest opportunities to conserve important parts of the municipality's heritage. For example:

- Provision of a diversity of housing types, including higher density, will encourage more flexibility in the design of new urban areas, increasing the potential to retain significant places each within a reasonable amount of space.
- Building a local employment base may offer opportunities for heritage places to attract commercial or business uses, even when these places are located within or close to residential areas. Some places would suit high-status office premises.
- Creating open space corridors and networks, and retaining non-urban landscapes between urban nodes should enable retention of rural landscape qualities in parts of the municipality.
- Recognition of the need to incorporate community infrastructure and services in the early stages of new development will also offer opportunities for reuse of some heritage properties.

In responding to options prior to the release of the Plan, the City of Berwick preferred expansion to the south, with no urban expansion around Harkaway, limited expansion of Narre Warren North, low density residential development north of Inglis Road and a major regional open space area along Cardinia Creek.²

2. State Government of Victoria, Dept. of Planning and Urban Growth, *The South-Eastern Growth Area Plan: A background report*, 1990, p. 26

Detailed Local Planning Studies

Plans (Cell Plans) outlining the broad land use and development structure for the future urban areas are being developed by the City of Berwick. These plans derive from the corridor planning process, and will be implemented through the City of Berwick Planning Scheme.

A Cell Plan can:

- list significant places and areas that require protection
- recognise places that may be of heritage significance and indicate a need for their assessment prior to any development approvals being granted
- identify matters which should be considered when an area containing significant places is to be developed
- establish how development should occur, setting guidelines for developers. For example, a number of Cell Plans state Council's desire to preserve significant trees, treelines and bushland and encourage developer's to design their estates to achieve this policy.

Other Planning Studies

The City of Berwick has recently completed, or is currently undertaking, several planning studies of relevance to the *City of Berwick Heritage Conservation Study*, including:

Fountain Gate Narre Warren District Centre: Landscape Concept Plan prepared by Graeme Bentley Landscape Architects for the City of Berwick and Department of Planning & Housing (1992). This plan analyses the existing plantings and landscape character of the District Centre and recommends a landscape concept and planting plan. This study recognises the significance of Brechin, the oak row along the Princes Highway and the Florenceville site (Victor Cres.), places also recognised in this study as of heritage significance.

Narre Warren Town Centre Precinct Urban Design Plan, prepared by Ratio Consultants for the City of Berwick (1993). This project examined the role and structure of the southern half of the Narre Warren town centre (that is, south of Princes Highway), recommending major changes to the centre. The *City of Berwick Heritage Conservation Study* has recognised a precinct within the Narre Warren township comprises two small areas - one, a group of buildings on the north side of Princes Highway and along Webb Street and the other the railway station/signal box and former railway houses opposite. The *Urban Design Plan* proposes the relocation of the railway station.

Berwick Village Commercial Centre Strategy Plan prepared by the Planning Department of the City of Berwick (1990). This plan builds on the Berwick Village Strategy Plan prepared by Perrott Lyon Mathieson (1986), and was developed over several years with considerable community input. The plan was adopted by Council in 1990.

There are other studies underway that are of relevance to the implementation of the Heritage Conservation Study, including the *Narre Warren North Township* study being undertaken by Council's Planning Department.

Berwick Planning Scheme

Under the *Planning and Environment Act* every municipality administers a planning scheme for the local area. Within each Scheme provision is made for a State, Regional and Local section.

The State section contains government policies and strategic issues. The use and development of land in the municipality must be consistent with these policies. For example, the State section includes planning policies on highway areas, land use around airfields, native vegetation retention, residential development, installation of gaming machines in licensed premises.

The Regional section sets out policies and issues affecting the metropolitan region. These policies are a guide for local planning decisions. It also contains some controls to be applied throughout the region. Policy areas covered include dual occupancy and the Victorian Code for Residential Development. The most significant for the City of Berwick is the regional amendment (R95) which changes the strategic

plan to show the general extent of additional urban growth areas in the corridors in Berwick, Cranbourne and Pakenham. Clause 14-1 describes the pattern of future metropolitan development and 14-3 the broad provisions for urban corridor growth. For example, for the South Eastern corridor the policy states:

Prime growth corridors to cater for an additional population of between 120,000 and 150,000. The urban area will extend through Dandenong to Pakenham township in the east, and to Cranbourne township in the south. Development past Pakenham and Cranbourne townships is restricted by environmental considerations relating to Westernport Bay, and the high cost of new water, sewerage and transport infrastructure.

The Regional section also explains policies such as the protection of non-urban areas, provision of land for recreation, open space and nature conservation, and gives effect to State Environment Protection Policies.

The Local section contains detailed controls over the use and development of land in the municipality. There are two elements to the Local section, first the scheme map which shows how the land is divided into different zonings, which land is reserved and where certain other controls apply. Second there is the written material which describes the type of use and development that is allowed in each zone, in areas affected by other controls and on reserved land. It also gives detailed requirements for certain uses. The Local section is the most detailed part of the scheme.

The City of Berwick Planning Scheme currently includes the following provisions which are designed to facilitate the conservation of significant historic places:

- The National Trust of Australia (Victoria) must be notified if an application for a planning permit relates to land on which there is a building classified by the Trust (Clause 2-4.2 in the State section).
- Urban conservation policies in the Regional section (Clause 14-12) recognise the importance of Melbourne's cultural heritage assets to the image of the metropolis and to provide a focus for economic and cultural growth in Victoria. There are three elements to the metropolitan policy on urban conservation:
 - The character and appearance of nominated areas of aesthetic, architectural or historic interest or of special cultural value are to be conserved and enhanced
 - Nominated individual buildings with historical associations, unique or unusual features, or a particular architectural or building style, which are considered to be a valuable part of Victoria's cultural heritage should be conserved and enhanced.
 - Other nominated features, such as nominated notable trees should be conserved and enhanced.
- Within the Local section, described below, several of the zones that contain places of heritage significance include some heritage planning provisions, although none are comprehensive.

Residential areas

There are six residential zones in the planning scheme, and the present study has identified heritage places and areas within four of these residential zones. Objectives or 'purposes' are defined for each of these zones, but none currently include protection of heritage places or areas, although some amenity and rural landscape protection is included (see below). The residential zones containing significant places are:

Berwick Residential - Berwick Township (marked 54R3 on map): This zone provides for the orderly development of residential areas and seeks to protect the existing residential character and the amenity of individual properties. Most of the residential properties of heritage significance within Berwick township are within this zone.

Berwick Residential - Low Density (54R2 on map): This zone extends from Narre Warren North to Berwick, generally to the south of the Landscape Interest zone along the northern

part of the municipality. There are also extensive areas south of the Princes Highway. The zone provides for low density residential development on a range of lot sizes, with 0.4 ha the minimum. It seeks to provide a rural residential environment, and protect and enhance areas of high environmental quality. Many of the places of heritage value in this zone are farm houses (often with associated outbuildings and plantings), and the zone would encourage some subdivision of such properties.

Berwick Residential - Normal Density Zone (54R1 on map): This zone covers many of the areas within the municipality which have been developed as suburban housing since the 1950s. The zone has similar purposes to the *Berwick Residential - Berwick Township* zone, aiming to seek orderly development and protect residential character and amenity. There are a small number of individual places of heritage significance within these suburban areas, and several are on larger than average allotments. Two estates of heritage significance, Doveton Estate and Fountain Gate Estate are covered by this zone.

Township A (R3 on map): This zone aims to recognise land committed to meet the community and commercial needs of rural areas, and includes the town centres of Harkaway and Narre Warren North, both regarded as significant heritage precincts in this study.

None of these zones explicitly address the conservation of significant places or areas. Many of the developments or works that could affect the heritage significance of a place are not presently subject to a planning permit within these zones. Examples include demolition of a significant building, construction of a new dwelling, alterations or additions to an existing building, construction of outbuildings not exceeding 80 square metres. Subdivision generally requires a planning permit, but the requirements may not always produce a result sympathetic to the conservation of or the significance of the place.

Commercial areas

There are 8 business and commercial zones in the planning scheme, three of which contain places of heritage significance.

Berwick Business - Berwick Village Zone (54B4 on map): This zone covers the commercial core of the Berwick Village and seeks to provide for orderly development and growth, while also preserving and enhancing the existing character. The zone seeks to retain features which enhance the appearance of the area, give it character or provide a sense of identity. These features are not specifically identified in the scheme.

Berwick Office Zone (54B3 on map): This zone aims to provide for office and peripheral business facilities to complement the Berwick Village commercial area. Areas intended for the future expansion of these activities, such as along Langmore Lane, are included within the zone.

Service Business Zone (B4 on map): This zone aims to provide for particular types of sales and service industries. The zone covers part of the Narre Warren Town & Railway precinct north of the Princes Highway, and covers three buildings within the precinct.

Within the commercial zones, a planning permit is required to construct a building, construct or carry out works, and subdivide land. Some zones include detailed siting and design requirements. For example in the *Berwick Business - Berwick Village Zone* factors such as the scale and facade treatment of new buildings, height and bulk, external appearance (design, colour, materials) and setbacks can be taken into account.

Reserved Land

Land reserved for a public use (eg. recreation, school, railway, cemetery) is shown in the planning scheme. Such land is reserved for specific uses, and generally these uses represent the present use of the land.

Within Berwick township, there are two categories of reservation that contain a number of significant buildings. One is *Local Government* (PP19 on map) which includes the former Christians Meeting House, now used for community purposes. The other is *Local Government -Proposed* (PPP19 on map)

which includes an area on the north side of Langmore Lane containing two significant buildings. The present use is residential, and the use proposed in the *Berwick Village Commercial Centre Strategy Plan* is a supermarket and associated car parking.

Industrial areas

There are three industrial zones, two of which include places of heritage significance identified in the present study.

Restricted Light Industrial (IN2 on map): This zone provides for a variety of manufacturing and associated industrial activities. Casey Airfield and Hallam's Road Hotel are within this zone.

Restricted General Industrial Zone (IN5 on map): This zone provides for a range of manufacturing and associated industries and includes GMH, Heinz and International Trucks.

Within the above industrial zones, a planning permit is required to construct a building, to construct or carry out works and to subdivide land, and there are guidelines on building height and setbacks. Little protection is offered to heritage places.

Non-Urban Zones

There are six non-urban zones, three of which include places of heritage significance identified in the present study.

Corridor A (C1 on map): This zone designates land which may be suitable for future urban development and aims to prevent it being used in a manner which may prejudice its future use for planned urban purposes. Farming and rural uses are seen as the most appropriate interim uses. Protection of soils, water, landscape qualities, remnant bush, windbreaks and tree lines, and areas of historic and scientific interest are important purposes of the zone. Within this zone there are several places of heritage significance including Clover Cottage, Burnbank, Grasmere and Minard.

A permit is required for a detached house only in certain circumstances related to allotment and tenement size. Subdivision requires a permit. The scheme sets the general requirements for subdivision. Factors such as the capability of the land, affect on natural systems, plant life, animal habitats, the landscape, the character and appearance of any area or feature of architectural, historic or scientific significance can be taken into account in deciding on a permit to use or subdivide land.

Corridor B (C2 on map): This zone aims to designate land where future urban expansion has been deferred indefinitely and to encourage land uses consistent with farming. The zone seeks to protect land, soil and water resources, areas of historical and scientific interest, native bush, windbreaks and other tree lines. Permit requirements and factors to be taken into account are generally similar to the Corridor A zone. The Springs is within this zone.

Landscape Interest A (L1 on map): This zone aims to conserve landscape quality, vegetation, soils, water quality, and areas of historic and scientific interest. Permit requirements and factors to be taken into account are generally similar to the Corridor A zone. This zone includes a number of places of heritage significance such as The Studio, Harfra, The Grattons, Glenlea, Roads End, Beaumont Farm, Chadwick Farm and many other Harkaway properties. Most of these properties remain on larger sites and a few are still farms.

The Corridor A and B, and Landscape Interest zones provide some measure of protection for places of heritage significance. The purposes of each of these zones include the protection of areas of historic and scientific interest. The factors that may be taken into account in deciding on a permit to use or subdivide land include the character and appearance of any area or feature of architectural, historic or scientific significance. However, demolition or removal of a building, structure or historic tree or planting does not require a permit.

Heritage legislation

The following legislation provides a framework for the legal protection of historic places in Victoria:

Local government

Planning and Environment Act

Federal government

Australian Heritage Commission Act

Aboriginal and Torres Strait Islander Heritage Protection Act 1984 (Part IIA)

State government

Historic Buildings Act

Archaeological and Aboriginal Relics Preservation Act

The National Trust of Australia (Victoria) is the best known non-government organisation. It was established in 1956 in Victoria as a private company with the purpose of promoting the conservation of natural and cultural heritage. The Register of significant places established by Trust provides the most comprehensive listing of important places throughout Victoria and includes buildings, towns, areas, gardens, trees and landscape areas.

Although many people believe the National Trust has legal control over places on its register, this is not the case. However, the National Trust is an important advocate and is often effective in its efforts to lobby for the conservation of a significant place. It also has access to considerable expertise through its committees. The views of the National Trust should be sought when changes are proposed to significant places, particularly those on the Trust's Register.

Local Government

Local government has traditionally had responsibility for the proper planning of cities, towns, suburbs and rural areas. This responsibility includes preparing and implementing plans which indicate which land uses will be permitted, and under what conditions. Local government also has the primary responsibility for the assessment and approval of most development proposals, other than where regional or State-wide issues or environmental concerns bring other statutes into action.

As a planning authority local government is in a position to prepare and implement conservation objectives for local areas and to ensure that development on both public and private land is sensitive to and compatible with such objectives.

The Victorian *Planning and Environment Act 1987* specifies the matters that may be incorporated into a planning scheme and requires that the conservation and enhancement of buildings, works, objects and places of architectural, historic or scientific interest be provided for in a planning scheme.

In addition to responsibilities in land use planning and development, local government has numerous other powers in relation to historic places including the enforcement of building standards and power to order the repair or demolition of unsafe buildings and structures.

Federal Government

The responsibilities of the Federal Government focus on protection of the National Estate, World Heritage listings, Aboriginal affairs (including cultural matters) and the export of movable cultural heritage. Of these responsibilities, the primary roles of interest to the protection of historic places within the City of Berwick are the Register of the National Estate, and the protection offered to historic Aboriginal places.

Register of the National Estate

The Register of the National Estate is a Register of significant natural and cultural places established by the Australian Heritage Commission (*Australian Heritage Commission Act 1975*).

A few places within the municipality are already listed on the Register, indicating the acknowledged heritage value of these places. Other listings are proposed as a result of this study.

Listing on the Register does not generally restrict the actions of a private owner in any way, but does provide some restrictions on the activities of Federal government in relation to places on the Register (Section 30). This provision may also be triggered by programs and works funded by the Federal government, and the advice of the AHC should be sought where Federal funds are being used for projects that may affect significant historic, Aboriginal and natural places.

The AHC is also a valuable source of information and advice to state and local government and the wider community on protecting the National Estate. Places listed on the Register may be eligible for financial assistance in the form of a grant, under the annual National Estate Grants Program.

Aboriginal and Torres Strait Islander Heritage Protection Act 1984 (Part IIA)

This Federal Act was amended in 1987 to provide additional protection for Aboriginal heritage in Victoria, covering both pre-contact and historic places. It protects objects and places which are significant to Aborigines, and can involve emergency and temporary declarations where a place is under immediate threat. Heritage agreements can be entered into between the responsible Aboriginal community and the owners of the place or object. The Wurundjeri Tribe Land & Compensation Cultural Heritage Council Inc. are designated as having responsibility within the City of Berwick (and the Melbourne region); it is essential that they are informed about new sites and about proposals which may affect known sites and locations likely to contain sites. The only historic Aboriginal site listed in the present study is the Dandenong Police Paddocks. Further oral history and survey work is likely to reveal other significant places.

State Government

Historic Buildings Act

The *Historic Buildings Act* establishes the *Register of Historic Buildings*, a list of significant buildings. A separate Government Buildings Register has now been incorporated within the main Register. Several buildings within the City of Berwick are already listed on this Register, and further listings are proposed.

The Act aims to protect and preserve buildings, works and objects of historic or architectural significance by requiring that a registered building may not be demolished or altered, or registered land developed or subdivided without a permit from the Historic Buildings Council. The HBC can also order the owner of a registered building to undertake repairs to prevent deterioration or demolition by neglect. Offences against the Act can result in fines and imprisonment or a ban on the use or development of land for up to ten years.

The Act also includes provisions for the temporary protection of buildings being considered for registration, and provision for negotiating covenants with the owners of land containing registered buildings.

Listing of a building on the Register enables the owner to seek financial and other assistance, including a reduction in local government rates, access to low interest loans and grants, and advice on building conservation measures.

Archaeological and Aboriginal Relics Preservation Act

Historic archaeological sites are protected under the *Archaeological and Aboriginal Relics Preservation Act 1972*, an Act more frequently used to protect Aboriginal places. The *Historic Sites Unit* of the former Victoria Archaeological Survey (now within the Department of Planning and Development) maintains an inventory of historic archaeological sites, and can advise on their conservation.

Heritage Program

To protect the City's heritage, it is recommended that the City of Berwick adopts and implements a Heritage Program which provides:

- a clear statement of goals and objectives
- a policy framework to protect heritage places throughout the City
- a process of monitoring the effectiveness of the Program, and reporting back to the Council and community.

The Heritage Program would guide the conservation of the City of Berwick's heritage. It should not be used to limit the extent or scope of community and Council initiatives. Rather, it provides a framework to help determine future actions and priorities.

Goal

The Heritage Program seeks to enrich the lives of present and future residents, workers and visitors by protecting and enhancing the many heritage assets of the municipality.

Objectives

1. To encourage the retention of heritage places throughout the City for the benefit of present and future generations
2. To protect significant places from adverse impacts resulting from inappropriate use and development.
3. To support and promote proper conservation practices and techniques.
4. To provide support, assistance and encouragement to those who are responsible for the care and management of heritage places, recognising the benefits gained by the whole community through the retention of heritage places
5. To support and initiate research and investigations on all aspects of the City's history and heritage.
6. To encourage both community appreciation of the City's history and cultural heritage, and active participation in its conservation.

Policy elements

The proposed program will have four policy elements:

Conservation	All of the actions required to retain the significance of a place
Assistance	Assist owners and managers to care for heritage places
Research	Continue to research and document the City of Berwick's heritage
Education	Encourage community awareness of the City's heritage

Conservation

Conservation involves all of the actions required to retain the significance of a place. The Conservation policy should involve:

- Using the cell planning process to establish a planning framework that will enable and encourage conservation and continuing use of significant places
- Requiring subdivision and development plans to make provision for the conservation of significant places

- Seeking the listing of places of national and state significance on the Victorian Historic Buildings Register to ensure both their protection and the availability of additional assistance to owners
- Seeking the listing of places of national, state and regional significance on the Register of the National Estate to ensure both their protection from Commonwealth actions, to fulfil Council's grant obligations, and to enable owners to apply for assistance under the National Estate Grants Program
- Using the City of Berwick Planning Scheme to protect places and precincts of national, state, regional and high local significance
- Setting a standard of excellence in all of these Council activities that impinge on the conservation of significant places (including places in Council ownership), and encouraging all other public authorities to follow Council's example.

Forward planning for urban development

Cell Plans

Each cell plan should be revised to:

- recognise and encourage the protection of places of national, state, regional and high local significance identified in the *City of Berwick Heritage Conservation Study*
- recognise places of local significance identified in the *City of Berwick Heritage Conservation Study* and encourage an assessment of their significance prior to any decision being made on the future use and development of the place
- use open space provisions to assist in the protection of broader landscape qualities and larger sites (including Aboriginal sites)
- establish development guidelines regarding the integration of significant places into future development areas. These guidelines would need to reflect the conservation requirements of different types of places - that is, buildings, structures, trees, gardens, rural complexes etc.

Subdivision and development plans

Subdivision and development plans submitted for approval should make provision for the protection of significant places. Each plan should be accompanied by information, preferably in the form of a conservation plan that defines for each significant place:

- the elements that comprise the place and their relative significance
- the area proposed
- the intended uses and its compatibility with the conservation of the place
- any management or funding arrangements proposed or required.

Nominations

As described briefly above, both the State and Federal governments are able to list places that meet certain criteria and protect them against particular destructive actions. The Register of the National Estate includes places of national to regional significance and listing can assist in protecting these places from the actions of the Federal government and its agencies. However, it does not impose any requirements on private property owners. The Historic Buildings Council is a State government body which lists buildings of state significance on the Historic Buildings Register and then requires that a permit be obtained for any changes; it offers incentives in the form of advice, low-interest loans and (sometimes) grants, as well as the possibility of reduction or removal of land tax and rates.

It is recommended that the City of Berwick nominate eligible places for the Historic Buildings Register and the Register of the National Estate, the latter being a requirement of the grant that has partially

funded this study. Resources should be provided to enable expert representation at any subsequent hearings in relation to the inclusion of such places on either register.

The Council should consult with property owners in relation to these nominations.

Planning scheme protection

Through the City of Berwick Planning Scheme, the Council is expected to fulfil its obligations under the *Planning and Environment Act*, and indicate in a clear and unambiguous way the requirements for protecting heritage places on those using and developing land in the municipality.

By amendment to the Planning Scheme, with respect to listed places, Council should require a planning permit for:

- demolition or removal of any buildings, structures or parts of buildings
- major external alterations
- construction of buildings (including additions and new structures)
- subdivision of land
- construction of or carrying out of works.
- the lopping or removal of individually recognised trees, and trees and vegetation within significant properties.

The following objectives should be incorporated into the City of Berwick Planning Scheme:

1. To protect individual buildings and places identified in the *City of Berwick Heritage Conservation Study* from the adverse impacts that may result from inappropriate use and development.
2. To protect individual trees and plantings, both indigenous and exotic, and major garden and garden elements that contribute to the significance of a place identified in the *City of Berwick Heritage Conservation Study*.
3. To encourage uses compatible with the conservation of significant places and the amenity of the locality, enabling significant places to be used for a wider range of uses than normally permitted.

A planning scheme amendment would seek to protect the following types of significant places:

1. Buildings and places of national, state, regional and high local significance
2. Trees of national, state, regional and high local significance
3. Heritage precincts identified in the study

Places of local significance (or probable local significance) would not be protected until further research confirmed their significance and determined appropriate protection.

Appendix 1 outlines a set of proposed planning provisions suited to protecting the places identified as significant in the *City of Berwick Heritage Conservation Study*.

Guidelines should be prepared to assist those seeking to incorporate new development into a heritage precinct. These guidelines should be tailored to the anticipated needs of property owners, managers and occupiers within the identified precincts.

Use

Finding a compatible use for a significant place is essential if it is to be conserved. Council can offer a substantial incentive to a property owner if it allows a significant building to be used for uses other than those permitted in that zone. In providing concession, Council needs to ensure that use will guarantee the future conservation of the place and will not be detrimental to the overall amenity of the area. A suitable planning provision is included in Appendix 1.

Moving buildings

Significant buildings, structures and other evidence should be retained *in situ*. The removal and resiting of buildings should only be considered as the last resort. This policy would be implemented by requiring a planning permit for demolition or removal of a building.

Council should provide heritage advice to property owners to assist in developing options for the *in situ* retention of buildings, structures and other evidence.

Where Council is of the opinion that there is no other option available it may grant a permit to allow a building or structure to be removed to a suitable site within the City of Berwick. As a permit condition, Council should require that prior to removal, the site be inspected by an archaeologist to determine the likely extent and significance of archaeological evidence and a collection/excavation strategy for the site.

The property owner would be responsible for engaging appropriate archaeological expertise, advising the Council of the results and the further action required, consulting with the Council and obtaining their approval for an appropriate new site, and making arrangements that ensure the conservation of the building/structure or any artefacts or other evidence.

Potential archaeological sites

Many places particularly early buildings and historic sites, may contain sub-surface evidence from the area's earliest buildings. 'Archaeological sites' are protected under the *Archaeological and Aboriginal Relics Preservation Act* and it applies to historic as well as Aboriginal sites.

Before any proposed redevelopment or major surface disturbance, archaeological investigation is required to obtain any information and artefacts that may be present.

The most important action to protect the evidence that may remain within archaeological sites is to recognise the place in the planning scheme.

Council's own actions

Properties owned by Council

As the owner and manager of a number of significant places, including trees and plantings on some road reserves, Council should provide leadership within the community and set a good example with its works on Council-owned or managed places. Specifically, Council should:

- Adopt the Burra Charter as the basis for the planning and conduct of works on all culturally significant places.
- Prepare a conservation plan for each listed property owned or managed by Council.
- Open conservation work projects to the community to demonstrate conservation techniques to those who are interested.

Trees

Street trees are an important part of the heritage character of Berwick, Narre Warren and Narre Warren North townships, and the majority appear to be within the road reserves. Street tree plantings are also important in parts of the Doveton Estate. Protection and appropriate management of these plantings is essential. In other localities the key tree plantings are primarily on private land. Specifically, Council should:

- Assess the significance and condition of the major trees within road reserves and other Council land throughout the municipality. Identify any threats to the trees and any problems caused by them. Prepare a simple plan to protect significant trees and a replanting strategy to replace those suffering severe disease or damage; generally replacements should be the same species.
- Progressively replace open SEC wires with aerial bundled cables to enable reshaping of significant trees, rows and avenues.

- Protect significant trees from impacts associated with underground services through early consultation with the utility agencies, and through adoption of single utility easements.

Assistance

Assistance involves helping property owners and managers to care for the heritage places under their control. The Assistance policy should involve:

- Providing free-of-charge heritage advice to owners and managers of all places of national, state, regional, high local and local significance
- Investigating establishing a local heritage fund to provide low-interest loans, small grants and rate rebates to assist owners undertake approved maintenance and repair works.
- Investigating the provision of development bonuses to enable the achievement of a "better than required solution" for the protection of significant places within future urban development areas.
- Making an *ex gratia* payment equivalent to planning permit fees where a planning permit is required because a property is subject to heritage control in the planning scheme
- Establishing a library of heritage and conservation information suited to the needs of property owners and managers
- Preparing information guidelines to assist owners of significant places

Heritage advice

Many people are uncertain how to best look after a building or other type of place that they own. Many Councils have established a *Heritage Advisory Service* to provide initial advice to property owners (at no cost), as well as to assist the Council administer heritage planning provisions.

There are other valuable roles that a heritage advisory service can provide including training, information and policy development. Most councils engage a single person to provide this service (usually an architect); however, other specialist advice may be needed from time to time, and Council should ensure that it sets some funds aside for this purpose.

It is recommended that Council establish a heritage advisory service with the following roles:

- Advise the owners or managers of significant places on particular conservation and maintenance issues, particularly prior to the lodging of any required planning or building permits.
- Advise Council officers on planning and building applications related to heritage places.
- Advise on conservation issues related to Council's own properties and other heritage elements on land owned or managed by Council.
- Provide in-house training for Council officers dealing with heritage matters.
- Prepare heritage policies and guidelines.
- Provide local information and training seminars for those involved in the building trades or the supply of building materials.

The Council should seek assistance from the Department of Planning and Development to establish the service. A contribution from the Council would be expected.

Maintenance assistance

Extend the services of Council's Home Maintenance Service to assist those eligible people living in significant houses to undertake essential maintenance works. This may extend the types of services offered through this scheme and may require access to a wider range of skilled trades.

Covenants & agreements

As well as using the Planning Scheme to protect significant places, Council can also seek covenants and agreements. A covenant is attached to a property title and can commit the present and any future owners to conserving a place. It is entered into with the agreement of the owner. Covenant powers are available under the *Historic Buildings Act* and the *Victoria Conservation Trust Act*. By removing or reducing the development potential, a covenant can reduce the costs that are based on property values (eg. rates, land taxes). Covenants are used widely by owners keen to conserve the natural values of their property, and could be equally applied to cultural heritage places.

Under Section 173 of the Planning and Environment Act, Council can also enter into agreements which require a property owner to conserve a place in exchange for benefits such as particular development rights.

Information on these mechanisms should be prepared for use by planning officers and property owners. (see Education)

Research

Research involves an ongoing program of investigation and documentation of the City of Berwick's heritage. The Research policy should include:

- Continuing to develop the City of Berwick Local History Archive at the Narre Warren Library and establishing particular sources and search tools for investigating places.
- Microfilming the rate books and making the microfilm available.
- Assessing additional places.
- Developing a program for schools.
- Enabling ready access to information from other centres.

Assess additional places

The *City of Berwick Heritage Conservation Study* has investigated many aspects of the municipality's built environment and identified many significant places. After adoption of this Program, the first task is to research the places listed as being of local significance in this study.

The Aboriginal heritage and archaeology of the locality also requires detailed investigation particularly in areas likely to be developed in the near future. Council should initiate a study of areas that may contain Aboriginal sites and consult with the Wurundjeri and Aboriginal Affairs Victoria about the scope and funding available for such a study.

Over time, other research will be needed as additional places are recognised as potentially important, or as other aspects of the City's history become relevant to the local or wider community. An Interim List of places that have been researched and found worthy of protection under the planning scheme should be established. Places may be proposed for addition to this Interim List by the Council or by any person or organisation. Such nominations may be expected to arise as a result of new research and should normally be accompanied by information on the significance of the place.

Council should consider protection of such places in preparing an *annual heritage report* (except where more urgent action is required).

Schools research program

In the past students from several schools within the City have undertaken major investigations of places and aspects of local history. As well as encouraging an interest in history and heritage, these projects have produced valuable source documents, especially those based on oral history. Schools should be encouraged to continue such studies initially by circulating a list of possible topics and offering advice on historical method.

A copy of any research undertaken within the City should be lodged in the Berwick Local History Archive at the Narre Warren Library.

Education

Education should encourage community awareness and understanding of all aspects of the City's heritage. The Education policy should include:

- A heritage awareness program.
- Information for owners and managers of significant places.
- Seminars and workshops.

Heritage awareness program

The *City of Berwick Conservation Strategy* proposes a comprehensive heritage awareness program. In section 2.3 on cultural and social values, the *Conservation Strategy* proposes the following Council actions to encourage community awareness and participation in caring for the municipality's heritage:³

- Educate the community through research by students at schools and universities and by individuals.
- Actively campaign to publicise the heritage of the City of Berwick.
- Make residents and visitors aware of historic features in this area.
- Create pamphlets, maps and booklets for use by locals and tourists about walks, drives and significant places of interest around Berwick and environs.
- Signpost 'Heritage Tours' and provide plaques for significant places of interest.
- Organise open days at historical sites, with minimum charges to be invested back into maintenance and conservation, preservation or restoration of the important features.
- Include heritage weeks in the Cultural/Environmental Calendar, with organised heritage outings.
- Encourage groups such as historical societies to produce postcards, calendars, maps and souvenirs to be offered for sale by newsagents and civic centre.
- Provide listings of significant sites to be available to interested residents and visitors.
- Produce videos for loan or purchase to show the history of the city and its current sites of interest.
- Develop Tourist Information Centre or shelter as a focus for the above.

The *Conservation Strategy* also contains recommendations on Aboriginal culture and heritage, many of which would contribute to the overall development of greater community recognition and appreciation of all aspects of the City's heritage and contemporary culture.

Information for owners and managers of significant places

A variety of information will be needed by owners and managers of significant places. There is already a wealth of published material that explains conservation processes. The recent *Caring for Historic Buildings: guidelines for alterations and additions to historic buildings* (Historic Buildings Council 1993) is current and soundly based. The Technical Bulletin series produced by the National Trust and Australian Council of National Trusts is also a valuable, more detailed source. The Technical Bulletin series currently covers paint colours, lettering and signs, cleaning masonry, damage to buildings on clay soils, decorating with wallpaper, fences and gates, physical investigation of buildings, inter-war houses, each a separate publication. Copies can be ordered through the National Trust of Australia

3. *City of Berwick Conservation Strategy*, 1991, pp. 106-107, 109.

(Victoria). These publications should be available in the library (and branches) and at the Planning counter.

Secondly, Council should develop a simple guide to conserving significant places within the City of Berwick which contains information on:

- the overall heritage program
- Council's approach to conserving the City's heritage
- planning and building requirements, with the advice for owners to contact the Council for advice prior to preparing detailed plans
- specific development guidelines or requirements
- basic information on heritage legislation, heritage registers and covenants
- the availability of a heritage advisory service
- where to find further information: a brief bibliography of sources especially those available through the library or Planning counter.

Seminars & workshops

Seminars and workshops can be an effective way of sharing information, developing common understandings and building skills. As part of the Program., Council should offer a variety of types of seminars and workshops to address the following needs:

- Conservation philosophy, practice and techniques for the building trades and suppliers of building products
- The impact of heritage controls on property values for real estate agents, valuers and property owners
- Introducing the Heritage Program to Council officers
- Researching the history of buildings and heritage places: for owners and other interested people.

Implementing the Heritage Program

Implementing the Heritage Program will require:

1. Consultation with the community and property owners about the *City of Berwick Heritage Conservation Study* and the proposed Heritage Program
2. Adoption of the Program by Council
3. Allocation of resources including staff time and funds
4. Establishment of a heritage advisory committee to assist with the implementation and ongoing development of the Program.
5. Introduction of the Program to all departments within Council and the integration of its key policies into all aspects of Council's work.

The first step is to establish a timetable for these steps and to establish priorities for the first year of the Program.

Annual heritage report

The Heritage Program should be monitored and its benefits assessed to ensure its objectives are being achieved. Preparation of an annual heritage report to Council and the community is recommended as the most practical method. The annual heritage report should cover (at least):

- places protected during the last year (whether under planning scheme or another register)

- places damaged, destroyed or at risk
- positive examples of works by owners (including Council and public authorities)
- community activities
- assistance provided to owners (funds, advice etc).

PART 5: APPENDICES

Appendices

Appendix 1: Proposed planning provisions

Buildings and places of national, state, regional and high local significance

To protect individual buildings and places of national, state, regional and high local significance identified in the study (and listed in the Scheme), a permit should be required to:

- construct a building (including a fence) or a structure
- construct or carry out works
- demolish or remove a building, structure or other significant element
- alter the exterior of the building in any way, and
- subdivide land.

Repairs and routine maintenance that do not affect the external appearance would not require a permit except where these involve the repainting of an originally unpainted surface.

Where all or part of a significant place is proposed for demolition, the council should require all other planning approvals for new development to be obtained prior to granting a demolition permit.

Owners should be encouraged to develop an overall conservation plan detailing the significance of the place, the works proposed to be undertaken and the impact on the significance of the place. Where such a plan has been prepared, a single approval may be provided by the responsible authority.

Trees of national, state, regional and high local significance

The following objectives should be incorporated into the City of Berwick Planning Scheme:

1. To conserve trees of aesthetic, scientific or historic importance or of special cultural value.
2. To protect notable trees against any activity which will impair their health, appearance or cultural value.

A permit should be required to:

- remove, prune or alter a notable tree
- construct a building within 5 metres of the canopy edge of the tree

- carry out works within 5 metres of the canopy edge of the tree.

Before deciding on an application the responsible authority must consider:

- The purpose of this clause.
- The aesthetic, scientific or historic importance or special cultural value of the tree.
- Whether the pruning, lopping or alteration will impair the health, appearance or special cultural value of the tree.
- Whether the proposed building will impair the health, appearance or special cultural value of the tree.
- Whether the proposed works will impair the health, appearance or special cultural value of the tree.
- Views of the organisation specified in the table to this clause.

Heritage precincts

The following precincts have been identified in the study:

- Doveton Estate
- Berwick Township
- Harkaway Town Centre
- Narre Warren North Township
- Fountain Gate Estate
- Narre Warren Town Centre & Railway Station.

Each precinct is described in terms of its history and heritage characteristics, its significance assessed and heritage objectives identified. The study data base lists significant places within each precinct.

To protect these precincts, a planning scheme can seek to apply requirements parallel to those for individual places, and require a planning permit for new building on all land (ie. including allotments that do not contain significant places).

The following objectives are proposed for addition to the planning scheme:

1. To ensure the conservation and enhancement of the significant heritage characteristics of the precincts identified in the *City of Berwick Heritage Conservation Study*.
2. To encourage the maintenance or improvement of the general amenity of these precincts having regard to heritage values.
3. To protect roadside plantings, individual trees and major garden and garden setting elements that contribute to the significance of a precinct
4. To ensure that public works respect the significance of the precinct.

It is recommended that for all precincts, the heritage objectives (see Part 3 - *Towns and estates*) be incorporated into the planning scheme.

For all of the precincts except the Doveton Estate the following planning provisions should be incorporated into the planning scheme:

- Require a permit to demolish significant and contributory buildings identified in the *City of Berwick Heritage Conservation Study*.
- Require a permit to externally alter any building or construct a new building (including an addition) within a precinct.
- Require a planning permit for the construction of a fence greater than 1.3 m in height between the building line and road alignment.

- Require a planning permit for the removal or pruning of trees of local or contributory significance, and for development within 5 metres of the canopy of the tree.
- Require that the significance of roadside plantings and features are considered in the early stages of any works program by any public authority that may affect such trees and features.
- Require all planning approvals for new development to be obtained prior to granting a demolition permit.
- Protect the form and layout of subdivisions where these are identified in the *City of Berwick Heritage Conservation Study* as being significant components of the precinct.

Use

The following provision is recommended for addition to the planning scheme:

That a significant place specified in the City of Berwick Planning Scheme may be used or developed for any purpose provided that:

- the use or development will make a positive and demonstrable contribution to the conservation and ongoing maintenance of the property
- there is no substantial adverse effect on the amenity of the area
- the appearance of any building, works or material, traffic and parking generated by the operation of the use will not have an adverse effect; and
- heritage advice has been provided to the applicant by the Council.

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City of Berwick, cards, files, 1975-1988; microfiche records, 1989, 1990-1991. Contact Brian Hall, Rate Administrator.

City of Berwick, Valuers records. Valuer's cards back to mid-1960s arranged in street number order. Some Property Files which may include newspaper cuttings. Contact Peter Meeking, Valuer.

City of Berwick, Subdivisional Plans. (Several drawers of plans in Town Planning Department arranged under Parishes. Includes a collection of old Subdivisional Plans from 1940s.

City of Berwick, Building Permit Records. Plans and files from 1974 onwards with a small collection of pre-1974 plans. Arranged under street name and house number (one file for each building permit). Also Inspectors Reports leading to Certificate of Occupancy. Correspondence files from 1973 onward. Card system, 1974 onwards, arranged in property order with Lodged Plan Number / owner / builder. Rolled plans for larger buildings, complexes etc. (eg. Housing Commission, GMH). A few catalogued. Contact: Ross Thomson, Building Co-ordinator.

Shire of Pakenham: Shire of Berwick Rate Books, 1878-1972. (Listed alphabetically under ratepayer's name in Ridings (ie. Berwick, Scoresby, Pakenham), with title description, how many acres, Parish, NAV. No mention of house, store, factory etc., until about 1912).

Berwick Local History Archive, Narre Warren Library.

Berwick Mechanics Institute Library: Holds collection of historical material.

Berwick High School Library: Holds collection of Local History Options essays. Contact: Mrs Elaine Alexander. (see *Local School's History Research*).

Public Record Office (Victoria): Holds material relating to public buildings - schools, court houses, police stations, post offices (pre-Federation), and railways. (Material includes contract books and contract drawings).

Australian Archives (Brighton): Holds material relating to Commonwealth owned buildings, land etc., including hospitals, post offices (post-Federation), and defence facilities.

State Library of Victoria (SLV): Holds various diaries, letters etc., relating to the City of Berwick in its Manuscripts Collection, *R. V. Cole Collection of Hotel Records* (arranged according to location), and *Australian Architectural Index* on microfilm, (arranged according to location, architect, building type - not updated).

Melbourne University Architectural School Library: Materials relating to the City of Berwick may be found in this repository with an updated version on microfiche of the *Australian Architectural Index*.

Melbourne University Archives (Parkville): Holds many documents relating to the City of Berwick in collections of business, legal and architectural records. (Most collections are indexed).

2. Newspapers and Journals

There are many articles relating to the City of Berwick in the SLV's large collection of newspapers and journals. A number of indexes may be consulted including: Illustrations, Picture Collection, Local History, Bibliography, Business and Property Indexes. Many newspapers and journals are on microfilm and print-outs may be obtained. Photographic prints are also available.

Newspapers covering City of Berwick (held by SLV)

Berwick County Times (28 Nov. 1919 - 25 Sept. 1936). SLV holdings: 28 Nov. 1919 - 25 Sept. 1936. Published at Dandenong from 1928.

Berwick Journal (14 Sept. 1989 -). SLV holdings: 14 Sept. 1989 - . Incorporating *Berwick-Pakenham Times*.

Berwick Shire News and Pakenham and Cranbourne Gazette. SLV holdings: 8 Sept. 1909 - 11 Apr. 1917.

Dandenong Advertiser, 1882-1920. Indexed. SLV holds a copy of the index.

Pakenham Gazette and Berwick City News (Berwick Edition), (? - 3 Jun. 1987). SLV holdings: 11 Mar. 1987 - 3 Jun. 1987. Superseded by *Pakenham-Berwick Gazette*, merged with *Pakenham Gazette and Pakenham Shire News*. Prior to 11 Mar. 1987 this edition used to supplant SLV holdings of the Pakenham edition.

South Bourke & Mornington Journal, (1877-1920). Covers Berwick district in 1870s, 1880s, 1890s and later.

Melbourne Newspapers and Journals (held by SLV)

Many major Melbourne newspapers contain articles/illustrations relating to the City of Berwick. Of particular interest is the *Argus* which has a companion *Argus Index*, 1849-1859, 1910-1949.

Other useful newspapers and journals held at the SLV are:

Age.

Australian Builder & Contractors News, 1887-1895.

Australasian (contains many articles/illustrations, which are indexed in the Bibliography and Illustration Indexes).

Architect, 1939 - .

Australian Sketcher, 1873-1889.

Australian Engineering and Building News, 1879-1881.

Australian Home Beautiful, 1926-1940.

Australian Home Builder, 1922-1925.

Building and Engineering Journal (also Building, Engineering and Mining Journal), 1888-1905.

Building and Construction, 1927-1978.

Business Review Weekly.

Illustrated Australian News, 1860s-1880s.

Leader

Real Property Annual, 1913-1921.

RVIAJ, (Journal of the Royal Victorian Institute of Architects), 1903-1941.

Trust News, (National Trust of Australia (Vic).) Contains many articles on buildings, sites, areas, landscapes, planning and conservation issues.

Weekly Times.

Some of the journals contain useful articles on particular properties. For example, there are articles relating to (a) the Fountain Gate development at Narre Warren and (b) the three major Doveton factories.

- (a) *Australian Home Beautiful*, 'It's our Most Ambitious', Oct., 1967, pp.41-45. (Descriptions, critiques, photos and ground plans of four notable project house designs).

Business Review Weekly, 'Just the Place for a City', 24 March, 1991. (Interview with Magid, developer of the Fountain Gate project).

- (b) *Cross Section*, 1 Jan., 1953, No. 3.

Architecture and Arts, 'The New Buildings of the International Harvester Coy. of Australia Pty., Ltd.' July, 1954.

Architecture and Arts, £3,000,000 Factory for Heinz', April 1955, pp.36, 37, 47.

Architecture in Australia, 'H. J. Heinz Complex', Jan. - March, 1956.

Architecture and Arts, March 1956, pp.26-27.

Architecture and Arts, March 1956, pp.26-27.

Architecture and Arts, 'General Motors Holden Factory at Dandenong', July 1957, pp.34-38, 45, 46.

The Conveyor, Special Jubilee Edition, Department of Architecture, University of Melbourne, Sept., 1981.

Inside Heinz, 'The Heinz Story', supplement, 1992.

3. Maps and Plans

There are large collections of maps and plans (many indexed) relating to the City of Berwick in a number of repositories. These collections include early survey and contour maps, historical maps, Parish Plans, subdivisional and auction plans. Some maps indicate buildings, vegetation and geological features. The major repositories for City of Berwick maps are:

Central Plan Office, Treasury Place: the collection of historic maps is listed as (i) *Historic Plans*, a computerised list, and (ii) *Put-Away Plans*, a handwritten list. Most are on microfiche and copies may be obtained. The CPO also holds County, Parish and Township Plans.

Department of Survey and Mapping Victoria, Map Shop, 318 Little Bourke Street: holds Joint Operational Graphics and Army Ordnance Maps which show features such as properties, bridges and churches, 1930s-1960s+.

The Titles Office, Map Room, Lonsdale Street: holds Parish and Township Plans and Lodged Plans of Subdivision, which relate to registration of land ownership.

The Registrar-General's Office, Birkdale House, William Street: has several cupboards of very early subdivisional plans arranged under Parishes.

SLV Map Room: this large collection includes early maps, a range of Crown Lands and Survey maps (some not available at the CPO), subdivisional plans, County and Parish Plans, tourist maps, Royal Survey Corps. maps (1915, 1920s, 1930s, 1940s, 1960s).

City of Berwick: holds a number of subdivisional plans and historic maps in its Archives.

Select list of maps

Location shown as CPO, SLV, City of Berwick, Survey & Mapping.

- 1847 Koo-We-Rup Swamp, Road to Gippsland from Dandenong, W.S. Urquhart, 1847. Roll Plan. (CPO)
- c1852 Berwick Town Plan. Hoddle, Sydney, B33. (CPO)
- c1854 Roll Plan 25, Parish of Berwick. (CPO)
- 1856 Plan of Portions of land in the Parish of Berwick, Surveyor-General's Office, Melbourne, 1856. (Indicates landholders selections and vegetation as well as roads and early tracks). (SLV)
- 1858 The Township of Berwick, M. Callanan, Surveyor, Public Lands Office, Melbourne, 3 Feb. 1858. (Some landholders names on subdivisional plans) (SLV)
- 1859 Country Lands in the Parishes of Eumemmerring and Lyndhurst, County of Mornington, Public Lands Office, Melbourne, 14 Jan. 1859. (SLV)
- 1859 County of Mornington, M. Callanan, Assistant Surveyor, Public Lands Office, Melbourne, 28 June 1859. (Shows areas with notes such as 'good red soil well grassed and wooded with Cherry Box and Stringy Bark'). (SLV)
- 1861 Special and Country Lands. Parish of Narre Warren, County of Mornington. Dept. of Lands and Survey, Melb., 14 May 1861. (Shows Police Paddock and extension of Police Paddock, names of some property owners, and road to Emerald diggings). (SLV)
- 1866 County of Mornington, Compiled by T. Franklin Bibbs, Crown Lands Dept., Melbourne. (SLV)
- 1871 Town & Suburban Lots, Berwick, M. Callanan, Surveyor, Dept. of Lands and Survey, Melbourne, 16 Oct. 1871. (Shows subdivisions in major streets such as Peel, Elgin, Wilson and Palmerston). (SLV)
- 1881 Rail 32B, Narre Warren. Counties of Grant, Bourke & Mornington. (Shows Police Paddock and Carrum Swamp, Berwick, Cranbourne and beginning of Pakenham). (SLV)
- 1885 Plan of Subdivision of Portion of Allot. 16, Parish of Eumemmerring. Property of John Tremearne, Esq. M.D., M. Callanan, Assistant Surveyor, 13 Sept. 1886. (City of Berwick)
- 1893 Plan of Subdivision 3652, Parish of Eumemmerring, 1893. (City of Berwick)
- 1913 Oakleigh, Country Around Including Mordialloc, Dandenong and Ringwood, Parish of Eumemmerring. John L. Monash, 1913. (Compiled from Parish and County maps, supplemented by field reconnaissances carried out under the direction of Aust. Intelligence Corps.). (CPO)
- 1930 Parish Plan. Eumemmerring, County of Mornington, Dept. of Lands and Survey, 1930. (SLV)
- 1934 Parish Plan. Narree Worran, Counties of Mornington and Evelyn, Dept. of Lands and Survey, 1934. (SLV)
- 1946 Parish Plan. Berwick, County of Mornington, Dept. of Lands and Survey, Aug., 1946. (SLV)

- n.d. Early Houses of Berwick-Pakenham Shire, from *In the Wake of the Pack Tracks*. (Indicates old buildings, old sites and present roads in Berwick, Narre Warren and Harkaway, Narre Warren vicinities). (City of Berwick)
- n.d. Early Landowners (Village Allots.). Parish of Narree Worran. (Shows State School, Recreation Reserve, etc.). (City of Berwick)
- 1979 Engineering Geology, Berwick Area. Dept of Minerals & Energy, 1979. (Coloured maps showing geological boundaries, road, railway, parish boundary, quarries, watercourses etc.). (Dept. of Survey & Mapping)
- 1979 Generalised Slope Map. Berwick Area. Dept. of Minerals & (Dept. of Energy, 1979. Survey & Mapping)
- 1981 Ringwood. Geological Survey of Victoria. Mines Dept., Melb. 1981. (Large coloured map showing geological features, current roads, features and towns of Narre Warren North and Berwick). (Dept. of Survey & Mapping).

4. Directories

The State Library of Victoria holds a large collection of Victorian directories (mainly on microfilm). The most useful are the *Sands & McDougall Directories*, and *Bailliere's Victorian Gazetteer and Road Guide*, *Victorian Railways Tourist Guides*.

5. Photographs and Illustrative Material

State Library of Victoria: A large quantity of illustrative material relating to the City of Berwick may be found by consulting the *Illustrations Index*, *Picture Collection* and *Small Picture File*, as well as architectural drawings in the *Picture Collection*. The *Airspy Collection* of aerial photos, some from the 1920s, held in the *Picture Collection* is particularly useful. The SLV holds illustrations of Berwick railway station, 1904, 1906 and 1907 views of Berwick and a 1910 view of Narre Warren.

Berwick Historical Society: holds a collection of photographs of local buildings and families.

Dept. of Survey & Mapping: A collection of aerial photos is held at the Map Shop, Little Bourke Street.

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Local Schools' History Research

Berwick High School

This collection of useful historical essays relating to the Berwick area is held in the Berwick High School Library. It includes:

- Carland, R. 'The Terrible Twenties', Narre Warren in the 1920s, n.d.
- Chomppff, Charlotte, 'Mr. Lowry's Property', Narre Warren North, n.d.
- Hall, K. 'Berwick During the 1930s', n.d.
- Jennings, J., 'Berwick Primary School', n.d.
- Landy, Michell, 'Quarry Hills. Development and Construction', n.d.
- Lunn, A. 'The Anglican Church in Berwick', 1986.
- Lyon, A. 'The Narre Warren Railway Station', n.d.
- McDonald, Kate, 'The Effect of Urban Encroachment on Burr Hill', n.d.
- McGoll, G. 'The Growth and Development of High Street, Berwick', 1857-1984, n.d.
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Harkaway Primary School Project

'Historic Homes of Harkaway'. Grades 5/6 Harkaway Primary School, 1988. (122 pages). (Research with photographs of over 30 historic buildings, visiting each building and interviewing owners).

Glossary

Glossary of architectural & heritage terms

A number of terms used in this report have particular meanings in relation to architecture and heritage conservation. These terms are explained below to assist readers.

Acroterion - Ornament at the apex or ends of a pediment or gable.

Adaptation - Adaptation means modifying a place to suit proposed compatible uses (Australia ICOMOS *Burra Charter* Article 1.9).

AHC - Australian Heritage Commission. National body which compiles the Register of the National Estate.

Age Small Home - The Small Homes Service of the RVIA in conjunction with the Age newspaper operated between 1947 and 1961. It sold plans of comparatively inexpensive and ingenious, architect-designed houses to the public.

Arcade - A series of arches.

Archaeology - Archaeology is a discipline or field of study concerned with examining the remains of things our predecessors made and used and the places in which they lived. Archaeology is usually associated with the careful excavation of ancient sites in the Middle East. Archaeology is however applied in Australia to the understanding of Aboriginal history, and to the more recent places created since European colonisation.

Architrave - Ornamental moulding around window or door openings, usually in timber and externally sometimes applied in render.

Arts & Crafts (English) - A style of architecture in England in the 1880s which valued hand-craftsmanship and use of natural materials. Buildings and decoration must show that they are handmade, and not by machines. It was influenced by the writings of John Ruskin. Designers included: Morris & Co., William Morris, Philip Webb, William Lethaby and Norman Shaw.

Ashlar - Stone that has been squared and laid in regular courses with fine joints. Render on the external walls of Victorian buildings was often ruled to imitate this, while weatherboards were sometimes similarly imitative.

Astylar - Classical facade without columns or pilasters.

Asymmetrical - Not reflective about an axis; opposite to symmetrical.

Art Nouveau - A decorative style in architecture around 1900-1910; with asymmetrical, sinuous and organic forms. Externally, it was typically depicted in render, leadlight and wrought iron.

Banger Slates - Type of slate imported from United States of America.

Balustrade - A railing, usually along the edge of a balcony or verandah.

Bargeboard - Projecting boards placed against the incline of the gable of a building; sometimes quite ornately decorated.

Basilica - Rectangular hall with double colonnade and apse for altar at one (east) end, used by the Romans for law courts and other assemblies and later for the basic Christian church form. Usually with raised central section with clerestory windows, and the main entrance at the opposite (west) end.

Batter - To step back or gently slope inward, a wall or embankment. To be smaller at the top than at the bottom.

Bay - A principal area or division in the architectural arrangement of a building. The divisions may be marked by fenestration, buttresses or pilasters in elevation; or roof structure in plan.

Bay-window - A window forming a recess in a room, projecting outward from a wall. It may be rectangular, semi-polygonal (canted bay-window, qv.) or semi-circular.

Bichromatic brickwork - Exposed brickwork in two colours ranging from cream to dark brown, often in bold designs.

Blind - (Tracery or arcading) - Applied to the surface of a wall or closed behind

Bluestone (basalt) - A dark, fine-grained igneous rock, usually quarried from Western Victoria and often used for plinths, window and door sills and occasionally for walls.

Bracket - A projecting piece of stone, timber or other material, often formed of a scroll or volute to carry, or appear to carry, a projecting weight such as a cornice or eave. In Victorian Italianate architecture, often applied along the eaves-line, or at a verandah post.

Breezblock - Concrete block perforated in a decorative pattern; often used as screen wall in the 1950s and 60s.

Breezeway - Open covered way linking two parts of a building; usually in the 1950s to 1970s.

Bressummer - A massive beam, sometimes curved, spanning a wide opening, such as a verandah.

Bullnose - A profile curved through 90 degrees. Often used for verandah roofs in corrugated iron.

Bungalow (Californian) - Architectural style popular for houses of the 1920s and early 1930s. It is characterised by low pitched gable roofs, verandahs with bressummers supported by masonry pylons, wall-hung timber shingles, random rubble masonry and roughcast cement render.

Burra Charter - The Burra Charter is a set of conservation principles prepared by Australia ICOMOS (International Council on Monuments and Sites). The formal name of the Burra Charter is 'The Charter for the conservation of places of cultural significance'.

Canted - Angled or cut-off corner, forming polygonal plan. (eg. canted bay-window qv.).

Capital - the topmost member, usually decorated, of a column or pilaster and commonly in the Classical orders such as Doric, Ionic, Composite, Tuscan or Corinthian. It may support an entablature.

Capping, Capping piece - The uppermost part, placed on top, continuously, and usually wider.

Casement sashes - A window sash, hinged at one side and to swing open usually outwards, sometimes inwards.

Cast-iron - An iron-carbon alloy of high carbon content. It is easily poured whilst molten into moulds, but too hard and brittle to be formed by hammering, rolling or pressing.

Catenary curve - Curve in the shape of a chain hanging freely from two points.

Chain-link Wire Mesh - Open weave fabric formed of fine gauge wire strands, twisted at their junctions as a diamond pattern.

Chevron - A moulding or groove forming a zig-zag decoration. Found in Romanesque buildings particularly.

Chinoiserie - European imitation or evocation of Chinese design. It often included repeated geometric patterns. Popular in the eighteenth century and early nineteenth century England and other European countries.

Cill - (Refer: Sill).

Classified - A term usually referring to the inclusion of a place on the Register of the National Trust of Australia (Victoria).

Clerestory - Upper windows above an adjoining roof.

Clinker bricks - A hard-burnt red/blue brick with speckled glazed imperfections.

Collonette - A small column.

Column - A vertical structural member, circular in section. In Classical architecture it consists of a base, shaft and capital (qv.) and carries an **entablature**.

Compatible use - means a use which involves no change to the culturally significant fabric, changes which are substantially reversible, or changes which require a minimal impact (Australia ICOMOS *Burra Charter* Article 1.10).

Concave - An inward facing curve.

Conservation - means all the processes of looking after a place so as to retain its cultural significance. It includes **maintenance**, and may according to circumstances include **preservation**, **restoration**, **reconstruction** and **adaptation** and will be commonly a combination of more than one of these (Australia ICOMOS *Burra Charter* Article 1.4). The aim of conservation is to retain or recover the cultural significance of a place (*Burra Charter* Article 2). Conservation is based on a respect for the existing fabric and should involve the least possible physical intervention. It should not distort the evidence provided by the fabric (*Burra Charter* Article 3).

Console - An ornamental bracket or corbel in the form of an S curve, in Classical architecture.

Convex - An outward facing curve.

Corbel - A series of projections, each stepped progressively farther forward with height. A common device on the brickwork of chimneys.

Corinthian - The most ornate of the three Greek orders (qv. capital), characterised by a bell-shaped capital with volutes and rows of acanthus leaves.

Cornice - Any projecting ornamental moulding finishing along the top of a building or below the eaves. In an interior, the horizontal moulding between walls and ceiling. In Classical architecture, the top, projecting section of an **entablature** (qv.). Other styles also have a distinctive type of cornice.

Corrugated Iron - Iron sheet covering formed in continuous wave profile to give rigidity.

Cove - A large concave moulding; often as a cornice (qv.).

Crenellated - A parapet with alternating indentations. (Originally for defence, and for firing missiles through).

Cresting - Decoration along the ridge of a roof. Usually perforated cast - or wrought-iron or terracotta.

Crimped Wire - Wire formed with regular intermittent undulations.

Crockets - Projecting decoration (often foliage) decorating angled edges (eg. of spires, canopies, pew-ends or architraves).

Crossbar - The central horizontal or transverse member (eg. of a gate).

Cultural Significance - Cultural significance means aesthetic, historic, scientific or social value for past, present or future generations (Australia ICOMOS *Burra Charter* Article 1.2).

Curlicue - A decorative curl or twist.

Dentils - A band of small, square, tooth like blocks. Usually of a cornice.

Door Frame - Two upright members (jambs) and a head (lintel) over the doorway on which to hang the door.

Door Furniture - Any functional or decorative fitting for a door, including the hinges, handle, lock and fingerplate.

Doric - An order (qv.) of Classical architecture. It is the plainest order; the capital is a disc.

Double-hung sash window - A window with two sashes sliding vertically within the frame.

Early English - The first of three phases of the Gothic (qv.) style in England, until the end of the Thirteenth Century. It is characterised by lancet (slender, pointed arch) windows and stiff-leaf (sculptured foliage) capitals.

Earthenware (quarry) - A glazed or non-glazed non-vitreous ceramic, used for paving tiles. Usually coloured either cream or terracotta.

Eaves - The part of the roof which overhangs beyond the line of the wall; commonly decorated.

Edwardian - A period in architecture named after King Edward VII, who reigned between 1901 and 1910. The term is relevant to architecture between c1890 and 1920. In houses, distinguishing features include use of terracotta roofing tiles, ridge cappings, chimneypots and finials, timber fretwork and turned timber posts to verandahs and gable ends and red brick walls and chimneys. Roof pitches become steeper and plans more complex.

Elevation - Two-dimensional graphic representation of a building.

Encaustic - Late Victorian flooring tiles which are patterned by baking colours to form the surface of the tile and in geometric shapes.

Entablature - In Classical architecture, the upper part of an order, consisting of **architrave** (qv.), **frieze** (qv.) and **cornice** (qv.).

Entasis - The very slight swelling on Classical columns to correct the optical illusion of concavity resulting if the sides are straight.

Evidence - The evidence - or information - about the past is all round us. The word evidence is used in the guide to refer to the information that can be found about the past by examining the fabric of places, historical sources, and people's recollections and stories.

Fabric - Fabric means all the physical material of a place (Australia ICOMOS *Burra Charter* Article 1.3). For example, the fabric of a garden would include all the plants and trees, garden furniture, paths and edgings, lawns.

Face Brickwork - Finely finished brickwork intended to be visible.

Fanlight - Originally a fan-shaped window over a door, but now applied to any window in that position, often rectangular.

Fascia - A timber member fixed to the end of a roof rafter that usually supports a gutter, often with applied decoration.

Fenestration - Arrangement of windows.

Finial - A formal ornament, placed at the top.

Fleche - A slender spire rising from the ridge of a roof (usually timber).

Flush - Two adjacent surfaces placed together on the same plane.

Fluting - The vertical grooves of a column shaft.

French doors - A pair of doors, each of which often occupies little more than half the width of a normal door and are either half or fully glazed.

Fretwork - Decorative perforated and carved timber. (Often bargeboards, valence, brackets & screens).

Frieze - Any horizontal band of decoration, but very often on verandahs in cast-iron or timber.

GBR - Government Buildings Register. Register of Victorian State Government-owned significant historic buildings, administered by the Historic Buildings Council at the Department of Planning & Development.

Gable - The triangular upper wall at the end of a pitched roof, sometimes with a decorated barge board or roughcast.

Gabled hip - Hip roof which terminates in small gable at the ridge.

Galvanizing - Corrosion-resistant coating of zinc applied to steel (earlier, iron) sheet.

Glazing bar - Vertical or horizontal bars within the window sash which hold the panes of glass.

Gothic - Architectural style characterised by verticality with pointed arches and windows, buttresses, clerestory windows and roofs vaulted or with exposed timber structure. In England, divided into three phases: Early English, Decorated and Perpendicular.

Gunitite - Concrete lining sprayed from a high velocity pneumatic gun. Cement Gun Pty Ltd was formed in Australia in 1949.

HBR - Historic Buildings Register. Register of significant historic buildings, administered by the Historic Buildings Council (Department of Planning & Development).

Half-hip (or jerkin) - Roof, generally gable, which terminates in a small hip at the ridge.

Half-timbering (or timbering) - Construction in which walls are built of interlocking and exposed vertical and horizontal timbers and the spaces are filled with non-structural walling of roughcast stucco. Often imitated in non-structural members, usually within gables as decoration.

Heritage - The word 'heritage' is commonly used to refer to our cultural inheritance from the past, that is the evidence of human activity from Aboriginal settlement through successive periods of European and Asian migration, up to the present day. Strictly speaking 'heritage' can be used to cover natural environment as well.

Highlight - Window at high level.

Hip - Roof consisting of four sloping planes meeting at a ridge.

Hit and miss brickwork - Deletion of alternate bricks to form brick sized openings.

Hob - A panel over an opening, below ceiling level.

Importance (Architectural and historic) - Term used in the Historic Buildings Act 1981 to mean cultural significance (qv.).

Ionic - An order (qv.) of Classical architecture. The capital has volutes or scrolls.

Interpretation - Interpretation is becoming a common word in relation to heritage conservation. It describes a way of communicating meaning and relationships using original artefacts, by first-hand experience and by illustrations.

Italianate - An architectural style derived from the Italian architecture that became common in England in the Nineteenth Century and subsequently in Australia. Commonly uses picturesque forms, the tower, bracketed eaves, arcading and lower pitch roofs.

Lancet - (Refer: Early English).

Leadlight - A window having small panes of clear, coloured and painted glass connected with strips of lead. (Commonly and incorrectly called 'stained glass').

Light-pane - One division of a window divided by mullions.

Lintel (or Lintel) - A horizontal beam bridging an opening.

Lozenge - Diamond shaped panel.

Maintenance - The continuous protective care of the building, contents and setting. It is distinguished from repair - which involves restoration or reconstruction (Australia ICOMOS *Burra Charter* Article 1.5). For example, maintenance in relation to roof gutters would include regular inspection and cleaning of gutters.

Marseilles tiles - Terracotta tiles which were originally imported from Marseilles, France in the 1880s and were soon made in Australia. They were very common in the Edwardian period. After 1908, they were also available in cement.

Material Culture - The artefacts produced by a society.

Moulded (and moulding, mould) - A member of construction or decoration, treated to introduce varieties of outline or contour in edges or surfaces, whether on projections or cavities, as on cornices, capitals, bases, door and window jambs and heads.

Narthex - The room, in a church, before the nave. (Its entrance foyer.) It may be separated from the nave by columns, rails or a wall.

National Estate - The National Estate is defined in the Australian Heritage Commission Act (1975) as 'those places, being components of the natural environment of Australia or the cultural environment of Australia, that have aesthetic, historic, scientific or social significance or other special value for future generations as well as for the present community.'

Oculus (window) - A small circular panel or window, common in Edwardian architecture and often with leadlight glazing.

Ogee - A double-curved shape with a concave and convex part (S or inverted S). Victorian and Edwardian buildings have ogee spouting.

Open work - Decorative panel consisting largely of voids.

Order - In Classical architecture, a column with base shaft, capital (qv.) and entablature (qv.) decorated and proportioned according to one of the established modes: **Doric** (qv.), **Ionic** (qv.), **Corinthian** (qv.), **Tuscan** (qv.) or **Composite**.

Paling - Thin timber close-boarding split or sawn, fixed to a timber frame to form a fence.

Panels - A portion of a flat surface raised or recessed in relation to the surroundings and usually set off by a moulding or some other decorative device. Found on Victorian doors in groups of four or six.

Parapet - The extension of a wall above what would otherwise be the eaves line. Usually between 500 and 1500mm in height and decorated with ornamentation such as moulded cornices, balustrading, pediments and nameplates.

Party wall - A wall common to two buildings of a terrace row.

Pediment - An element usually triangular or curved in shape over doors or windows or surmounting a parapet, derived from Greek architecture.

Pendant - Element suspended with decorative swollen lower ends. (eg. Pendant bargeboard qv.).

Picket, Picket Heads - Light timber board fixed to timber rails at a regular spacing over a timber plinth and between timber posts. There is a decorative profile formed at the top of each picket.

Pier - A solid masonry support, other than a column.

Place - Place means a site, area, building or other work, group of buildings or other works together with associated contents and surroundings (Australia ICOMOS *Burra Charter* Article 1.1). A place could include a structure, ruin, archaeological site, garden, or landscape modified by human activity.

Plinth, Plinth Board - Horizontal masonry base. Timber board placed on edge on the ground beneath pickets or palings, fixed to posts.

Polychromatic brickwork - Exposed brickwork in at least three colours ranging from creams to terracotta to dark brown and combined to form bold patterns.

Post & Rail - Timber fence consisting of top, intermediate and bottom rails between regularly spaced posts.

Preservation - Preservation means maintaining the fabric of a place in its existing state and retarding deterioration (Australia ICOMOS *Burra Charter* Article 1.6).

Pylons - Rectangular section, tapering piers flanking an entrance (or verandah).

Quatrefoil - Four symmetrical (or circular) leaf shapes inscribed within a circle. (Also trefoil - three shapes; and multi-foil).

Quoin - A stone or brick used to reinforce or decoratively distinguish an external corner or edge of a wall from adjacent masonry. In Victorian architecture often non-structurally represented in polychromatic brickwork or raised render.

RNE - Register of the National Estate. Administered by the Australian Heritage Commission.

Rail - A minor horizontal structural member (eg. of a fence or gate).

Rafters - A series of inclined structural timber structural members to which a roof covering is fixed.

Reconstruction - Reconstruction means returning a place as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the fabric (Australia ICOMOS *Burra Charter* Article 1.8). Reconstruction is not the same as recreation or conjectural reconstruction - in simple terms creating something that has never existed.

Relic - Deposit, object or material evidence of human past.

Render - A cement or lime trowelled coating, applied to external walls and often fashioned into decorative mouldings.

Restoration - Restoration means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material (Australia ICOMOS *Burra Charter* Article 1.7).

Ridge - The uppermost point at which two intersecting planes of a roof meet. Decorative ridging was often used.

Rosettes - Circular decoration usually in timber or metal and with a stylised floral motif.

Roughcast - External rendering, the top coat of which contains gravel, crushed stone or pebbles.

Rustication - The strong emphasis of the joints between squared stone blocks. Often imitated in render.

Sash - The moveable panel of a window. Eg. Casement sash, Double-hung sash window (qv.).

Scotia - A deep concave moulding.

Section (or cross section) - Graphic representation of an imaginary transverse cut taken (vertically) through a building. A horizontal section is a **floor plan**.

Segmental (head) - Arch formed by a segment of a circle, less than a semi-circle, and often much flatter.

Shingles - A flat thin rectangular timber tile as roof cladding or over walls, laid so that each tile overlaps the one below. Common for roofs in the Early Victorian period and in the Edwardian and 1930s period shingled gables and balustrading.

Shiplap - Type of lining boards which have rectangular section grooves between.

Sidelights - Fixed glass panel flanking a door or window opening. In Victorian and Edwardian buildings, often coloured or leadlight.

Significance (Cultural) - Aesthetics (including architectural), historic, scientific or social value for past, present or future generations.

Sill - A horizontal timber member at the bottom of the frame of a window or door, and on the external face to shed water. A masonry sill projects beyond the plane of the wall, below the timber sill.

Site - A particular focus of past human activity, usually (but not exclusively) characterised by physical evidence of this activity.

Skillion (or lean-to) - Roof of a single plane.

Spandrel - The triangle between the side of an arch, horizontal with its apex and vertical from its springing. Also, the triangle between two arches, in an arcade.

Spanish Mission - A domestic style of architecture during the 1920s and 1930s characterised by a vocabulary derived from Californian-Spanish buildings that included hand-tooled render walls, loggias, pantile roofs, wrought-iron decoration and arcaded masonry verandahs.

Spindle - Small circular section rod, with turned decoration in the form of round grooves or moulds and with tapered ends.

Splay - A slope across the full width of a surface, often at 45 degrees; a large chamfer (c.f. canted).

Springing - The lowest point of an arch.

Squinch - An arch, or a series of corbelled arches, diagonally across an angle (eg. the internal angles of a square tower, to support a polygonal or round dome, or spire).

State Bank House - House financed, designed and built by the State Savings Bank of Victoria under the Housing and Reclamation Act 1920 for its customers. G. Burridge Leith was the Bank's Chief Architect. They were not produced after 1939.

Steel - An alloy of carbon, iron or other metals malleable from ingot. Properties vary according to composition, type of heat treatment and mechanical working, but include strength, hardness, ductability, abrasion resistance and corrosion resistance. It can be welded and machined.

String course - A horizontal band of masonry or render, extending across the facade, usually at floor level, or at the springing point of the windows in a wall. It may project from the wall plane and may be plain or richly ornamented.

Terra-cotta - Unglazed, slow-fired pottery produced from a fine clay, usually of a reddish colour, and used to make wall decorations, chimney pots and roofing tiles. A common material of the Edwardian period.

Timbering - (Refer: **Half-timbering**).

Tracery - Ornamental, intersecting, linear pattern in the upper part of a Gothic window, screen, panel or vault.

Transept - Transverse arms of a cruciform plan church, usually dividing the nave from the chancel.

Transitional - The period around the 1890s between Victorian and Edwardian architecture and incorporating elements from each period.

Transom - Horizontal member across an opening or panel (eg. below a verandah valence, qv.).

Triple window (or **triple light**)- Vertically divided into three equal sashes or panes.

Tripartite window - Vertically divided into three sashes or panes. Generally in Victorian double-hung sash windows, the outer panels are about one third the width of the central panel.

Tuckpointed - A method of finishing joints of face-brickwork, with mortar, coloured to match the bricks on which a lime-putty bead is run to form a crisp white delineation of the bonding. A common finishing of polychromatic brickwork and the red brick of Edwardian architecture.

Turned timber - Shaped by the application of a blade while revolving in a lathe to produce a decorated circular pattern. Used for Edwardian columns and balusters.

UCA - Urban Conservation Area (or precinct).

Valence - A fringe, usually for verandahs, between the posts.

Vault - An arched ceiling of stone or brick, sometimes imitated in timber or plaster.

Vermiculation - Decorative treatment on stone or render, of regular shallow channels creating worm-like tracks.

Victorian - The period of architecture during the reign of Queen Victoria (1837-1901). In Victoria, generally the period up until the economic depression between c1892-95. Early Victorian is 1837-c1850, mid-Victorian c1850-1875 and late-Victorian, c1875-1895.

Voussoirs - Wedge-shaped stones, of which an arch is constructed.

Wing walls - Walls extending out from the line of the front wall of a house, often dividing individual houses in terrace rows and sometimes decorated.

Woven Wire Mesh - Open weave fabric, formed from intertwined wire strands in continuous regular pattern.

Wrought iron - Almost pure iron; it is soft, malleable, tough, fatigue-resistant and easily worked. It may be worked into shape mechanically by forging, bending, rolling or drawing.

Indexes

To assist the reader, three indexes are provided. Each includes the page number of the individual citation on each place (that is the detailed description, history, significance and conservation guidelines). References to particular places in the environmental history are not included in the index. The three indexes are:

by Place Name

This index is in alphabetical order by the name of the place, for example *Narre Warren North Primary School* or *Essex Park Homestead*. Places that do not have a name are referred to by the type of place, for example *House*. This index also lists the street address and locality for each place.

by Street Address

This index is in alphabetical order by the street name. In each street, places are listed in order of their street number.

As well, this index indicates whether a place is within a Precinct (see the *Towns & Estates* section of the report for more on precincts). The Precinct codes used in the index are as follows:

B	Berwick Township
FG	Fountain Gate
D	Doveton
H	Harkaway
NTR	Narre Warren Town Centre & Railway Area
NWN	Narre Warren North Township

by Significance

This index groups together places by their level of significance in the order listed below. Within each level of significance, places are listed in street address order.

- State significance
- Regional significance
- High local significance
- Local significance
- Contributory significance and
Interest

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Claire Robinson Reserve		Main Street	Narre Warren North	121
Clarinda Park	271 - 299	Narre Warren North Road	Narre Warren	254
Clover Cottage & garden	54 -60	Manuka Road	Berwick	359

Place name	St No	Street	Locality	Page
Clyde Cottage (fmr)	11	Clyde Road	Berwick	296
Commemorative Oak	1 - 11	Peel Street	Berwick	154
Coronation Tree		Gibb Street	Berwick	153
Cottage	23 - 25	Main Street	Narre Warren North	357
Dandenong Police Paddocks		Churchill Park Drive	Endeavour Hills	55
Deodar Cedar		High Street	Berwick	154
Derren Doon (fmr Westmount)		Bailey Road	Narre Warren North	275
Dhuringa	59	Peel Street	Berwick	371
Doctor's surgery & residence	26 - 30	Langmore Lane	Berwick	348
Doveton Estate		Power Road	Doveton	122
Doveton Heights	24	Doveton Avenue	Eumemmerring	194
Doveton Library (fmr)		Kidds Road	Doveton	126
Edrington (& early cottage)	132	High Street	Berwick	222
Endeavour Hills Estate (Office (fmr) & Capt. James Cook statue)	50	Monkhouse Drive	Endeavour Hills	138
English Oak	19 - 21	Scanlan Street	Berwick	155
Essex Park Homestead	13	Aquila Crescent	Endeavour Hills	162
Florenceville site		Victor Crescent	Narre Warren	77
Former Primary School	53	Webb Street	Narre Warren	413
Forres Farm	182 - 200	a'Beckett Road	Narre Warren North	160
Fountain Gate Estate		Fountain Drive	Narre Warren	79
Four Oaks	13	Cardigan Street	Endeavour Hills	185
General Motors Holden Complex	77 - 125	Princes Highway	Doveton	383
Glen Cairn	21 - 27	Robinson Road	Narre Warren North	264
Glen Moidart	110	Beaumont Road	Berwick	275
Glencairn	159	Greaves Road	Narre Warren South	201
Glenfalloch	88 - 92	Brisbane Street	Berwick	292
Glenlea	42	Baker Road	Harkaway	168
Glenogil	76	Baker Road	Harkaway	409
Glenrowan	197 - 221	a'Beckett Road	Narre Warren North	278
Glenwood	87	Brisbane Street	Berwick	409
Gloucester Cottage (Flat 1)	66	Gloucester Avenue	Berwick	307
Gottlieb Scholtz site		Harkaway Road	Harkaway	75
Grasmere	27	Inglis Road	Berwick	233
Greenacres	178 - 188	Hessell Road	Harkaway	218
H J Heinz Co Pty Ltd	43 - 65	Princes Highway	Doveton	378
Hallam Valley Primary School		Centre Road	Narre Warren South	409
Hallam's Road Hotel	241 - 245	Princes Highway	Hallam	389
Harfra	238	Harkaway Road	Harkaway	309

Place name	St No	Street	Locality	Page
Harkaway Cemetery & Bell Tower	204	Hessell Road	Harkaway	63
Harkaway Farm	2 - 30	Rowallan Road	Harkaway	270
Harkaway Hall	56 - 58	King Road	Harkaway	338
Harkaway Primary School	67	King Road	Harkaway	342
Harkaway Road hawthorn hedges		Harkaway Road	Berwick	155
Harkaway Township		King Road	Harkaway	110
Hessell Road hawthorn hedges		Hessell Road	Berwick	155
Hillsley	84	Robinson Road	Narre Warren North	268
House	184 - 196	Beaumont Road	Berwick	275
House	15	Brisbane Street	Berwick	283
House	64 - 70	Brisbane Street	Berwick	287
House	65	Brisbane Street	Berwick	409
House	36	Buchanan Road	Berwick	409
House	12	Doveton Avenue	Eumemmerring	298
House	21	Doveton Avenue	Eumemmerring	410
House	37	Doveton Avenue	Eumemmerring	196
House	42 - 44	Doveton Avenue	Eumemmerring	410
House	45	Doveton Avenue	Eumemmerring	276
House	6	Edwardes Street	Berwick	410
House	126	Fox Road	Narre Warren North	276
House	123	High Street	Berwick	331
House	139	High Street	Berwick	410
House	175	High Street	Berwick	410
House	187	High Street	Berwick	411
House	191	High Street	Berwick	411
House	73	Homestead Road	Berwick	277
House	4	Langmore Lane	Berwick	108
House	5	Langmore Lane	Berwick	411
House	8	Langmore Lane	Berwick	411
House		Narre Warren North Road	Narre Warren North	277
House	357 - 359	Narre Warren North Road	Narre Warren North	258
House	26	Palmerston Street	Berwick	411
House	267 - 347	Pound Road	Narre Warren South	277
House	9	Reserve Street	Berwick	412
House	17	Reserve Street	Berwick	109
House	19	Reserve Street	Berwick	109
House	24	Reserve Street	Berwick	397
House	7	Rutland Road	Berwick	412

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Place name	St No	Street	Locality	Page
House	15	Rutland Road	Berwick	412
House	1	Shrives Road	Narre Warren	413
House	3	Shrives Road	Narre Warren	137
House	66	Shrives Road	Narre Warren South	405
House	259 - 269	Soldiers Road	Beaconsfield	278
House	1	Williamson Street	Berwick	413
House (& garden)	9	Langmore Lane	Berwick	346
House (for PO)	68 - 70	King Road	Harkaway	344
House (for Sunbury)	61	Peel Street	Berwick	373
House (for Treby)	31 - 35	Robinson Road	Narre Warren North	266
International Harvester Co	1 - 35	Princes Highway	Doveon	375
Inveresk	93	High Street	Berwick	320
Kallinma	13 - 25	King Road	Harkaway	240
Kensworth Cottage	8 - 10	Scotsgate Way	Berwick	403
Killern	72 - 92	King Road	Harkaway	244
Kilgerron	186 - 216	Narre Warren - Cranbourne Road	Narre Warren South	277
Kilkstream	692	Princes Highway	Berwick	392
King & Robinson Roads hawthorn hedges		King Road	Harkaway	155
Kingussie	42	Langmore Lane	Berwick	351
Kintross	41	Palmerston Street	Berwick	367
Lumesh	163	High Street	Berwick	336
Lysterfield Reservoir		Reservoir Road	Narre Warren North	67
Macadamia tree		Palmerston Lane	Berwick	154
Mary Blackwood House	76 - 80	Brisbane Street	Berwick	289
Mechanics' Institute	15	High Street	Berwick	314
Mechanics' Institute	59	Webb Street	Narre Warren	407
Melrose	137 - 163	Harkaway Road	Harkaway	205
Memorial Avenue of Honour		Church Street	Berwick	150
Mexican Cypress		High Street	Berwick	153
Minard	62 - 70	Manuka Road	Berwick	248
Minda	2 - 106	Soldiers Road	Berwick	278
Moosigal Park	8	Monketh Crescent	Endeavour Hills	277
Mower World	422	Princes Highway	Narre Warren	412
Myna Farm	182	Kidds Road	Doveon	236
Narre Warren Memorial Gates		Princes Highway	Mountain Gate	76
Narre Warren North Primary School	15 - 31	aBeckett Road	Narre Warren North	409
Narre Warren North Reserve trees		aBeckett Road	Narre Warren North	121
Narre Warren North Road hawthorn hedges			Narre Warren North	155

Place name	St No	Street	Locality	Page
Narre Warren North Township		Main Street	Narre Warren North	116
Narre Warren Produce Store		Webb Street cnr Princes Hwy	Narre Warren	413
Narre Warren Town Centre & Railway Station precinct		Webb Street	Narre Warren	130
New Ardblair	53 - 81	Beaumont Road	Berwick	173
Nichol house	63	King Road	Harkaway	340
Oak Avenue of Honour		Memorial Drive	Narre Warren North	144
Oak Trees (row)		Princes Hwy (Webb St-Magid Dv)	Narre Warren	147
Oatlands	102 - 200	Narre Warren North Road	Narre Warren	250
Old Coach Road (Glue Pot)		Old Coach Road	Berwick	69, 155
Palmerston's Store (fmr)	81	High Street	Berwick	318
Pine Lodge	146 - 148	King Road	Harkaway	246
Piney Ridge	82	Heatherton Road	Endeavour Hills	211
Plunridge	37	Peel Street	Berwick	412
Poplar Avenue of Honour		High Street	Berwick	142
Post Office & Store (fmr)	15	Main Street	Narre Warren North	355
Post Office (fmr) & Court House (fmr)	102 - 104	High Street	Berwick	322
Pound-Narre Warren Cranbourne Rd hawthorn hedges		Pound Road	Narre Warren South	155
Princes Domain Estate		Princes Domain Road	Narre Warren	138
Quarry		King Road	Narre Warren	75
Quarry Hills	31	Quarry Hills Drive	Berwick	262
Quorn Cottage	26	Inglis Road	Berwick	231
Railway station		Shrives Road	Narre Warren	412
Randle's Cottage	1 - 3	Randle Court	Narre Warren North	395
Ranmore Cottage	1	Marygate Place	Berwick	108
Rechabite Hall (fmr)	106	High Street	Berwick	327
Red Cross Tree		High Street	Berwick	153
Reedbeck Farm	31 - 37	Halleur Road	Harkaway	203
Reserve (Wilson House site)		Shute Avenue	Berwick	77
River Red Gum		Gloucester Avenue	Berwick	153
Roads End		Beaumont Road	Berwick	170
Robertson property (fmr)		Belgrave - Hallam Road	Narre Warren North	57, 180
Rossmoyne Park	129 - 153	Hessell Road	Berwick	213
Rowallan Farm	15 - 25	Rowallan Road	Harkaway	272
Rusty Fig (or Port Jackson Fig)	126	High Street	Berwick	154
Rusty Gum Myrtles		Reserve Street near Gloucester	Berwick	149
S Brundrett & Sons (Rose Nursery)		Brundrett Road	Narre Warren North	276
Schmidt site (Kialoe)	153	Beaumont Road	Berwick	59

Place name	St No	Street	Locality	Page
Scout camp		Robinson Road	Narre Warren North	77
Secondary College & Performing Arts Centre	65 - 77	Manuka Road	Berwick	411
Shed (Darley Refractories)		Wedgwood Road	Hallam	413
Shops	71 - 75	High Street	Berwick	316
Smooth Arizona Cypress	1 - 11	Peel Street	Berwick	154
Springfield homestead	34	Homestead Road	Berwick	227
St Andrews Uniting Church	105	High Street	Berwick	325
St Margarets School	27 - 47	Gloucester Avenue	Berwick	302
St Michael's Church & School complex	125 - 137	High Street	Berwick	333
Strathard		Oldhome Court	Narre Warren South	260
Sugar Gum		Gloucester Avenue	Berwick	153
Sunnyside site		Parkhill Drive	Berwick	76
Sunways		Lyall Road	Berwick	353
Sweeney house	8 - 10	Scanlan Street	Berwick	401
Tandderwen	369	Heatherton Road	Narre Warren North	276
Tara Park	42 - 44	Brundrett Road	Narre Warren North	276
The Cottage	181	Beaumont Road	Berwick	275
The Downs		Buchanan Road	Berwick	276
The Grange site		a'Beckett Road	Narre Warren North	75
The Grattons	8 - 10	Bailey Road	Narre Warren North	166
The Old Cheese Factory	34	Homestead Road	Berwick	229
The Springs	97 - 99	Greaves Road	Narre Warren South	198
The Studio	7 - 13	Baker Road	Harkaway	280
Treverbyn (fmr Tyrone)	2 - 12	King Road	Harkaway	238
Uniting Church	1 - 13	Main Street	Narre Warren North	411
Wallerview	101	a'Beckett Road	Narre Warren North	158
Wandeen Farm	191 - 207	Harkaway Road	Harkaway	207
Warren Park	31	Shrives Road	Narre Warren South	278
Warrenwood	155 - 307	Hessell Road	Berwick	216
Westbourne	315 - 349	Hessell Road	Harkaway	220
White Peacock Receptions	3 - 5	Princes Domain Drive	Hallam	278
Wickham (fmr Ratharnay)	37 - 39	King Road	Harkaway	242
Wilga		King Road	Harkaway	277
Willurah Park	306	Harkaway Road	Harkaway	209
Wilson Quarry & Botanic Park		Princes Highway	Berwick	72
Yarrimbah	328-334	Narre Warren North Road	Narre Warren	362

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Place name	St No	Street	Locality	Precinct	Page
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The Grange site		a'Beckett Road	Narre Warren North		75
Narre Warren North Primary School	15 - 31	a'Beckett Road	Narre Warren North	NWN	409
Wallerview	101	a'Beckett Road	Narre Warren North		158
Forres Farm	182 - 200	a'Beckett Road	Narre Warren North		160
Glenrowan	197 - 221	a'Beckett Road	Narre Warren North		278
a'Beckett Road hawthorn hedges		a'Beckett Road & Tom Jones Ct	Narre Warren North	NWN	155
Essex Park Homestead	13	Aquila Crescent	Endeavour Hills		162
Aranmore		Aranmore Crescent	Narre Warren North		164
Derren Doon (fmr Westmount)		Bailey Road	Narre Warren North		275
The Grattons	8 - 10	Bailey Road	Narre Warren North		166
The Studio	7 - 13	Baker Road	Harkaway		280
Glenlea	42	Baker Road	Harkaway		168
Glenogil	76	Baker Road	Harkaway		409
Roads End		Beaumont Road	Berwick		170
New Ardblair	53 - 81	Beaumont Road	Berwick		173
Burnbank	64 - 72	Beaumont Road	Berwick		175
Glen Moidart	110	Beaumont Road	Berwick		275
Beaumont Farm	115 - 129	Beaumont Road	Berwick		177
Schmidt site (Kialoa)	153	Beaumont Road	Berwick		59
The Cottage	181	Beaumont Road	Berwick		275
House	184 - 196	Beaumont Road	Berwick		275
Robertson property (fmr)		Belgrave - Hallam Road	Narre Warren North		57, 180
House	15	Brisbane Street	Berwick		283
Caseldene	31	Brisbane Street	Berwick		285
House	64 - 70	Brisbane Street	Berwick	B	287
House	65	Brisbane Street	Berwick		409
Mary Blackwood House	76 - 80	Brisbane Street	Berwick	B	289
Glenwood	87	Brisbane Street	Berwick		409
Glenfalloch	88 - 92	Brisbane Street	Berwick	B	292
S Brundrett & Sons (Rose Nursery)		Brundrett Road	Narre Warren North		276
Tara Park	42 - 44	Brundrett Road	Narre Warren North		276
The Downs		Buchanan Road	Berwick		276
House	36	Buchanan Road	Berwick		409
Burr Hill	3	Burr Hill Court	Berwick		182

Place name	St No	Street	Locality	Precinct	Page
Four Oaks	13	Cardigan Street	Endeavour Hills		185
Akoonah Park	2	Cardinia Street	Berwick		57
Hallam Valley Primary School		Centre Road	Narre Warren South		409
Chadwick Farm		Chadwick Road	Harkaway		188
Memorial Avenue of Honour		Church Street	Berwick	B	150
Christ Church vicarage (fmr)	1	Church Street	Berwick	B	294
Dandenong Police Paddocks		Churchill Park Drive	Endeavour Hills		55
Anunaka Mansion	37	Churchill Park Drive	Endeavour Hills		410
Casey Airfield		Clyde Road	Berwick		61
Buchanan Park		Clyde Road	Berwick		151
Clyde Cottage (fmr)	11	Clyde Road	Berwick	B	296
Brentwood (fmr Kippenross)	121	Clyde Road	Berwick		190
House	12	Doveton Avenue	Eumemmerring		298
House	21	Doveton Avenue	Eumemmerring		410
Doveton Heights	24	Doveton Avenue	Eumemmerring		194
House	37	Doveton Avenue	Eumemmerring		196
House	42 - 44	Doveton Avenue	Eumemmerring		410
House	45	Doveton Avenue	Eumemmerring		276
House	6	Edwardes Street	Berwick	B	410
Carinya	11	Edwardes Street	Berwick		410
Alrose	45	Elgin Street	Berwick		300
Fountain Gate Estate		Fountain Drive	Narre Warren	FG	79
House	126	Fox Road	Narre Warren North		276
Coronation Tree		Gibb Street	Berwick	B	153
River Red Gum		Gloucester Avenue	Berwick	B	153
Sugar Gum		Gloucester Avenue	Berwick	B	153
St Margarets School	27 - 47	Gloucester Avenue	Berwick	B	302
Gloucester Cottage (Flat 1)	66	Gloucester Avenue	Berwick	B	307
The Springs	97 - 99	Greaves Road	Narre Warren South		198
Glencairn	159	Greaves Road	Narre Warren South		201
Reedbeck Farm	31 - 37	Halleur Road	Harkaway		203
Harkaway Road hawthorn hedges		Harkaway Road	Berwick		155
Gottlab Scholtz site		Harkaway Road	Harkaway		75
Avenue of Honour		Harkaway Road	Harkaway	H	150
Melrose	137 - 163	Harkaway Road	Harkaway		205
Wandeen Farm	191 - 207	Harkaway Road	Harkaway		207

Place name	St No	Street	Locality	Precinct	Page
Harfra	238	Harkaway Road	Harkaway		309
Wilurah Park	306	Harkaway Road	Harkaway		209
Piney Ridge	82	Heatherton Road	Endeavour Hills		211
Tandderwen	369	Heatherton Road	Narre Warren North		276
Hessell Road hawthorn hedges		Hessell Road	Berwick		155
Rossmoynes Park	129 - 153	Hessell Road	Berwick		213
Warrenwood	155 - 307	Hessell Road	Berwick		216
Greenacres	178 - 188	Hessell Road	Harkaway		218
Harkaway Cemetery & Bell Tower	204	Hessell Road	Harkaway		63
Westbourne	315 - 349	Hessell Road	Harkaway		220
Mexican Cypress		High Street	Berwick	B	153
Berwick Township		High Street	Berwick	B	89, 152
Poplar Avenue of Honour		High Street	Berwick	B	142
Deodar Cedar		High Street	Berwick	B	154
Red Cross Tree		High Street	Berwick	B	153
Boulevard Reserve		High Street	Berwick	B	151
Berwick Inn	1 - 9	High Street	Berwick	B	311
Mechanics' Institute	15	High Street	Berwick	B	314
Shops	71 - 75	High Street	Berwick	B	316
Paternoster's Store (fmr)	81	High Street	Berwick	B	318
Inveresk	93	High Street	Berwick	B	320
Post Office (fmr) & Court House (fmr)	102 - 104	High Street	Berwick	B	322
St Andrews Uniting Church	105	High Street	Berwick	B	325
Rechabite Hall (fmr)	106	High Street	Berwick	B	327
Christians Meeting House (fmr)	108	High Street	Berwick	B	329
House	123	High Street	Berwick	B	331
St Michael's Church & School complex	125 - 137	High Street	Berwick	B	333
Rusty Fig (or Port Jackson Fig)	126	High Street	Berwick	B	154
Edrington (& early cottage)	132	High Street	Berwick		222
House	139	High Street	Berwick	B	410
Lumeah	163	High Street	Berwick		336
House	175	High Street	Berwick		410
House	187	High Street	Berwick		411
House	191	High Street	Berwick		411
Springfield homestead	34	Homestead Road	Berwick		227
The Old Cheese Factory	34	Homestead Road	Berwick		229

Place name	St No	Street	Locality	Preinct	Page
House	73	Homestead Road	Berwick		277
Berwick Cemetery	16	Ingis Road	Berwick		65
Quorn Cottage	26	Ingis Road	Berwick		231
Grassmere	27	Ingis Road	Berwick		233
Doveton Library (fmr)		Kidds Road	Doveton	D	126
Myuna Farm	182	Kidds Road	Doveton		236
King & Robinson Roads bawlforn hedges		King Road	Harkaway	H	155
Harkaway Township		King Road	Harkaway	H	110
Willga		King Road	Harkaway		277
Quarry		King Road	Narre Warren		75
Trevellyn (fmr Tyrone)	2 - 12	King Road	Harkaway		238
Kallimna	13 - 25	King Road	Harkaway		240
Wickham (fmr Rathmarny)	37 - 39	King Road	Harkaway		242
Harkaway Hall	56 - 58	King Road	Harkaway	H	338
Nichol house	63	King Road	Harkaway	H	340
Harkaway Primary School	67	King Road	Harkaway	H	342
House (fmr PO)	68 - 70	King Road	Harkaway	H	344
Killera	72 - 92	King Road	Harkaway	H	244
Pine Lodge	146 - 148	King Road	Harkaway		246
Drum site (Fornmoor)		King Road (south of)	Harkaway		76
House	4	Langmore Lane	Berwick	B	108
House	5	Langmore Lane	Berwick	B	411
House	8	Langmore Lane	Berwick	B	411
House (& garden)	9	Langmore Lane	Berwick	B	346
Doctors surgery & residence	26 - 30	Langmore Lane	Berwick	B	348
Klingussie	42	Langmore Lane	Berwick	B	351
Sunways		Lyall Road	Berwick		353
Clare Robinson Reserve		Main Street	Narre Warren North	NWN	121
Narre Warren North Township		Main Street	Narre Warren North	NWN	116
Uniting Church	1 - 13	Main Street	Narre Warren North	NWN	411
Post Office & Store (fmr)	15	Main Street	Narre Warren North	NWN	355
Cottage	23 - 25	Main Street	Narre Warren North	NWN	357
Clover Cottage & garden	54 - 60	Manuka Road	Berwick		359
Milnand	62 - 70	Manuka Road	Berwick		248
Secondary College & Performing Arts Centre	65 - 77	Manuka Road	Berwick		411
Rannore Cottage	1	Marygate Place	Berwick	B	108
Oak Avenue of Honour		Memorial Drive	Narre Warren North	NWN	144

Place name	St No	Street	Locality	Precinct	Page
Endeavour Hills Estate (Office (fmr) & Capt. James Cook statue)	50	Monkhouse Drive	Endeavour Hills		138
Mossigiel Park	8	Monteith Crescent	Endeavour Hills		277
Kilgerren	186 - 216	Narre Warren - Cranbourne Road	Narre Warren South		277
House		Narre Warren North Road	Narre Warren North		277
Narre Warren North Road hawthorn hedges		Narre Warren North Road	Narre Warren North		155
Oatlands	102 - 200	Narre Warren North Road	Narre Warren		250
Clarinda Park	271 - 299	Narre Warren North Road	Narre Warren		254
Arahuen	301 - 331	Narre Warren North Road	Narre Warren		256
Yarrimbah	328-334	Narre Warren North Road	Narre Warren		362
House	357 - 359	Narre Warren North Road	Narre Warren North		258
Old Coach Road (Glue Pot)		Old Coach Road	Berwick		69, 155
Strathard		Oldhome Court	Narre Warren South		260
Christ Church (Anglican)	8	Palmerston Street	Berwick	B	364
House	26	Palmerston Street	Berwick	B	411
Kimross	41	Palmerston Street	Berwick	B	367
Sunnyside site		Parkhill Drive	Berwick		76
Black Bean tree		Paternoster Lane	Berwick	B	146
Macadamia tree		Paternoster Lane	Berwick	B	154
Berwick Primary School	1 - 11	Peel Street	Berwick	B	369
Smooth Arizona Cypress	1 - 11	Peel Street	Berwick	B	154
Commemorative Oak	1 - 11	Peel Street	Berwick	B	154
Plumridge	37	Peel Street	Berwick	B	412
Bhutan Cypress (hybrid)	59	Peel Street	Berwick	B	154
Dhuringa	59	Peel Street	Berwick	B	371
House (fmr Sunbury)	61	Peel Street	Berwick	B	373
Bunya Bunya Pines (pair)		Peel Street & Rutland Road	Berwick	B	154
Pound-Narre Warren Cranbourne Rd hawthorn hedges		Pound Road	Narre Warren South		155
House	267 - 347	Pound Road	Narre Warren South		277
Doveton Estate		Power Road	Doveton	D	122
White Peacock Receptions	3 - 5	Princes Domain Drive	Hallam		278
Princes Domain Estate		Princes Domain Road	Narre Warren		138
Wilson Quarry & Botanic Park		Princes Highway	Berwick		72
Berwick Brae Retirement Village		Princes Highway	Berwick		412
Narre Warren Memorial Gates		Princes Highway	Fountain Gate		76
International Harvester Co	1 - 35	Princes Highway	Doveton		375

Place name	St No	Street	Locality	Prelect	Page
H J Heinz Co Pty Ltd	43 - 65	Princes Highway	Doveon		378
General Motors Holden Complex	77 - 125	Princes Highway	Doveon		383
Hallam's Road Hotel	241 - 245	Princes Highway	Hallam		389
Brechin site (fmr Holly Green)	352 - 410	Princes Highway	Fountain Gate		150
Mower World	422	Princes Highway	Narre Warren	NTR	412
Kilkrean	692	Princes Highway	Berwick		392
Oak Trees (row)		Princes Hwy (Webb St-Magd Dv)	Narre Warren	NTR	147
Quarry Hills	31	Quarry Hills Drive	Berwick		262
Aqueduct system		Quarry Road	Narre Warren		77
Randle's Cottage	1 - 3	Randle Court	Narre Warren North	NWN	395
House	9	Reserve Street	Berwick	B	412
House	17	Reserve Street	Berwick	B	109
House	19	Reserve Street	Berwick	B	109
House	24	Reserve Street	Berwick	B	397
Rusty Gum Myrtles		Reserve Street near Gloucester	Berwick	B	149
Lysterfield Reservoir		Reservoir Road	Narre Warren North		67
Scout camp		Robinson Road	Narre Warren North		77
Glen Cairn	21 - 27	Robinson Road	Narre Warren North		264
House (fmr Treeby)	31 - 35	Robinson Road	Narre Warren North		266
Hillsey	84	Robinson Road	Narre Warren North		268
Harkaway Farm	2 - 30	Rowallan Road	Harkaway		270
Rowallan Farm	15 - 25	Rowallan Road	Harkaway		272
House	7	Rutland Road	Berwick	B	412
*Beckett house	11	Rutland Road	Berwick	B	399
House	15	Rutland Road	Berwick	B	412
Sweeney house	8 - 10	Scanlan Street	Berwick	B	401
English Oak	19 - 21	Scanlan Street	Berwick	B	155
Kensworth Cottage	8 - 10	Scotsgate Way	Berwick	B	403
Railway station		Strives Road	Narre Warren	NTR	412
House	1	Strives Road	Narre Warren	NTR	413
House	3	Strives Road	Narre Warren	NTR	137
Warren Park	31	Strives Road	Narre Warren South		278
House	66	Strives Road	Narre Warren South		405
Reserve (Wilson House site)		Shute Avenue	Berwick		77
Minta	2 - 106	Soldiers Road	Berwick		278
House	259 - 269	Soldiers Road	Beaconsfield		278
Florenceville site		Victor Crescent	Narre Warren		77

Place name	St No	Street	Locality	Precluct	Page
Narre Warren Town Centre & Railway Station precinct		Webb Street	Narre Warren	NTR	130
Bakery (fmr)	44	Webb Street	Narre Warren	NTR	413
Former Primary School	53	Webb Street	Narre Warren	NTR	413
Mechanics' Institute	59	Webb Street	Narre Warren	NTR	407
Narre Warren Produce Store		Webb Street cnr Princes Hwy	Narre Warren	NTR	413
Shed (Darley Refractories)		Wedgwood Road	Hallam		413
House	1	Williamson Street	Berwick		413

Index by Significance

Significance / Name	St No	Street	Locality	Page
State				
Roads End		Beaumont Road	Berwick	170
Dandenong Police Paddocks		Churchill Park Drive	Endeavour Hills	55
The Springs	97 - 99	Greaves Road	Narre Warren South	198
Edrington (& early cottage)	132	High Street	Berwick	222
Springfield homestead	34	Homestead Road	Berwick	227
The Old Cheese Factory	34	Homestead Road	Berwick	229
Black Bean tree		Paternoster Lane	Berwick	146
H J Heinz Co Pty Ltd	43 - 65	Princes Highway	Doveton	378
General Motors Holden Complex	77 - 125	Princes Highway	Doveton	383
Rusty Gum Myrtles		Reserve Street near Gloucester	Berwick	149
Regional				
Arammore		Arammore Crescent	Narre Warren North	164
The Studio	7 - 13	Baker Road	Harkaway	280
Burnbank	64 - 72	Beaumont Road	Berwick	175
Beaumont Farm	115 - 129	Beaumont Road	Berwick	177
Mary Blackwood House	76 - 80	Brisbane Street	Berwick	289
Fountain Gate Estate		Fountain Drive	Narre Warren	79
St Margarets School	27 - 47	Gloucester Avenue	Berwick	302
Reedbeck Farm	31 - 37	Halleur Road	Harkaway	203
Melrose	137 - 163	Harkaway Road	Harkaway	205
Piney Ridge	82	Heatherton Road	Endeavour Hills	211
Harkaway Cemetery & Bell Tower	204	Hessell Road	Harkaway	63
Westbourne	315 - 349	Hessell Road	Harkaway	220
Berwick Inn	1 - 9	High Street	Berwick	311
Inverack	93	High Street	Berwick	320
Post Office (fmr) & Court House (fmr)	102 - 104	High Street	Berwick	322
St Andrews Uniting Church	105	High Street	Berwick	325
Wickham (fmr Ratharnay)	37 - 39	King Road	Harkaway	242
Kilfera	72 - 92	King Road	Harkaway	244

Significance / Name	St No	Street	Locality	Page
Kingussie	42	Langmore Lane	Berwick	351
Clover Cottage & garden	54 - 60	Manuka Road	Berwick	359
Minard	62 - 70	Manuka Road	Berwick	248
Oatlands	102 - 200	Narre Warren North Road	Narre Warren	250
Araluen	301 - 331	Narre Warren North Road	Narre Warren	256
Dhuringa	59	Peel Street	Berwick	371
Wilson Quarry & Botanic Park		Princes Highway	Berwick	72
Kilkirean	692	Princes Highway	Berwick	392
Oak Trees (row)		Princes Hwy (Webb St-Magid Dv)	Narre Warren	147
Quarry Hills	31	Quarry Hills Drive	Berwick	262
Lysterfield Reservoir		Reservoir Road	Narre Warren North	67
Glen Cairn	21 - 27	Robinson Road	Narre Warren North	264
Hillsley	84	Robinson Road	Narre Warren North	268
a'Beckett house	11	Rutland Road	Berwick	399

Local

The Grange site		a'Beckett Road	Narre Warren North	75
Narre Warren North Primary School	15 - 31	a'Beckett Road	Narre Warren North	409
Derren Doon (fmr Westmount)		Bailey Road	Narre Warren North	275
Glen Moidart	110	Beaumont Road	Berwick	275
The Cottage	181	Beaumont Road	Berwick	275
House	184 - 196	Beaumont Road	Berwick	275
House	65	Brisbane Street	Berwick	409
Glenwood	87	Brisbane Street	Berwick	409
S Brundrett & Sons (Rose Nursery)		Brundrett Road	Narre Warren North	276
Tara Park	42 - 44	Brundrett Road	Narre Warren North	276
The Downs		Buchanan Road	Berwick	276
House	36	Buchanan Road	Berwick	409
Akoonah Park	2	Cardinia Street	Berwick	57
Memorial Avenue of Honour		Church Street	Berwick	150
Anunaka Mansion	37	Churchill Park Drive	Endeavour Hills	410
House	21	Doveton Avenue	Eumemmerring	410
House	45	Doveton Avenue	Eumemmerring	276

Significance / Name	St No	Street	Locality	Page
House	6	Edwardes Street	Berwick	410
Carinya	11	Edwardes Street	Berwick	410
House	126	Fox Road	Narre Warren North	276
Coronation Tree		Gibb Street	Berwick	153
River Red Gum		Gloucester Avenue	Berwick	153
Sugar Gum		Gloucester Avenue	Berwick	153
Harkaway Road hawthorn hedges		Harkaway Road	Berwick	155
Tandderwen	369	Heatherton Road	Narre Warren North	276
Boulevard Reserve		High Street	Berwick	151
Deodar Cedar		High Street	Berwick	154
Mexican Cypress		High Street	Berwick	153
Rusty Fig (or Port Jackson Fig)	126	High Street	Berwick	154
House	139	High Street	Berwick	410
House	175	High Street	Berwick	410
House	187	High Street	Berwick	411
House	191	High Street	Berwick	411
House	73	Homestead Road	Berwick	277
King & Robinson Roads hawthorn hedges		King Road	Harkaway	155
Quarry		King Road	Narre Warren	75
Wilga		King Road	Harkaway	277
Bruhn site (Foxmoor)		King Road (south of)	Harkaway	76
House	5	Langmore Lane	Berwick	411
House	8	Langmore Lane	Berwick	411
Uniting Church	1 - 13	Main Street	Narre Warren North	411
Secondary College & Performing Arts Centre	65 - 77	Manuka Road	Berwick	411
Mossigiel Park	8	Monteith Crescent	Endeavour Hills	277
Kilgerron	186 - 216	Narre Warren - Cranbourne Road	Narre Warren South	277
House		Narre Warren North Road	Narre Warren North	277
House	26	Palmerston Street	Berwick	411
Sunnyside site		Parkhill Drive	Berwick	76
Macadamia tree		Paternoster Lane	Berwick	154
Commemorative Oak	1 - 11	Peel Street	Berwick	154

Significance / Name	St No	Street	Locality	Page
Smooth Arizona Cypress	1 - 11	Peel Street	Berwick	154
Plumridge	37	Peel Street	Berwick	412
Bhutan Cypress (hybrid)	59	Peel Street	Berwick	154
Bunya Bunya Pines (pair)		Peel Street & Rutland Road	Berwick	154
House	267 - 347	Pound Road	Narre Warren South	277
White Peacock Reception	3 - 5	Princes Domain Drive	Hallam	278
Narre Warren Memorial Gates		Princes Highway	Fountain Gate	76
Brechin site (firr Holly Green)	352 - 410	Princes Highway	Fountain Gate	150
Mower World	422	Princes Highway	Narre Warren	412
Aqueduct system		Quarry Road	Narre Warren	77
House	9	Reserve Street	Berwick	412
Scout camp		Robinson Road	Narre Warren North	77
House	7	Rutland Road	Berwick	412
House	15	Rutland Road	Berwick	412
English Oak	19 - 21	Scanlan Street	Berwick	155
Railway station		Shrives Road	Narre Warren	412
House	1	Shrives Road	Narre Warren	413
Warren Park	31	Shrives Road	Narre Warren South	278
Reserve (Wilson House site)		Shute Avenue	Berwick	77
Minta	2 - 106	Soldiers Road	Berwick	278
House	259 - 269	Soldiers Road	Beaconsfield	278
Florenceville site		Victor Crescent	Narre Warren	77
Bakery (firr)	44	Webb Street	Narre Warren	413
Former Primary School	53	Webb Street	Narre Warren	413
House	1	Williamson Street	Berwick	413
High local				
Wallerview	101	a'Beckett Road	Narre Warren North	158
Forres Farm	182 - 200	a'Beckett Road	Narre Warren North	160
Essex Park Homestead	13	Aquila Crescent	Endeavour Hills	162
The Grations	8 - 10	Bailey Road	Narre Warren North	166
Glenlea	42	Baker Road	Harkaway	168
New Ard Blair	53 - 81	Beaumont Road	Berwick	173

Significance / Name	St No	Street	Locality	Page
Schmidt site (Kialoa)	153	Beaumont Road	Berwick	59
Robertson property (fmr)		Belgrave - Hallam Road	Narre Warren North	57, 180
House	15	Brisbane Street	Berwick	283
Caseldene	31	Brisbane Street	Berwick	285
House	64 - 70	Brisbane Street	Berwick	287
Glenfalloch	88 - 92	Brisbane Street	Berwick	292
Burr Hill	3	Burr Hill Court	Berwick	182
Four Oaks	13	Cardigan Street	Endeavour Hills	185
Chadwick Farm		Chadwick Road	Harkaway	188
Christ Church vicarage (fmr)	1	Church Street	Berwick	294
Casey Airfield		Clyde Road	Berwick	61
Clyde Cottage (fmr)	11	Clyde Road	Berwick	296
Brentwood (fmr Kippenross)	121	Clyde Road	Berwick	190
House	12	Doveton Avenue	Eumemmerring	298
Doveton Heights	24	Doveton Avenue	Eumemmerring	194
House	37	Doveton Avenue	Eumemmerring	196
Alrose	45	Elgin Street	Berwick	300
Gloucester Cottage (Flat 1)	66	Gloucester Avenue	Berwick	307
Glencairn	159	Greaves Road	Narre Warren South	201
Wandeen Farm	191 - 207	Harkaway Road	Harkaway	207
Harfra	238	Harkaway Road	Harkaway	309
Willurah Park	306	Harkaway Road	Harkaway	209
Rossmoyne Park	129 - 153	Hessell Road	Berwick	213
Warrenwood	155 - 307	Hessell Road	Berwick	216
Greenacres	178 - 188	Hessell Road	Harkaway	218
Berwick Township		High Street	Berwick	89, 152
Poplar Avenue of Honour		High Street	Berwick	142
Mechanics' Institute	15	High Street	Berwick	314
Shops	71 - 75	High Street	Berwick	316
Paternoster's Store (fmr)	81	High Street	Berwick	318
Rechabite Hall (fmr)	106	High Street	Berwick	327
Christians Meeting House (fmr)	108	High Street	Berwick	329
House	123	High Street	Berwick	331

Significance / Name	St No	Street	Locality	Page
St Michael's Church & School complex	125 - 137	High Street	Berwick	333
Lumeah	163	High Street	Berwick	336
Berwick Cemetery	16	Inglis Road	Berwick	65
Quorn Cottage	26	Inglis Road	Berwick	231
Grasmere	27	Inglis Road	Berwick	233
Myuna Farm	182	Kidds Road	Doveton	236
Harkaway Township		King Road	Harkaway	110
Treverbryn (fmr Tyrone)	2 - 12	King Road	Harkaway	238
Kalima	13 - 25	King Road	Harkaway	240
Harkaway Hall	56 - 58	King Road	Harkaway	338
Nichol house	63	King Road	Harkaway	340
Harkaway Primary School	67	King Road	Harkaway	342
House (fmr PO)	68 - 70	King Road	Harkaway	344
Pine Lodge	146 - 148	King Road	Harkaway	246
House (& garden)	9	Langmore Lane	Berwick	346
Doctor's surgery & residence	26 - 30	Langmore Lane	Berwick	348
Sunways		Lyall Road	Berwick	353
Narre Warren North Township		Main Street	Narre Warren North	116
Post Office & Store (fmr)	15	Main Street	Narre Warren North	355
Cottage	23 - 25	Main Street	Narre Warren North	357
Oak Avenue of Honour		Memorial Drive	Narre Warren North	144
Clarinda Park	271 - 299	Narre Warren North Road	Narre Warren	254
Yarrimbah	328-334	Narre Warren North Road	Narre Warren	362
House	357 - 359	Narre Warren North Road	Narre Warren North	258
Old Coach Road (Glue Pot)		Old Coach Road	Berwick	69, 155
Sirathard		Oldhome Court	Narre Warren South	260
Christ Church (Anglican)	8	Palmerston Street	Berwick	364
Kinross	41	Palmerston Street	Berwick	367
Berwick Primary School	1 - 11	Peel Street	Berwick	369
House (fmr Sunbury)	61	Peel Street	Berwick	373
Doveton Estate		Power Road	Doveton	122
International Harvester Co	1 - 35	Princes Highway	Doveton	375

Significance / Name	St No	Street	Locality	Page
Hallam's Road Hotel	241 - 245	Princes Highway	Hallam	389
Randle's Cottage	1 - 3	Randle Court	Narre Warren North	395
House	24	Reserve Street	Berwick	397
House (fir Treeby)	31 - 35	Robinson Road	Narre Warren North	266
Harkaway Farm	2 - 30	Rowallan Road	Harkaway	270
Rowallan Farm	15 - 25	Rowallan Road	Harkaway	272
Sweeney house	8 - 10	Scanlan Street	Berwick	401
Kensworth Cottage	8 - 10	Scotsgate Way	Berwick	403
House	66	Strives Road	Narre Warren South	405
Narre Warren Town Centre & Railway Station precinct		Webb Street	Narre Warren	130
Mechanics' Institute	59	Webb Street	Narre Warren	407

Contributory

Narre Warren North Reserve trees		a'Beckett Road	Narre Warren North	121
a'Beckett Road hawthorn hedges		a'Beckett Road & Tom Jones Ct	Narre Warren North	155
Avenue of Honour		Harkaway Road	Harkaway	150
Red Cross Tree		High Street	Berwick	153
Doveton Library (fir)		Kidds Road	Doveton	126
House	4	Langmore Lane	Berwick	108
Claire Robinson Reserve		Main Street	Narre Warren North	121
Ranmore Cottage	1	Marygate Place	Berwick	108
Princes Domain Estate		Princes Domain Road	Narre Warren	138
House	17	Reserve Street	Berwick	109
House	19	Reserve Street	Berwick	109
House	3	Strives Road	Narre Warren	137
Narre Warren Produce Store		Webb Street our Princes Hwy	Narre Warren	413

Interest

Glenrowan	197 - 221	a'Beckett Road	Narre Warren North	278
Glenogil	76	Baker Road	Harkaway	409
Hallam Valley Primary School		Centre Road	Narre Warren South	409
Buchanan Park		Clyde Road	Berwick	151
House	42 - 44	Doveton Avenue	Eumemmerring	410

Significance / Name	St No	Street	Locality	Page
Gottlieb Scholtz site		Harkaway Road	Harkaway	75
Hessell Road hawthorn hedges		Hessell Road	Berwick	155
Endeavour Hills Estate (Office (finr) & Capt. James Cook statue)	50	Monkhouse Drive	Endeavour Hills	138
Narre Warren North Road hawthorn hedges		Narre Warren North Road	Narre Warren North	155
Pound-Narre Warren Cranbourne Rd hawthorn hedges		Pound Road	Narre Warren South	155
Berwick Brae Retirement Village		Princes Highway	Berwick	412
Shed (Darley Refractories)		Wedge Wood Road	Hallam	413