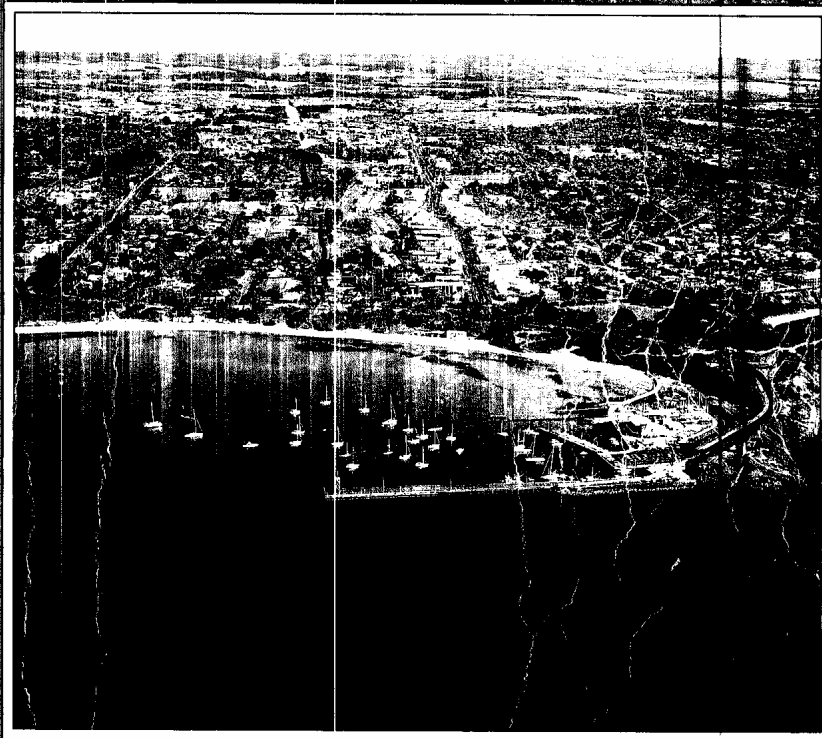


# Shire of Mornington Heritage Study



Recommendations and Guidelines  
Environmental History  
Significant Sites and Areas



Graeme Butler & Associates

Jane Macey  
(Please return!!)

# **Shire of Mornington Heritage Study**

- Volume 1. Recommendations and Guidelines**
- Volume 2. Environmental History**
- Volume 3. Significant Sites and Areas**

**Graeme Butler & Associates**

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*The Shire of Mornington Heritage Study was  
carried out by the Shire of Mornington  
with the assistance of funds made available by the  
Commonwealth of Australia under the  
National Estates Program Project No.932 1991/92.*

*Volume 2 of this publication (Environmental History)  
is also published as a separate document.*

# Shire of Mornington Heritage Study

This project was initiated by the Mornington Shire Council to research and document post-Aboriginal cultural heritage. It commenced in 1992 with funding assistance made available from the National Estate Grants Program of the Commonwealth of Australia.

The Heritage Study was conducted within the defined municipal boundaries of the **Shire of Mornington**, encompassing the township of Mornington (Schnapper Point) and its environs including the communities of Moorooduc, Mt. Eliza, Mt. Martha and Osborne. This area may be described as 'The Gateway to the Peninsula'.

These pioneer communities contributed significantly to the cultural history and heritage of the Shire of Mornington, Mornington Peninsula and the State.

Responsibility, protection and conservation of our natural coastal and rural landscapes evolved over decades from community attitudes. The associated actions are encapsulated in various social development themes, quite unique in character.

Publication of the Study data has been compiled into *two documents*. The first combines three volumes into one limited edition reference document. This includes:

**Volume 1. Recommendations and Guidelines.**

- Introduction
- Study purpose and methodology
- Study process
- Management plan

**Volume 2. Environmental History:**

**Volume 3. Significant Sites and Areas:**

The second reference document is compiled from Volume 2 alone. It provides a comprehensive overview of the social, cultural and economic development of the Shire of Mornington, printed for wider distribution in the community.

I commend these publications to the people of the Mornington Peninsula region as well as other readers. May it enhance the knowledge and cognizance of our unique heritage and history.

It is our expectation that this Study will provide a catalyst for further projects which will integrate and enhance documentation of the region's heritage within our new Mornington Peninsula Shire.



Ray Pascoe

Chairperson, Steering Committee, Shire of Mornington Heritage Study.

**Shire of Mornington  
Heritage Study**

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**Recommendations  
& Guidelines**

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## RECOMMENDATIONS & GUIDELINES

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## RECOMMENDATIONS & GUIDELINES

### Study Introduction



*Marina, a name synonymous with Mornington's history and fixed in this case to an old timber gate facing the Esplanade, the other name which symbolises the Shire's role as the premier place for marine residences in the Colony.*

The area covered by the Shire of Mornington embodies many historical themes, each theme in its development taking on a different physical form in different eras of the shire's history. The coastal aspect was a dominant influence on the creation of these themes: the availability of fishing and water access to the Melbourne firewood, cattle and sheep markets. With the creation of jetties and piers, the shire was increasingly a desirable site for a marine residence or resort hotel. It became the bay's most prestigious watering place and the State's most desired 19th century waterside summer house location.

Within decades the inland vegetation was changed to exotic grasses for pasture or replaced by orchards. A similar fate overtook the coastal strip with the ease of water transport and good timber resources in certain locations making them the first areas to be denuded (around Mornington pier, at Mount Martha South). Other locations on the coast were impassable because of swampy ground and remained protected from intensive extractive industries.

Enough of the indigenous coastal vegetation remained to support the area's reputation as a natural resort, supported by the expanding hotel accommodation at Mornington in the 1870s. With the large marine residences built within the northern parts of the shire in the 1860s and the former intention of the Governor of Victoria (La Trobe) to build his own marine residence in the southern parts (at Mount Martha South), came a reputation of unspoiled scenic beauty which attracted the general populace in large numbers and was spurred on by the initiation of the bay steamer service in the late 19th century.

Fishing, resort development, pastoralism and agriculture all coexisted in the shire throughout the 19th century and first half of the 20th century. The railway's emergence in the 1880s served all of these activities and allowed, as in other parts of the State, development of speculative estates such as



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the ambitious Mount Martha Estate. As also with other parts of the State, these estates were never realised and lay empty for decades, followed by other similar ventures in the early 20th century. Only the arrival of easy motor transport, with the boost in car ownership, meant the eventual materialisation of these estates while at the same time meaning the eventual death of the railway. Post Second War beach house development created an informal architectural style which meant that the beachside open-plan living areas and more outdoor living were planned into suburban homes. The same reputation, as a continuing beach house location for the wealthy, attracted real suburban development within the shire, as Melbourne inched closer to the shire's borders. Today the special character of the pastoral landscape and the indigenous vegetation along the sandy beaches clings on in the shire, as enduring attractions for retirement and commuter living. For the same reason, these attractions face great pressure for more intensive use and eventual loss of the very characteristics which have determined that Mornington has always had a special place in the bay's history.

### STUDY PURPOSE & METHODOLOGY

The brief:

- \* to identify, evaluate and document post-contact (after European exploration and settlement) places of cultural significance in the study area; and
- \* to make recommendations for the conservation and management of identified places of cultural significance.

These are the places which clearly demonstrate phases or themes in the shire's physical and social development since first exploration and settlement.



*Tourism is an old concept in the Shire and the boom-style enthusiasm expressed by the ornate Grand Hotel when first built, expresses aptly the town's new role as a railway terminus to an expanding tourist market (Armstrong Collection, c1914)*

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**Definitions**

Cultural significance is defined as aesthetic, scientific or social value for past, present or future generations.

Place means site, area, building, part of building, group of buildings or other works, together with associated contents and surroundings. Place includes structures, ruins, archaeological sites and landscapes modified by human activity<sup>1</sup>.

**Historical Themes**

The following themes were identified as characterising the Mornington Shire's development during its history.

**1.0 Exploration and Culture Contact**

- 1.1 Early Exploration
- 1.2 Culture Contact
- 1.3 Trigonometric Survey

**2.0 Extractive Industries**

- 2.1 Timber-Felling
- 2.2 Fishing
- 2.3 Brick-making and Quarrying
- 2.4 Patent Septaria Works
- 2.5 Gold-mining

**3.0 Pastoralism and Agriculture**

- 3.1 Squatters
- 3.2 Pastoralism
- 3.3 Vineyards and Orchards
- 3.4 Rural Settlements - Moorooduc

**4.0 Resort Development**

- 4.1 Seaside Residences
- 4.2 Attractions
  - 4.2.1. Beaches and Foreshore
  - 4.2.2. The Delights of Nature
  - 4.2.3 Mornington Park
  - 4.2.4 Mornington Racecourse
- 4.3 Hotels and Guest Houses
- 4.4 Specific Retreats

**5.0 Travel and Transport**

- 5.1 Tracks and Roads
- 5.2 The Pier and Sea Travel
- 5.3 The Railway

**6.0 Civic and Township Development**

- 6.1 Township Surveys
- 6.2 Mornington
  - 6.2.1 Community Beginnings
  - 6.2.2. Early Buildings
  - 6.2.3 Commercial Centre
- 6.3 Mt Eliza
- 6.4 Mt Martha

**7.0 Defence of the Commonwealth**

**Site Evaluation Criteria**

**1.0 Interpretive ability**

Sites were ranked according to the capacity of their physical fabric and/or surviving documentation to illustrate aspects of the key themes by means of:

- 1.1 The amount of the original fabric, which survives
- 1.2 The degree to which later changes or additions provide evidence of change over time within a key theme compared with sites where changes have largely obliterated earlier fabric .
- 1.3 The extent of data in the form of maps, plans, written or oral information through which the site can be interpreted.

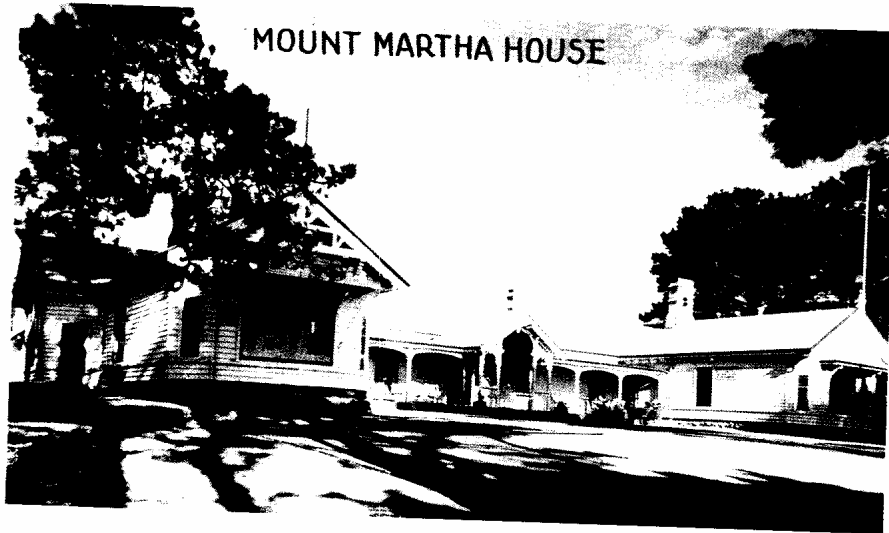
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<sup>1</sup> ibid. from Burra Charter

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**2.0 Age**

2.1 Within a theme the sites that are the oldest were generally ranked more highly than those of later periods.



*Mount Martha House, once the flagship for the ill-fated but highly innovative Mount Martha Estate and serving many other community purposes since, reflecting many themes both in the Shire's and State's history (Armstrong Collection)*

2.2 Where themes encompass a number of historical phases, for instance 'tourism' or 'township development', sites will be assessed for their representativeness of important stages. For instance, an early example of a post-war holiday house might rank as highly as an early example of a nineteenth century summer house.

**3.0 Specific Associations with the Site**

Sites were ranked according to the degree to which they have been:

- 3.1 Associated with a key person. An association with a person of state or national significance will lead to the site being ranked as of state significance. An association with a person of local significance will lead to a ranking of local or regional significance.
- 3.1.2 The degree of association with a key person. For instance, the major home, design creation or workplace of a key person will be more significant than a site with more tenuous links.
- 3.2 Directly linked with key events in local or state history
- 3.3 Associated with community activities or values as compared with those of individuals.
- 3.4 The venue for major activities within a key historical theme
- 3.5 Viewed by the community as a symbol or landmark of one of the key historical themes.
- 3.6 Demonstrate a typical lifestyle for one of the key historical themes.

**4.0 Rare or Unique Sites and Fabric**

Sites were ranked according to:

## Shire of Mornington Heritage Study Recommendations

- 4.1 Their association or illustration of work or leisure activities, cultural values or modes of construction which are no longer held or carried out in the state or study area.
- 4.2 Their representativeness of places which have now been largely removed from or modified in the state or study area
- 4.3 Their representativeness of an activity or type of landscape that was widespread in the study area but has now largely disappeared or ceased.
- 4.4 Whether they are the sole example of a particular activity or event in the state.
- 4.5 Whether they represent a well-known landmark in the state.

### 5.0 Sites not directly related to historical themes

- 5.1 A place may be linked with a prominent state or local figure or may be an important landmark to the local community, or related to a major event in state history, but unrelated to any of the key historic themes. These will be assessed individually under the criteria listed in 1-4.
- 5.2 Sites which are linked to more than one of the historical themes may be ranked more highly than those which illustrate only one theme.

### 6.0 Sites of aesthetic or architectural interest

- 6.1 Aesthetic recognition by those expert in the field over a sustained period
- 6.1 Design or stylistic interest as a particularly evocative example of or an early use of a particular design style or theme
- 6.2 Sites associated with an important or recognised designer's work, as a good and/or early example (see also 3.1.2)

### 7.0 Sites of technical or scientific interest

- 7.1 Sites which illustrate technical innovation or skill.
- 7.2 Sites which by their scientific interest have attracted study over a sustained period.

## Key Findings

Mornington Shire has sites of Statewide importance representing many of the above themes. These include:

- \* an early pastoral complex at The Briars,
- \* the site of one of the State's 1840s aboriginal protectorates at Tuerong Park,
- \* the unique 'promenade' reservation from Mornington, virtually following the path from the pier (1857-) to the governor's intended residence,
- \* the site intended for Governor La Trobe's marine residence,
- \* the evidence offered by Mount Martha Park and the Harris Scout Camp of early plantations of ornamental trees on the former governor's marine residence site,
- \* the architecturally notable Richard Grice house and grounds (Manyung) and the mansion group, with their grounds, of which it is a part
- \* the innovatory town planning ideals which embodied the Mount Martha Estate concept
- \* the Moorooduc Two Bays Orchard & Nursery sites, among the largest orchard and fruit tree nurseries in the State early this century
- \* the nationally known Burley Griffin Ranelagh Estate, a seaside residential estate with communal facilities and the same awareness of contours and views shown in the Mount Martha Estate but in this case with a Garden City approach and fully realised,
- \* the beach houses designed by Roy Grounds, one for the Ramsay family and one for himself which created new fashions in house designs across the state,
- \* the continuing beach house designs post-war by many of the State's best architects, including the influential and highly skilled local designers, Chancellor & Patrick

## STUDY PROCESS

### 1985 Study



*Chancellor & Patrick designed house in the Esplanade from the 1950s, illustrating the Shire's new phases as a showcase for the latest architectural trends in beach houses built after World War Two*

The first comprehensive heritage study of the area was carried out by Graeme Butler in 1985 when a preliminary heritage site list was produced and circulated to interested community groups. The list contained some urban conservation precincts but most of the list contained individually notable sites outside of these precincts.

### 1993-4 Study Funding

The National Estate grants program (project 932) and the Shire of Mornington contributed to the funding of the study<sup>1</sup>

#### Study Team

**Graeme Butler**, architectural site and area identification and evaluation, report production and guidelines.

**Jill Barnard**, environmental history, site and area historical evaluation

**Francine Gilfedder**, heritage landscape assessment

**Steve Mathews**, indigenous landscape advice

**Sue Molnar**, historical research

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<sup>1</sup> brief, budget \$25000

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**Joan Katerelos**, word processing  
**Anthony Butler**, photographic processing and enlarging  
**Lesley Butler**, administration

**Acknowledgements**

National Trust of Australia (Vic): Tania Chandler, Yvonne Schneider.  
Mornington Peninsula Historical Society: Neil Taylor  
Mornington Council officers: Ian Stevenson (Natural Resources & Conservation Manager, study contact), Douglas Evenden (Landscape Architect), Peter Bergman (Development Planning Manager), Tim O'Grady (Records Management Coordinator), Ron White (Revenue Manager), Tim Edhouse (jobskills programme).  
Mornington Shire property owners and residents such as:  
Stuart & Winty Calder  
Ian Armstrong  
Bob Barker  
Lorraine Brough  
David Francis  
Robyn Mullens  
CM & A Cooper  
Nan Mackintosh  
Marie McMahan  
Mrs M Lowe  
Mrs & Mrs White  
Brian Hobart  
David & Alan Dowdle  
Ron Fallow  
Alan Hunt  
TR Blamey  
Geoff Maggs  
Angela Valastro  
Sharon Yann  
Vic Jennings  
The Peninsula School  
Margaret Gilbert  
Alan Eddy  
John Tallis  
John Dunkley  
David Shepherd  
Mrs Joan Downward  
Bill Jones  
David Kirton  
Frank & John Pingiaro  
Joy Noonan  
Mrs M McGivern  
and all of the others who generously offered information at meetings or in letters to the Shire.

**Steering Committee**

Mornington Shire Councillors-  
Cr R Pascoe, Cr A McDonald, Cr D Morris  
Ministry for Planning & Development (Heritage Branch)- David Hill  
Mornington Peninsula Historical Society-Neil Taylor  
Residents-Stuart & Winty Calder  
Mornington Council officers-Ian Stevenson (Natural Resources & Conservation Manager, study contact),  
Peter Bergman (Development Planning Manager).

**Study Method**

**Preliminary Survey**

At the outset of the study all members of the consulting team toured the area to establish the role of each discipline and the likely number of culturally notable sites to be investigated.

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**Cultural & Indigenous Landscape**

One result of this preliminary appraisal was the formulation of four landscape frameworks or units which recognised vegetation and terrain types in the shire and created a setting for the culturally significant sites<sup>1</sup>.

Another result was a large list of indigenous vegetation examples which were qualified as culturally relevant, or otherwise, later in the study. The fine line between indigenous landscape and cultural landscape became apparent at this stage where cultural landscape is generally accepted as having been modified in some way by human intervention. In the case of the remnant indigenous landscape it could be argued, in the reverse, that its scarcity in many areas of the shire was the result of intervention rather than human creation. There was also the realisation that many of the large areas of indigenous vegetation, particularly along the coast, had once been cleared in the 19th century and had reestablished. Similarly there had been the disastrous fire of 1973. This was probably not the actual vegetation seen at first contact of explorers but similar species, a generation on<sup>2</sup>. The Shire had commissioned a number of reports on the scientific significance of the indigenous landscape and hence officers felt that this aspect had already been covered in depth.

Nevertheless as the study progressed, long-term human perceptions of this 'indigenous' coastal landscape became more apparent, allowing a strong attachment of cultural value from the community's perception of the Mornington district as a 'natural bushland' resort. One aspect of this recognition



*The ubiquitous Monterey pine row, used as a windbreak to protect both stock and agriculture: a wind-row species promoted as early as the 1870s for colonial farms. These pines were once part of the vast Two Bays Orchard & Nursery at Moorooduc, making them significant within the peninsula for the evidence they provide of orcharding in the region, an activity which is fast disappearing.*

<sup>1</sup> see Volume 3, Appendix 2  
<sup>2</sup> valuable work on the extent, location and type of vegetation in the 1840s has been done by Winty Calder in 'The Changing Face of Mount Martha' in the *Victorian Historical Journal* May 1980

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was the early National Trust classifications of indigenous landscapes in the shire, aided by Stuart & Winty Calder.

**Environmental History**

Further detailed site identification took place during and after preparation of the Environmental History where sites which represented particular activities or eras highlighted in the history were identified and evaluated using the above criteria. For example, early exploration sites were judged to be of State importance such that coastal landmarks identified in navigator's journals, such as Schnapper Point and Shag Rock, were given priority. The findings were presented to the steering committee with recommendations of which sites could be further researched and evaluated.

**Budget Limitations**

Some 67 combined built and landscape sites or areas were agreed with the committee as feasible for further detailed assessment within the study budget, with additional purely landscape sites totaling 85. Individual site selection priority was placed on built sites, and built sites with landscape. The selection was from a potential list of 153 sites and areas of at least local importance which should have been documented. To economise further, sites already registered by the Australian Heritage Commission were included with the Commission's own evaluation, allowing other sites to be investigated.

In fact some 124 sites and areas were investigated in detail during the study, taking the team's expenditure beyond the budget. As a further economy, Shire officers undertook to arrange inspection of properties concealed from the street view but some of these sites could not be inspected during the study period, requiring further work at a later stage.



*There are over 500 beach structures on the Shire's beaches, some more significant than others and a building type which demands more specialised study to reveal the historical associations behind each seemingly similar structure. This group on Town Hall Beach shows the traditional small gabled and weatherboard structures, with centred ledge & Braced doors, which proliferated on beaches after 1900 but existed in a more rustic form from the 1860s.*



## Shire of Mornington Heritage Study Recommendations

Major investigations were made into the development and use of Mount Martha Park and both the Mornington and Mount Martha foreshores because of the important role these areas had in the history of the area. Identified rural site groups such as the Bay Mansion and Pastoral Lease groups were further qualifications of the landscape units created at the study outset.

### Research method

Heritage studies rely heavily on rate books for their information where property owners/occupiers and their holdings are listed each year. The Mount Eliza District Road Board (1863-9) rate books and the Shire of Mornington rate books (1872-1893) are held by the City of Frankston but the riding dealing with Mornington has unfortunately been removed from these books for the mid 1880s to the 1890s, presumably at the creation of the new Shire of Mornington in the 1890s. The first (New) Shire of Mornington rate book for 1893 is held by the Mornington Shire and books from 1900 onwards, these being on 16mm microfilm. Unfortunately the 1894-1899 books were lent in connection with preparing the Leslie Moorhead shire history and not returned. This has meant great difficulty in precisely dating buildings from the boom era of the 1880s-90s.

To compensate for this large gap in data sources, title information was sought, and in some cases General Law titles were searched. The shire's building permit register was a valuable source for this century as were the property files held on each site in the Shire for more recent data including building permit drawings from the late 1940s onwards. Other general sources such as the Melbourne University Architects Index were also used and the historical society photographic collection was helpful.

For landscape research, particularly public reserves, the reserve files held by Conservation & Natural Resources (Dandenong) were invaluable. There was also the Shire's Conservation Officer, Ian Stevenson's 1939 aerial mosaic map of the Shire, the shire's 1957 aerial views along with other key maps showing vegetation in the 19th century, cited in the bibliography.

### Recommendation

The Shire should obtain microfilm or preferably microfiche copies of the rate books held by the City of Frankston and, with their own rate book film copies, lodge the collection, with an appropriate reader, in local libraries. A continuing effort should be made (by means of advertising or reward) to regain the lost rate books 1894-1899 and trace the lost pages from the mid 1880s-1892 rate books.

### Public Participation

The consultant team participated in public radio broadcasts, newspaper items, two public presentations of the study findings and aided in personal contacts with site owners or interested parties. Mornington Shire officers also received a large and positive response from the public after draft documents were placed on public display at the shire and the library and the owners of key sites were contacted by letter.

Individual oral history sources such as the Whites (Mount Eliza), Bob Barker (Mount Martha) and the Calders (Mount Martha) were also approached and tours of possible sites arranged to allow the local historians to explain their view of the history still visible in the shire. The Mornington Peninsula Historical Society collection was also valuable in this way where both factual data and public perceptions of historic sites could be gauged.

There is a continuing need for the shire to support community awareness and participation in the recording of history in their area. This was expressed strongly to us during the process of the study.

### Recommendation

The Shire should support any existing or proposed oral history programme, coordinating its outcome through its Conservation Officer and the State Library oral history field officer.

### Compiling the Report

The above written and oral history was collated into a place by place inventory which formed the bulk of the report (see Volume 3). A Citation was prepared for each of the sites or areas given detailed research.

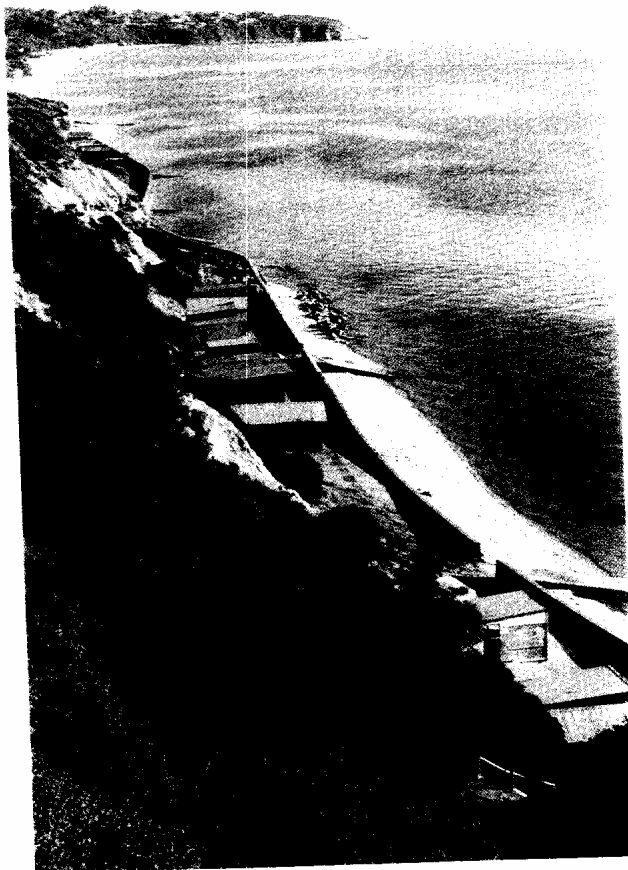
This citation contained:

- \* summary data about the name, type, location, heritage recognition, creation date and personal associations of each site,
- \* the themes and criteria satisfied by the site
- \* a brief site history,
- \* the description of its existing condition along with changes made (Condition), and
- \* a statement on the cultural significance of the site

Shire of Mornington Heritage Study  
Recommendations

**Site Database**

As part of the preparation of the report, a computerised database was created which held the various categories of information listed above. Apart from the efficiency this allowed in adding new data for each site, the database provided a platform for future public access to the study and expansion of the site information by council officers. A computer programme was written for the project which allowed easy and fast finding of site names, addresses, major owners, designers, builders and type. This programme can be operated on any DOS based personal computer and is intended to be installed in the Mornington library.



*The long coastal strip at Craigie Beach, showing human endeavours contrasting with those of the natural environment. Some of these structures may have cultural significance, others might be removed to enhance the long-held perception of the Shire's beaches as unspoiled. These decisions should arise from informed management of the Cultural Environment which encompasses all aspects of human interest.*

## MANAGEMENT PLAN

### Introduction

The following section lists different approaches to the management of the Shire's cultural heritage, the two major themes being the statutory approach and/or the incentive approach. The most desirable path is one which combines both with an emphasis on incentives. Statutes should be used only to safeguard community interests or community investment in the conservation of a culturally important site. A valuable reference on this subject is Local Government Heritage Guidelines published by the State Government.

### CONSERVATION PLANNING CONTEXT

#### Existing Statutes

The statutes which directly govern conservation in the Shire are as follows:-  
Historic Buildings Act, 1981 (as amended).  
Australian Heritage Commission Act, 1975. (Register of the National Estate)  
Planning and Environmental Act, 1987 (as amended): Shire of Mornington Planning Scheme.

#### Statute Application and Recommendations.

##### Historic Buildings Act.

Under the Historic Buildings Act, buildings, works or objects may be submitted to the Historic Buildings Council (H.B.C.) to consider whether they are of sufficient historical, architectural, aesthetic, scientific or social importance to add to the Register of Historic Buildings. The building owner is consulted and after consideration the site may be recommended to the Minister for Planning for addition to the register. Owners may oppose registration and seek a hearing from the H.B.C. where the architectural and/or historical merit of the site is discussed. The owner of a registered building needs a permit to demolish, alter, remove or sell the building, subdivide its site or carry out any development of the building or associated land. Following registration, the H.B.C. maintains an interest in the property, providing grants, low or no interest loans, and municipal rate or land tax abatements as determined by the effect of registration on the site's value. If the site is on the register, approved restoration work can attract income tax deductions. The allowable use of a registered building can be made more flexible within town planning zones under some planning schemes if it will improve the viability of the site (see p.18). The H.B.C. also offers free architectural advice for registered building owners and a guide to sources of other specialist help.

The criteria used by the H.B.C. to determine whether a site is of State importance, architecturally or historically, are as follows:

*demonstrates creative and/or technical accomplishment in the history of architecture and building in Victoria, and more particularly if it is*

*a representative or extraordinary example of a particular architectural style;*

*influential in the development of architectural style, building technology and construction techniques, or a demonstration of new and innovative solutions to user requirements;*

*influential in the development of aesthetic theories and architectural design philosophy in a particular period; a transient or permanent influence upon the development of local architectural and building traditions;*

*demonstrates typical or outstanding craftsmanship in building construction and decoration;*

*demonstrates a representative or notable application of decorative schemes or particular materials in construction and design;*

*is a representative or extraordinary example of an architect's work;*

*is a representative or extraordinary example of a building type;*

*demonstrates a changing sequence of architectural styles, patterns of occupancy and function;*

*is an essentially intact and rare example of a building type.*

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Similarly a building may be considered to be of historical importance if it can be shown to:

*represent or be an extraordinary example of a way of life, custom, process or function;*

*have a strong association with an important figure or figures, cultural group or event;*

*represent a sequence of usages or functions over time;*

*be of considerable age particularly in circumstances where the precise historical significance of the building is not at present known.*



*The Chalet, Mount Martha, embodies many significant factors: its link with the innovative Mount Martha Estate concept, its role as Byron Moore's marine residence, as the design of one of the colony's foremost architectural firms, a competition winner and its superb exemplification of a picturesque form of design associated with mountain or beach retreats.*

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1 'Historic Buildings Council' (pamphlet, n.d.) pp.6,7

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Council can also declare Interim Preservation Orders over potentially significant sites which are at risk to allow their conservation until an assessment of their value can be made. Permit exceptions may be made for ongoing works to registered sites (painting, repairs) or, in the case of Churches, any works relating to 'liturgical purposes.'

An applicant for a permit from the HBC who is dissatisfied with a decision of the Council may make a submission to the Minister. The Minister may then refer the matter to the Administrative Appeals Tribunal for a report.

The H.B.C. may be contacted at 4th Floor, 477 Collins Street, (GPO Box 2240T) Melbourne, telephone (03) 628 5111. Note that this act is about to be amended.

**Existing H.B.C. Sites:**

Beleura, (house & prescribed part of title) 042-044 Kalimna Drive, Mornington  
Schnapper Point Petty Sessions Court & Lockup 002 Main Street, Mornington  
Manyung, now Norman Lodge & Gatehouse, (Trees, Garden excluded) 1225 Nepean Highway, Mount Eliza  
Chechingurk, later The Briars farm complex, garden & trees (Farm Complex, Trees, Garden, extent of preemptive right), Nepean Highway, Mount Martha

**Proposed additional H.B.C. sites**

The following sites have been identified at State importance<sup>1</sup>. Where the site includes garden and trees, these elements should be considered under proposed new provisions of the Historic Buildings Act<sup>2</sup>.

Mount Martha Hotel, later Mount Martha House, (Guest House, Trees) 468 Esplanade, Mount Martha  
Combe Martin, (House, Garden) 820 Esplanade, Mornington  
Patent Septaria Cement Co. Works & Fossil Site (Cement works, Fossil site) off Fossil Beach, Mornington (reserve)  
Frontage House, later Glanmire, Southdene House (house) 011 Frontage Way, Mornington  
The Chalet (House, Trees and Grounds), 012-022 Glenisla Drive, Mount Martha  
Moondah Gatehouse (gate house) 060 Kunyung Road, Mount Eliza  
Dalkieth (House, Garden, extent of preemptive right), 105 Nepean Highway, Mount Martha  
The Ship, (House, Garden) 035 Rannoch Avenue, Mount Eliza  
Ranelagh, (House, Garden) 029 Rendlesham Avenue, Mount Eliza  
Mornington Pier (1st section of pier and approach) Schnapper Point Drive, Mornington  
Camp Manyung (camp cabins, chapel, grounds, trees), Sunnyside Road, Mornington  
Sunnyside, later Morningstar Boys' Home (1st House, Garden?, trees ) 001 Sunnyside Road, Mornington  
Sutton Grange (House, Garden) 012-14 Tanti Avenue, Mornington  
Dendron (House, gate house, stables, garden) Wooralla Drive, Mount Eliza

**Recommendation**

The Shire of Mornington should obtain and fill out the required registration forms and, after consultation with the site owner, send them and the report's documentation to the Historic Buildings Council for their consideration. Note that this does not necessarily lead to registration.

**Australian Heritage Commission: Register of the National Estate.**

If the site is on the AHC register, approved restoration work can attract income tax deductions. Otherwise, listing on this Register has an effect only if the site or works is owned or funded by the Australian Government. In this case the Act requires that the Government department must not compromise the site's heritage value unless there is '...no feasible and prudent alternative' and that '...all measures that can reasonably be taken to minimize the adverse effect will be taken.' Any person may apply to list a site on the Commission's prescribed form leading to notification of the site's owner and consideration by the Commission after the owner's views are known and have been evaluated.

Registration is almost essential to qualify for assistance under the Australian Heritage Commission National Estate Grants Programme which is announced annually and includes funding for local and State Government bodies and community groups who have submitted projects. The Commission is also obliged to promote 'public interest' and education in the national estate.

**Registered Mornington Sites:**

Frontage House, 011 Frontage Way, Mornington

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<sup>1</sup> 'S' in the Site Schedule, Appendix 1  
<sup>2</sup> proposed to be changed mid 1994

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Beleura, 042-044 Kalimna Drive, Mornington  
St. James the Less Church of England 105 Koetong Parade, Mount Eliza  
Moondah Gatehouse 060 Kunyung Road, Mount Eliza  
Manyung, now Norman Lodge & Gatehouse, 1225 Nepean Highway, Mount Eliza  
Chechingurk, later The Briars farm complex, Nepean Highway, Mount Martha  
St. Peter's Church of England Church 003A Queen Street, Mornington  
St. Peter's Vicarage House 001 Ross Street, Mornington  
Sunnyside, later Morningstar Boys' Home 001 Sunnyside Road, Mornington

**Proposed Additional Registered Sites:**

The following sites have been identified as of Regional or State importance<sup>1</sup>.

Church of England Hall 002 Albert Street, Mornington  
Bennett House 010-014 Banksia Grove, Mount Martha  
Victorian Railways Gate House, 072 Barkly Street, Mornington  
Lindner House 007 Bath Street, Mornington  
House, Garden 022 Bath Street, Mornington  
Lemon Scented Gum plantation, 030 Caraar Creek Lane, Mornington  
Sugar gum row, Caraar Creek Lane, Mornington  
Boyle House, Garden 006 Channel Street, Mornington  
House 006 Craigrossie Avenue, Mornington  
Hali Wal House 008 Craigrossie Avenue, Mornington  
Tanti Park Farm Complex, now part Community Centre Farm complex 005 Currawong Street, Mornington  
Green Gables House, Tree, Garden 001 Dominion Road, Mount Martha  
Glynt House, Garden, Trees, 029 Dominion Road, Mount Martha  
Green Island Common School, also Osborne Wesleyan Chapel School 170 Dunns Road, Mount Martha  
Earimil, later Kamala House, Garden 008 Earimil Drive, Mount Eliza  
Roeder House 057 Ellerina Road, Mount Martha  
High Clere House 447 Esplanade, Mount Martha  
House, Garden, Trees 457-458 Esplanade, Mount Martha  
Mount Martha Hotel, later Mount Martha House Hotel, Guest House, Trees 468 Esplanade, Mount Martha  
Briarwood Cottage, Garden 558 Esplanade, Mount Martha  
Craigie Lea House, Garden 565 Esplanade, Mount Martha  
Woodclyffe Cottage Garden, House 594-8 Esplanade, Mount Martha  
Dava Lodge, now Mt Martha Private Nursing Home Convent, Guest House, Tree 618 Esplanade, Mount Martha  
Fairhaven, (later Marina) Garden, House 678 Esplanade, Mornington  
Dunnmoven House 737 Esplanade, Mornington  
Bella Vista House, stable 740-742 Esplanade, Mornington  
Clyde Villa later Clifton, Garrycloyne House, Trees 750-751 Esplanade, Mornington  
Cavingsham Court Flats, Garden 761-763 Esplanade, Mornington  
Schnapper Point Hotel, now Royal Hotel & Norfolk Is. Pine Hotel, Tree 770-773 Esplanade, Mornington  
State Savings Bank, 787 Esplanade, Mornington  
Mornington Post & Telegraph Office, now Mornington museum Post office 789 Esplanade, Mornington  
Glencoe House, now Mulberry House 797 Esplanade, Mornington  
House, Garden 798 Esplanade, Mornington  
Ronda House, Garden 804 Esplanade, Mornington  
Combe Martin House, Garden 820 Esplanade, Mornington  
Wilburton, now Brixham-on-sea House, Garden 832 Esplanade, Mornington  
House, Garden 843 Esplanade, Mornington  
Dhurunga House 844 Esplanade, Mornington  
Schnapper Point Cricket ground, Royal later Mornington Park Public Reserve, Trees, Gateway Esplanade, Mornington  
Mornington Esplanade Modernist Residential Precinct, Residential Precinct Esplanade, Mornington  
Mount Martha Esplanade Foreshore Precinct Landscape, Views, Camping Sites Esplanade, Mount Martha  
Football Disaster Memorial off Esplanade, Mornington  
Fishermen's Beach & Hutchins Fish Shed Beach, Fish Shed off Esplanade, Mornington  
Schnapper Point Exploration Site off Esplanade, Mornington  
Shag Rock, later Bird Rock Historic Site off Esplanade, Mount Martha

<sup>1</sup> value S or R where the region is defined as the Mornington Peninsula

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*Ramslade, Nepean Highway, one of the early marine residences in the shire.*

Patent Septaria Cement Co. Works & Fossil Site Cement works, Fossil site off Fossil Beach, Mornington  
House 002 Frontage Way, Mornington  
The Chalet House, Trees 012-022 Glenisla Drive, Mount Martha  
Component House 100 Glenisla Drive, Mount Martha  
Mount Martha Public Park Picnic Area Plantation Trees, Reserve Hearn Road, Mount Martha  
Joseph Harris Scout Park Trees, Hearn Road, Mount Martha  
Greenlaw Farm Trees, now Mount Martha municipal golf course Trees off Hopetoun Avenue, Mount Martha  
Moondah, later Manyung Hotel, Aust. Admin. Management. College House, Garden 060 Kunyung Road, Mount Eliza  
Yarilla House, Garden 007-009 Lempriere Avenue, Mount Martha  
Mornington Civic Building Precinct Main Street, Mornington  
Schnapper Point Petty Sessions Court & Lockup Court House 002 Main Street, Mornington  
Mechanics' Institute Free Library, former Hall, library 021 Main Street, Mornington  
Commercial later National Bank of Australia Bank 060-062 Main Street, Mornington  
Grand Coffee Palace, later Hotel 126-132 Main Street, Mornington  
Farm Complex (ruin), Trees, off Males Road, Moorooduc  
Two Bays Orchard, later part Tully's Orchard; Pine rows Orchard Complex, Trees Moorooduc Highway, Moorooduc  
Two Bays Orchard Packing Sheds, trees, Moorooduc Post Office Orchard Complex, trees, post office Moorooduc Highway, Moorooduc  
Mount Martha & Moorooduc Preemptive Rights Farm Complexes, Pastoral Landscape off Moorooduc Highway, Mount Martha  
Tuerong, later Tuerong Park Site, House, Trees, Moorooduc Highway, Moorooduc  
Two Bays Nursery & Orchard Houses, & Monterey pines House, Trees Moorooduc Highway, Moorooduc

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Presbyterian, now Uniting Church former Moorooduc School Church, Hall, School site 12  
Moorooduc Highway, Moorooduc  
Dalkieth House, Garden, Preemptive Right 105 Nepean Highway, Mount Martha  
Ramslade House, Garden 1216-32 Nepean Highway, Mount Eliza  
Mornington & Mount Eliza Bayside Mansion group House Precinct, Gardens, Trees Nepean  
Highway, Mornington, Mount Eliza  
Trees, Site off Nepean Highway, Balcombe  
Porritt House 044 Osborne Drive, Mount Martha  
Studio House 023 Pacific Terrace, Mount Martha  
Roma House, Garden 006-008 Queen Street, Mornington  
Ranelagh Estate, Ranelagh Drive, Mount Eliza  
Mount Eliza Preschool Centre, later also Infant Welfare Infant Welfare Centre Ranelagh Drive,  
Mount Eliza  
Nithsdale House, Garden 030-034 Rannoch Avenue, Mount Eliza  
The Ship, House, Garden 035 Rannoch Avenue, Mount Eliza  
Ranelagh, House, Garden 029 Rendlesham Avenue, Mount Eliza  
Hadlow House, Garden 033 Rendlesham Avenue, Mount Eliza  
Ranelagh Club Guest House dormitory House, Garden 021 Rosserdale Crescent, Mount Eliza  
Nyora, later Ranelagh House, Garden 027-035 Rosserdale Crescent, Mount Eliza  
Tal Tal House 051 Rosserdale Crescent, Mount Eliza  
Parsons House 008 Rothesay Avenue, Mornington  
Mornington Pier Schnapper Point Drive, Mornington  
Warrawee House 026 Strachans Road, Mornington  
Manyung YMCA Camp, now Manyung Recreation Camp (YS&R) Recreation Complex, Chapel,  
Trees, Vegetation (native) Sunnyside Road, Mornington  
Sutton Grange House, Garden 012-14 Tanti Avenue, Mornington  
Morven Manor House, Trees 077 Tanti Avenue, Mornington  
Hadlow House, Farm Tuerong Road, Moorooduc  
Mornington Hotel, later Wolfdene Hotel, House 038 Wilsons Road, Mornington  
Hartley Cottage House, Trees, stable, well 060 Wooralla Drive, Mount Eliza  
Dendron Houses, Garden Wooralla Drive, Mount Eliza

**Recommendation:**

Using the report's documentation Mornington Shire Council should apply to have the above sites and areas considered for the National Estate Register and assist in the application for funds from the National Estate Grant scheme for conservation projects concerning them. Where sites have not been documented in this report, the Shire should assist the Commission in properly evaluating them for the Register.

**Planning and Environment Act:**

**Regional Objectives**

Some relevant objectives of State policy for the Mornington peninsula listed in the Mornington planning scheme are:

*The natural resources of the area must be conserved for their recreation and scenic value and biological and geological significance and to maintain and enhance the human environment.*

*Appropriate provision must be made for protection of areas and sites of special character, beauty and significance.*

*The rural character of the area and its landscape and coastlines must be protected*

*Urban development of such a scale and type to prejudice the conservation of the area must not be permitted.*

*Development must be required to harmonise generally with the natural environment and to maintain and where appropriate enhance the scenic values, special character and rural environment of the area.*

*The character and function of the resort settlements must be protected.*

Implementation of these objectives requires all planning authorities to 'pay special attention to the following:

*Provision in selected locations of recreation facilities and areas of a kind and scale appropriate to the surrounding natural environment*



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*Protection and where consistent with this policy development of existing settlements paying particular regard to:*

*-the special character and functions of each particular settlement;*

*-the provision as the case requires of resort facilities, holiday accommodation, recreation space, associated services, social facilities, roads and vehicle parking- all of a kind and scale appropriate to the surrounding environment, and to the character and functions of the particular settlement;*

*-the limitation of size and the maintenance of a compact form of each settlement.*

The aims of implementation continue, listing strict control of scenic areas and vantage points, urban density, and the visual sequences along access routes, among other things, as the prime objects of planning authorities on the peninsula.

The onset of diverse residential development on high exposed sites and the consequent destruction of tree cover in Mount Eliza, Mount Martha and east of Mornington appears to have already compromised some of these aims.

#### **Planning Scheme Amendment**

This study will form part of an explanatory report (as Section 12, 1(e) of the Act) supporting any proposed amendment to the Mornington Planning Scheme where '...those buildings, areas or places which are of scientific, aesthetic, historical or architectural interest or otherwise of special cultural value' are submitted for conservation planning protection in conformity with the Objectives of the Act.

#### **Compliance by Government Authorities**

With a few exceptions, planning control can be exerted over State Government owned sites in terms of works which are carried out by or for government officers and complies with the nature of the land reservation and the authority's charter (Section 95) but the final authority in any planning matter is the Minister for Planning. Mornington Council can control works by non-government parties (and indirectly government works outside of the land reservation purpose) on Crown lands.

#### **Mornington Planning Scheme (MPS):**

##### **Conservation Control of Sites & Incentives**

The planning scheme allows for conservation (includes preservation, restoration, or reconstruction) of individual significant sites<sup>1</sup>. Current State Government Policy also allows for financial assistance to any site listed in a local planning scheme (State Heritage Restoration Fund). Clause 11 of the planning scheme allows for protection of 'Buildings, Works, Objects and Sites of Historic Interest', allowing planning control of some 19 sites of 'historic interest' (or individual heritage value). This wording arises from the original drafting of the scheme which arose before the current Planning & Environment Act and hence defines only one of the values which can make a site important to the area's history under the Act and widely accepted ICOMOS Burra charter and the Australian Heritage Commission's cultural definitions. Some of the identified sites in the study do express important historical themes in the shire. However, others identified rely upon individual architectural, aesthetic or scientific interest.

The scheme requires Council consent for rebuilding, altering, enlarging, extending, demolition, defacement, or decoration of the listed buildings and any new buildings proposed for the site of any listed building. No permission is needed for normal maintenance or repair of the building or site. Any permit application concerning a building on the Historic Buildings Register of Victoria is also referred to the HBC for comment.

##### **Existing Protected Sites, MPS**

Presbyterian Church (Old Mornington Restaurant), 53-55 Barkly St, Mornington  
Glynt, Dominion Road, Mount Martha  
Mornington Post office, later museum, Esplanade, Mornington  
Frontage House, later Glanmire, Southdene House, 11 Frontage Way, Mornington  
Beleura, 42-44 Kalinna Drive, Mornington  
St. James the Less Church of England Church 105 Koetong Parade, Mount Eliza

<sup>1</sup> (Section 4d)  
<sup>2</sup> see ICOMOS Burra Charter definitions

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Moondah and Moondah Gatehouse, 60 Konyung Road, Mount Eliza  
Court House, 2-4 Main Street, Mornington  
Gaol, 6-8 Main Street, Mornington  
Grand Hotel, Main St, Mornington  
National Bank, Main St, Mornington  
St James the Less Church of England, 105 Koetong Pde., Mount Eliza  
Manyung, now Norman Lodge & Gatehouse, 1225 Nepean Highway, Mount Eliza  
St. Peter's Church of England Church, 3A Queen Street, Mornington.  
St. Peter's Vicarage House, 1 Ross Street, Mornington  
Sunnyside, later Morningstar Boys' Home, 1 Sunnyside Road, Mornington  
Sutton Grange, 14-16 Tanti Avenue, Mornington

Identified additional sites of individual heritage value (State, regional or local importance) from the study which are recommended to be placed in the Table to Clause 11.01. are listed in the Site Schedule with heritage value of Local, Regional, State or National Significance (Appendix 1). Council may adopt another threshold but the priority should lie with those recommended at State or Regional level.

Of these, sites without statements of significance are also listed in Appendix 1. These would not be accepted by the Ministry of Planning & Development in any proposed planning scheme amendment. Hence Council should budget for further evaluation and potentially, preparation of Statements of Significance, for these sites to allow their eventual recognition and conservation. This could be done with an application for a National Estate Grant in much the same way this study was funded.

New works on those sites which adjoin the listed sites in the same frontage are also recommended for planning control (no demolition control) to protect the individually notable sites which adjoin from intrusive development<sup>1</sup>.

Development of other sites in the Site Schedule which already require planning permission under other provisions of the MPS, should be judged in the light of the objectives of the Planning and Environment Act and MPS.

Specific policies, and therefore matters to be considered in granting planning permits, must draw from the Significance and Condition statement(s) provided for each site<sup>2</sup> and the Development Guidelines in Appendix 2 to this volume. Conservation priority with each site should be on retention of the original fabric of the site, specifically those elements described in the citation Description and particularly those which are publicly visible<sup>3</sup>.

### Recommendations:

1. Council should amend the Local Section of the Mornington Planning Scheme which redrafts the individual site controls to match the objectives and terminology of the Act and standard heritage clauses in other schemes (see City of Greater Geelong, local section or new Statewide heritage controls to be announced mid 1994).
2. Sites of National, State, Regional or Local heritage significance (listed in Appendix 1 of this volume) should be added to the table to Clause 11.01 of the scheme.
3. Adjoining sites in the same frontage(s) to the above sites should also be listed for planning control of new buildings and additions which are publicly visible.<sup>4</sup>
4. Council should seek funding to further evaluate sites in Appendix 1 without statements of significance to justify their inclusion in the planning scheme.

### Precinct Control

#### Urban Precinct Control

Perhaps because there are few urban heritage areas in the shire, Mornington Council has not sought planning control over urban conservation areas, only controls on individual sites. Area conservation provisions are standard in many planning schemes where the contributory components of a group of sites are controlled by planning permits for development (alteration or demolition).

These could be adapted for the Mornington Shire for significant built areas where the contributing components of these areas are not necessarily of individual significance<sup>5</sup>.

Some of the urban precincts identified (see below) are of this type where for example typical 1920s houses make up a representative group from this era which may have become rare in the Shire because of redevelopment (King George Avenue Residential Precinct, Mornington). Those areas which have been dealt with in detail by the study however are those which have individually notable components such as the Esplanade and Main Street Civic Precinct or the Esplanade Modernist

<sup>1</sup> see Northcote City Planning Scheme adjoining site conservation

<sup>2</sup> see Volume 3

<sup>3</sup> visible from the street or a public place

<sup>4</sup> These sites are yet to be tabulated and it is possible that individual cases may not require this type of protection.

<sup>5</sup> as areas of 'architectural or historical interest' in the terms of the Planning and Environmental Act, 1987; see City of Greater Geelong local section

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For this reason and because some of the areas are fragmented (ie. Main St Commercial Precinct), the existing single site control (broadened as recommended) could be used to cover the areas identified (and adjoining sites) by listing the contributory sites in the Table. There would be no control on non-contributory sites which are between adjoining sites.

### Landscape Precinct Controls

Existing 'Inter-urban Landscape Protection Areas' in the MPS cover most of the Bayside Mansions landscape and buildings precinct but does not cover the identified Pastoral Lease landscape and buildings group. The control is one of land use and minimum subdivision and frontage size (40 ha., 300m). Uses not requiring a permit include: farming, home occupations, minor road and service installations, passive recreation and domestic tennis courts also advertising signs (two max. each 2 square metres max. ie. 1mx2m, externally illuminated) and a house, subject to standard conditions (Cl.2.06.2.04 ie. 60m setback, 5m side and rear setback). Many other non-rural uses were originally allowable in this zone, subject to a permit ie. business colleges, clubs, schools, hospitals, indoor sports and motels but uses like those cited above have been since deleted by RL2<sup>1</sup>. There is no stated aim or objectives for this zone and hence no special considerations a planning body should make when evaluating a planning application for the potential land uses listed in the scheme. This is with the exception of cl.2.03.(3) for subdivision which cites the 'primary purpose of the zone' (not stated?). Effects on 'landscape amenity' are also cited but not defined.

### Existing Tree Preservation Controls

The existing tree preservation controls focus on protection of indigenous or native landscape, as an extension of the State legislation on this area. Clause 2.07 notes that the Landscape, Foreshore and Stream Protection zones, with Agricultural A zone, are areas of 'Natural Beauty, Interest and Importance'. Permission is required for felling, lopping, clearing or removal of any 'PLANT' within these zones except for fire fighting, removing dead plants (from natural causes), clearing existing roadways for traffic, and prevention of damage to essential services. The definition of plant **excludes** grasses, bracken, any tree or seedling of the 'Pinus' genus or any orchard, nursery, market or private garden plant or any noxious weed.

### Recommendations

The following area control options should be considered by Council. To achieve the preservation of some of the identified significant Monterey pines rows in the study or the mature plantings in private gardens, this clause would require modification, particularly regarding 'Pinus radiata'. Similarly there are some notable specimens of stone pines ('Pinus pinea') which have been identified along the foreshore. These should be preserved because of their historical links but are currently not encompassed by the scheme. Alternatively, the overlay control previously recommended for individual sites and areas could be broadened in its scope to include plants, as already specified for individual sites in the Table to cl.11.01 of the MPS (see Appendix 1). However because of the potential confusion between Landscape Protection Zones and Cultural Landscapes, cultural landscape areas could be managed within the existing provision, with alteration to the zoning map.

### Identified Urban & Landscape Precincts

The following is a list of precincts identified in the study and some major contributory elements within each which should be conserved. Management would include conservation of these elements and control of any adjoining site or environs development which might affect their heritage value.

#### Main Street Commercial Precinct, Mornington\*

The precinct includes the streetscape contribution of the listed sites (publicly visible components).  
Fountain Monument Empire Street Mall  
Mornington Coffee Palace Guest House 028-030 Main Street  
Shop 029 Main Street  
Shop 031-033 Main Street  
Shop, Residence 035 Main Street  
Maie's Butchers Shop 039 Main Street  
Shop 041-043 Main Street  
Oriental Bank, later Colonial Bank 051 Main Street  
Shops, Residences 055-061 Main Street  
Commercial later National Bank of Australia Bank 060-062 Main Street Shop 063-065 Main Street  
Greenlands Shops 064-068 Main Street

<sup>1</sup> see RL2 p.82

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Railway Store, General Store Shops 070 Main Street 1  
Grand Coffee Palace, later Hotel 126-132 Main Street

**Civic Group, Main Street, Esplanade Mornington**

The precinct includes the streetscape contribution of the listed sites (publicly visible components) and their setting (ie. many are set in grounds).  
State Savings Bank, former Bank 787 Esplanade  
Mornington Post & Telegraph Office, now Mornington museum Post office 789 Esplanade  
Football Disaster Memorial off Esplanade  
Schnapper Point Petty Sessions Court & Lockup Court House 002 Main Street  
New Federal Guest House Guest House 011-013 Main Street  
CLVB Memorial Hall 019 Main Street  
Mechanics' Institute Free Library, former Hall, library 021 Main Street

**Mornington Esplanade Modernist Residential Precinct**

The precinct includes the streetscape contribution of the listed sites (publicly visible components) and their setting.  
House 006 Craigrossie Avenue  
Hali Wal House 008 Craigrossie Avenue  
Pier Hill House, Garden 839 Esplanade  
House, Garden 841 Esplanade  
House, Garden 843 Esplanade  
Dhurunga House 844 Esplanade

**Mornington Esplanade Foreshore Reserve Precinct**

The precinct includes the streetscape contribution of the listed sites (publicly visible components) and their setting, the reserve's indigenous vegetation and views from within the precinct.  
Foreshore reserve and indigenous vegetation  
Bathing Boxes Town Hall Beach  
Mornington Cricket ground, later Royal later Mornington Park Public Reserve, Trees, Gateway Esplanade  
View, Vegetation - indigenous and exotic mix Esplanade  
Esplanade landscape, Banksia, View, Vegetation - indigenous Esplanade Schnapper Point Hotel, now Royal Hotel & Norfolk Is. Pine Hotel, Tree 770-773 Esplanade  
Kirkpatrick's Hotel 774 Esplanade  
Mills Beach Bathing Boxes (31,32,34 and other similar structures) and Stone Pine Bathing Box, Tree off Esplanade  
Mornington Mothers Beach Public Baths site off Esplanade  
Nunn's Walk Track off Esplanade  
Fishermen's Beach & Hutchins Fish Shed Beach, Fish Shed off Esplanade Fishermen's Beach  
Bathing Boxes Bathing Box off Esplanade  
Craigie Beach Boat Sheds Boat Sheds, Beach off Esplanade  
Shag Rock, later Bird Rock Historic Site off Esplanade  
Schnapper Point Exploration Site off Esplanade  
Mornington Pier Schnapper Point Drive

**Mount Martha Esplanade Foreshore Reserve Precinct**

The precinct includes the streetscape contribution of the listed sites (publicly visible components) and their setting, the reserve's indigenous vegetation and views from within the precinct:  
Mount Martha foreshore reserve and indigenous vegetation  
Views, Camping Sites, pavilions, off Esplanade  
Mount Martha Hotel, later Mount Martha House Hotel, Guest House, Trees 468 Esplanade  
Mount Martha House (later Melrose) Gate Lodge, now Granite Cottage, Gate Lodge, House, Garden 476 Esplanade  
Mooring place (rock platform), Balcombe Point Historic Site off Esplanade  
Mount Martha beach bathing boxes Bathing Box off Esplanade  
Mount Martha Estate surviving elements (road alignments) off Esplanade  
Survey Point, later Martha Point Landform off Esplanade  
Site of Mount Martha House, later Melrose House, later Maryport, Trees 006 Lempriere Avenue

**Ranelagh Estate**

The precinct includes the original subdivision, private parks, indigenous vegetation, Monterey cypress rows, reserves, road pattern and terrain, Ranelagh Dr, Mount Eliza  
Nyora, Rosserdale Crescent  
Former Guest House, 21 Rosserdale Crescent

Shire of Mornington Heritage Study  
Recommendations

**Esplanade 19th early 20th Century Summer Houses \***

The precinct includes the streetscape contribution of the listed sites (publicly visible components), their immediate setting (gardens, plantations) and the essence of their broad setting (perception of the original Crown Allotment)

Craigie Lea House, Garden 565 Esplanade  
Woodclyffe Cottage Garden, House 594-8 Esplanade  
The Anchorage House, Garden 604 Esplanade  
House 649 Esplanade  
Dunnmoven House 737 Esplanade  
Bella Vista House, stable 740-742 Esplanade  
Clyde Villa later Clifton, Garrycloyne House, Trees 750-751 Esplanade  
Fairhaven, later Marina (obscured) Garden, House 678 Esplanade

**Bayside Mansions, Mornington & Mount Eliza**

The precinct includes the contribution of the listed sites (publicly visible components), their immediate setting (gardens, plantations), mature specimen trees within the original land holding, and the essence of their broad setting (perception of the original Crown Allotment)

Beleura House, Garden 042-044 Kalimna Drive  
Moondah, later Manyung Hotel, Aust. Admin. Management. College House, Garden and undivided part Crown Section 3, 060 Kunyung Road  
Moondah Gatehouse 060 Kunyung Road  
Oaks (5) Trees and the undivided part of Crown Section 6, Nepean Highway  
Ramslade House, Garden 1216-32 Nepean Highway  
Manyung, now Norman Lodge & Gatehouse, Garden House, Garden, Outbuildings, Trees and Crown Section 4, 1225 Nepean Highway  
Sunnyside, later Morningstar Boys' Home, House, (Garden?) and undivided Crown Section 5, 001 Sunnyside Road

**Pastoral Leases, Moorooduc**

The precinct includes the streetscape contribution of the listed sites (publicly visible components), their immediate setting (gardens, plantations), mature specimen trees within the original land holding, and the essence of their broad setting (perception of the original Preemptive Right and succeeding pastoral era)

Tuerong (formerly part Tuerong preemptive right) pastoral landscape site, Moorooduc Highway  
Tuerong, later Tuerong Park Site, House, Trees, Moorooduc Highway Nedlands, trees, farm complex, pastoral landscape site  
The Briars landscape Vegetation - indigenous Nepean Highway  
Dalkieth House, Garden, Preemptive Right 105 Nepean Highway  
Chechingurk, later The Briars farm complex, garden & trees Farm Complex, Trees, Garden site 17 Nepean Highway

**Mount Martha Residential & Landscape Precinct Prescott Avenue\***

The precinct includes the streetscape contribution of any listed sites (publicly visible components), their immediate setting (gardens, plantations),

**King George Avenue Residential Precinct, Mornington \***

The precinct includes the streetscape contribution of the listed sites (publicly visible components), their immediate setting (gardens, plantations),

**Recommendations:**

1. Consider modifying the Mornington Planning Scheme to include the precincts with citations listed in Vol.3 (as areas or individual sites) and develop management policies with public consultation and the required exhibition period (see plans of these proposed areas in Appendix 3).
2. Council should seek funding for further evaluation of those precincts without significance statements (asterisked above, see Vol. 3), to allow their incorporation in the planning scheme.
3. The Councils should develop planning application proformas which simplify permit applications and develop internal systems to allow a one-stop permit process where building and planning applications are made at the same point and referred internally to the relevant departments.

**General Conservation Precinct Objectives :**

**Commercial Precincts: conservation and enhancement**

The following are concepts and suggested objectives for commercial precincts recommended for conservation in this study (see Main Street Commercial Precinct 1).

## Shire of Mornington Heritage Study Recommendations

### Commercial Image

*Restore and consolidate the centre's commercial image using heritage controls and incentives:*

As the main commercial areas of the Shire, there are potential commercial gains to be obtained from enhancement of the areas' components and sympathetic development on the adjacent sites. Just as large modern shopping complexes have sought and benefited from a 'corporate image' in the past, so can an old strip-shopping area which possesses a definable character, benefit from enhancing and promoting this character. Enhancement should include restoration, sympathetic renovation and additions, the use of heritage colours and the development of related sign policies, street works, furniture and landscape. Whether signs, verandahs or shopfronts, two options exist if the original has been removed or replaced with an unrelated equivalent. The element can be restored or recreated if photographs are available showing what the original was like or simple modern visually related equivalents can be introduced where there is insufficient evidence to allow their reinstatement.

### Street Verandahs

*Restore Street Verandahs*

Restoration of post-supported street verandahs on 19th century retail sites (usually not banks or hotels) where applicable underscores the historical character and provides effective shelter for both goods and pedestrians. Similarly, original cantilever verandahs, with their moulded fascias and embossed soffits, should be retained as part of the rich fabric of early 20th century commercial architecture.

Wide streets in some areas may allow introduction of in-road kerbs which maintain clearance of angle parking from verandah posts or shifting the traditional kerb line out to protect them. Retail sites of the 1920s- are likely to have had cantilever verandahs, with some mouldings to the fascia and an embossed soffit. Simple modern equivalents can be introduced where original verandahs are missing and there is insufficient evidence to allow their reinstatement. Ideally two verandah options (restoration and sympathetic modern equivalent) exist for each contributory commercial site. Providing sketch construction drawings and costs for each encourages shop owners to provide pedestrian shelter which also relates to the centre's character<sup>1</sup>. A heritage adviser or experienced heritage architect should supervise such a project, using the appropriate guidelines.

### Business Signs

*Determine the most effective and visually cohesive use of business signs, using conservation controls and incentives.*

The Mornington commercial precinct has a dominance of Edwardian and Victorian period buildings (and hence potentially, some post verandahs), the presence of a generally parapeted building form set on the building line, and the traditional use of the parapet boarding or verandah fascias for (painted) business signs (there were few promotional signs). Traditionally, illumination of these signs was either by street or pendant oil lanterns situated close to the sign, the essence being external (not internal) illumination until the 1930s<sup>2</sup>. Suspended painted signs, under verandah rafters or the bressumer, are inexpensive and can be lit by external sources (low-brightness miniature flood lamps, preferably concealed) which themselves are less expensive and more easily maintained than the typical internal illuminated sources.<sup>3</sup> For sites of the 1920-40s in commercial areas the traditional sign form was outline neon mounted on two faces of a painted metal box which was sometimes shaped. This same approach can be used today or alternatively, the mask and spray method of only illuminating the message and not the whole sign face, is equivalent.

### Shopfronts

*Restore or Provide Sympathetic Shopfronts*

Important elements in the shop streetscape which have often been exchanged for less than sympathetic 'modern' equivalents are the shop fronts. Low maintenance, flush-fronted shop fronts have re-

<sup>1</sup> see Kilmore Sydney St Verandah Reconstruction scheme  
<sup>2</sup> there were exceptions in the form of internally illuminated leadlight sign lanterns around 1900  
<sup>3</sup> inaccessible, overheat and shorter lamp life

## Shire of Mornington Heritage Study Recommendations

placed painted timber, sometimes paneled (Victorian era) show- windows with recessed entrances which provided shelter from wind and rain as well as allowing for outward swinging doors which did not infringe on passing traffic.

A cosmetic approach to an existing aluminium shopfront is to paint it in heritage colours, new glazing suites can be powder- coated for a more durable coloured finish.<sup>1</sup> Edwardian shopfronts had glazed, deeply coloured tiles and copper or brass moulded glazing frames so a modern equivalent of this could be successful although painted timber sections can be a sympathetic option, given a similar shopfront plan and elevation.

### **Residential Precincts: conservation and enhancement**

The Shire's residential precincts are diverse, covering sites from the 1860s to the 1960s and hence only general principles can be discussed.

*Restore or sympathetically refurbish contributory buildings and elements using conservation incentives or controls to reinforce the already visually cohesive character of the contributory sites.*

All of the residential areas identified have common attributes. Most are comprised of generally detached buildings with similar set-backs from the street and front garden plots. The 19th and early 20th century sites have visible pitched roofs, rectilinear planning and established fence lines at the front boundary.

The Edwardian and Victorian dwellings traditionally had the visually opaque (picket) fence, the 1920s-30s houses (not numerous in the precincts) had the opposite, often a wide- spaced low picket or a transparent wire-fabric fence. The immediate post Second-War houses commonly had tea-tree fences which was an extension of the common landscape approach for beach houses of retaining existing indigenous vegetation.

Adherence to these established characteristics where they survive today is building on the areas which express different residential growth characteristics of the city, reinforcing an already visually harmonious group and maintaining the expression of a development phase in the city.

Enhancement would therefore include restoration or empathetic renovation of contributory buildings, original or typical period colour schemes, fence types, landscape, street paving and furniture. Similarly, the use of 'sympathetic' elements or colours is an option if restoration is not practical or economically achievable. Modern picket fences (simple round, square or arrow head pickets) can be used on 19th and early 20th century houses as well as modern infill housing, adjoining listed sites.

### **Recommendation**

The Council should adopt these general conservation policies outlined above, and prepare detailed restoration and redevelopment policies embodied in this volume's guidelines (see Appendix 2) and any policies arising from the significance statement for each area in Volume 3.

### **Planning Resources**

Introduction of heritage controls over the above sites and areas will require adequate resources for the statutory planners, both in staffing and backup (refer Heritage Advisory Services, below). Given the often simple nature of applications (ie. colour schemes, new fences) and the availability of guidelines from this study and subsequent documents, planning applications can be dealt with most efficiently by delegation of the authority's planning powers to a senior officer for standard and/or minor elements.

Standard planning application attachments should be developed, where approved fences or colours are selected on a pictorial tick-box basis for a given period of building (as obtained from the site schedule). Their use speeds up the permit process and reduces work for all parties, applicants and officers.

### **Recommendation**

Develop systems to aid in the administration of and understanding by the public of the urban conservation area controls.

## **Mornington Councils Policies & Works**

### **Street Works**

Given the acceptance of conservation precincts, the retention of stone kerbs and channels, with the asphalt footpaths, is desirable in all typical pre First War areas and some post First War areas.

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1 see wide Dulux range

## Shire of Mornington Heritage Study Recommendations

Where concrete has already replaced stone and asphalt future concrete maintenance works should use black-tinted concrete to give the appearance of the earlier finishes. Similarly approved vehicle cross-over designs should allow for asphalt roll-over kerb crossings. These blend with existing asphalt kerbs visually and offer less of an obstacle to pedestrians due to their minimal side kerbs.

### Recommendation

The Councils should initiate street paving and lighting schedules (if they do not already exist) within the proposed conservation areas and adopt maintenance and construction policies which concur with or relate to the defined significant period of the area.

### Street Fittings

Area character should be reinforced where possible by choice of empathetically designed and coloured furniture and street lighting in conservation precincts (see Melbourne City Council examples).

### Differential Rating

If the Shire uses a Capital Improved site valuation system, provisions exist in the Local Government Act (and the Historic Buildings Act) for authorities to provide rate valuations which accurately reflect the low redevelopment potential of conserved, individually significant sites. This in turn can relieve the properties of undue rate increases which can cause the owners of, for example, large residential allotments hardship. Just as some Local Governments attract commercial or industrial uses by rate abatement, so too can Mornington Shire promote the retention of significant heritage properties. This in turn, lends the area character which maintains the residential desirability of the Shire. Differential rating for example in commercial areas could also be directed towards financing restoration/verandah reconstruction schemes.

### Recommendation:

The Councils should investigate differential rating, rate incentive or special rate levee schemes (commercial improvement schemes) as applied to historic buildings or heritage areas to relieve prospective development sites of redevelopment pressure.

## Cultural Landscape

### National Trust Classified Gardens

There are no gardens on the National Trust register in the shire. Period gardens and mature trees have been identified but not comprehensively evaluated in the Site Schedule. Precise species have not always been identified, sometimes having only generic names. Street trees have been evaluated in the proposed conservation areas or identified landscapes.

### Significant Tree Register

There is one tree on the National Trust of Australia (Vic.) Register of Significant Trees as of State/regional significance, being the funeral cypress ('*Cupressus funebris*') at The Briars. However, the study has identified trees which may be eligible for the register. These include stone pine avenues at The Briars, a weeping elm at Tuerong Park, Moorooduc, the tree group at Mount Martha Park picnic area and 'Araucaria sp.' in the Joseph Harris Scout Camp, among others. Potential specimens exist at Norman Lodge but this site could not be inspected during the study (refer Site Schedule for other examples).

### National Trust Landscape Classifications

The following chiefly indigenous landscapes have been recorded (not classified).  
Mount Eliza -South-east face  
Mount Martha Esplanade & Foreshore  
Mount Martha, Greenlaw Gully  
Mount Martha Summit & Ridge

As already stated landscape units were identified at the outset of the study to provide a visual context in which to judge individual sites. Details on this process are included in Appendix 2 of Volume 3.

From examining old photographs, maps and Winty Calder's 'The Changing Face of Mount Martha' it became clear that vegetation over most of the shire has been changed from its Contact form although some areas appear to have regenerated.

Those 'changed' areas are potentially cultural landscape, showing evidence of human activity in the Shire over time. Similarly the unchanged vegetation offer a glimpse of the landscape at Contact.





*Palm trees like these mature examples in King Street, Mornington, have local significance because of their rarity and exemplification of a popular planting style of the 1920-30s. The hedge and fence are also of note. The palms' significance should be acknowledged in the planning scheme.*

However, more specialised work is required to establish the age and origin of indigenous landscape to ascertain its true representation (or otherwise) of Contact vegetation. As a result, this study has focused on easily identifiable introduced landscape, being trees, and vegetation which have either been established by Europeans since Contact or, with landforms, have been recognised, written on and portrayed by Europeans after contact. The latter group is significant in the Shire and parallels with the National Trust recorded coastal landscapes but for different reasons (refer previous Urban & Landscape Precincts). However the study budget deterred a comprehensive identification and evaluation of landscapes, gardens or trees, focusing on those attached to built sites as a priority.

**Recommendations:**

1. To preserve any National Trust classified gardens and trees Council should amend the MPS to allow their listing in the Table Cl.11 or elsewhere (refer National Trust of Australia model planning clause for Significant Trees).
2. Council should adopt policies to conserve this type of site and other scheduled (Site Schedule) private gardens and trees should be located, recorded and further evaluated (see Appendix 1). Owners should be encouraged to maintain the general character of their gardens by perhaps expanding the Council's parks & gardens service, perhaps on a fee basis aimed to recover costs only.
3. Council should undertake a cultural landscape study which comprehensively identifies and evaluates the 'man-made' landscape and produces a management plan, including aspects such as tree age, expected tree life span and any threat posed to other notable specimens.

**Street Trees**

Given the acceptance of urban conservation precincts, the choice of street trees can concur with the existing street tree character if empathetic to the precinct period or typical species used in any apparent dominant building era. For example post First-war streets typically had Queensland Brush

Shire of Mornington Heritage Study  
Recommendations

Box, Pin-oaks, Camphor Laurels and Silky Oaks while Edwardian era planting included yellow gums as well as the more typical exotic ornamentals. Council should avoid a 'one landscape solution fits all circumstances' approach to design.

**Non-Statutory Conservation Programmes:**

**Shire Restoration Programmes and Advisory Services:**

An experienced conservation architect can advise the public who own significant sites on restoration or development questions or advise the Shire on planning applications, on a periodical basis (weekly, fortnightly).

An adviser can:

- \* provide free development advice to planning permit applicants who own heritage sites;
- \* comment on planning permit proposals for heritage sites to council or council officers;
- \* identify additional places of significance in the Shire and add to the existing documentation of identified heritage sites; and
- \* promote heritage conservation and the advisory service

Given that planning permit requirements may be placed on ratepayers and the scarcity of experienced conservation architects in the area, this is a service which can satisfy the problems met by applicants without causing them undue expense.

This is of particular assistance in the continuing assessment of identified sites which undergo change and the discovery of new sites. Applications for conservation funding (such as the National Estate grants programme) can also be assisted by advisers and hence may achieve a higher success rate.

As a financial incentive for restoration or just repair of valuable sites, a policy of low interest loans, as managed by a volunteer local advisory committee and advised by the heritage adviser, should be investigated. As with the heritage adviser, this can promote heritage concepts and improve the visual environment, while allowing financial assistance to those who could otherwise not afford to undertake restoration schemes.

Apart from local funding, there is also the Victorian Heritage Restoration Fund which provides financial assistance to sites which are protected in planning schemes and do not attract any other type of heritage funding.

**Recommendation:**

The Shire should fund a heritage advisor and investigate initiation of a Mornington Shire restoration fund or become an adjunct to the State scheme, both aspects possibly worked in conjunction with Flinders and Hastings Shires or the City of Frankston.

**Shire rating schemes, heritage awards, and heritage walks**

The Shire could investigate rate incentive programmes which encourage restoration or refurbishment of heritage buildings, streetscapes and areas. These might include townscape improvement schemes where for example, local traders contribute to an improvement fund which is distributed for work on painting facades, erecting related street furniture and signage and planting trees which complement the period of the precinct. Similarly rate valuations should reflect the relatively low development potential of conserved buildings, as compared to other non-heritage but similarly sized and sited properties.

Holding heritage restoration or garden competitions and developing heritage walks or rides helps maintain public awareness of heritage issues and standards, while also encouraging improvement of the Shire's built assets and fostering tourism. The reconstruction of the Mornington railway as a tourist destination is an example of a community programme which the Shire could encourage while also helping to enhance the standard of the venture, particularly in a heritage sense.

**Conservation and Natural Resources Ministry Grants Programme:**

An annual grants programme has been provided by the above ministry to aid voluntary community groups active in conservation (i.e. local historical societies, special project groups).

Projects might include oral history programmes, the copying labeling and storing of old photographs, plans or maps or small publications on local history topics. This study has generated many significant sites which have not been researched but require investigation, perhaps under the guidance of the heritage adviser. This could also be the focus for oral history work.

Contact: Department of Conservation & Natural Resources, 240 Victoria Parade, Melbourne East, 3002.

Shire of Mornington Heritage Study  
Recommendations

**Community Heritage Grants**

The National Preservation Office (National Library, Canberra) offers similar grants of up to \$5000 to community groups for preservation of their documentary heritage. The local library could revive their local history collection or the historical society could, copy label and make their collection more generally available, particularly to schools.  
Contact: National Preservation Office, National Library of Australia, Canberra, ACT 2600

**Australian Heritage Commission National Estate Grants Program<sup>1</sup>**

This is administered by the Department of Conservation and Natural Resources such that fund allocation is done at State government level on the basis of Australian Heritage Commission themes. Municipalities can gain funding for a wide range of conservation projects for National Estate Registered sites.  
Contact: Department of Conservation and Natural Resources, 240 Victoria Parade, Melbourne East, 3002.

**Recommendation:**

The Council should (using a heritage consultant, advisor, or advisory committee) to investigate projects and priorities for grant applications (ie. Mornington Heritage Advisory committee).

**Community Library Programmes**

This study has developed a personal computer based Heritage Database which is to be placed in the Mornington library as a reference for local historians and potentially the basis for adding more sites or site histories to the study findings.

Beyond this, municipal libraries commonly have local history collections which are more freely available for students and ratepayers than local private or voluntary museums. These should be developed within the shire's libraries, perhaps with the aid of the Mornington Peninsula Historical Society.

Among the typical programmes which could be adopted are:

- \* acquisition of all of the publications listed in the Restoration Guidelines bibliography of this volume;
- \* continuing acquisition of State Library of Victoria and other micro-fiche collections ie. relevant local maps from the Central Plans Office historical plan collection;
- \* setting up an oral history resource (in conjunction with the municipal library and historical society) which includes interviewing, transcription, indexing and publication;
- \* set up a continuing picture collection acquisition and indexing programme based on copying resident's old photographs, indexing and publication.

**Recommendation**

The Councils should investigate fund expansion of the local history collection and its accessibility to the community.

**Further Work**

Heritage is a dynamic concept with each new wave of the community valuing different things to the last, and each wave wanting some of their values conserved as a memorial to the achievements they have seen. This process is ongoing and a task for the local library local history collection, the historical society and perhaps Council to continue their involvement.

This study has set up a framework to allow the community to record their own site histories, through documents, photographs or oral history. Further areas of investigation include the role of artists in the Shire's history and their depiction of the area (see also Frankston): Violet Teague and Flora Minter are among artists who painted Mornington and Mount Martha<sup>1</sup>. The racing industry in the Shire is another area of great activity and further sites may depict its history. Another obvious area for detailed investigation is the coastal strip, with its various structures (over 500 beach 'sheds'), each with a history.

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<sup>1</sup> see SLV Minter Collection LTAf 205

Shire of Mornington Heritage Study  
Recommendations

Some of the identified sites could not be seen during this study (some having been publicised or photographed over time): these sites should be recorded if they survive (see Site Schedule, Appendix One).

**General Recommendations**

Mornington Shire Council should adopt the report's finding in principal and seek officers' reports as to its rapid implementation as a planning amendment, with a priority on the individual sites and areas of regional and State significance which have Statements of Significance (see Vol. 3).

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## Appendix I: Site Schedule

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### Potential Mornington Planning Scheme Sites

These sites have been identified as having actual or potential significance within:  
Australia (national importance),  
Victoria (state importance),  
the Region (Mornington Peninsula, regional importance)  
or the Mornington Shire (local importance)  
Some sites have been identified as typical only (scheduled as T- L, T) until further historical re-  
search clarifies their role in the Shire's development: these are not recommended for the planning  
scheme. Sites on this list which do not have significance statements are indicated in the right-hand  
column of the schedule.

SITE SCHEDULE

SHIRE OF MORNINGTON HERITAGE STUDY-LIST OF HERITAGE ASSETS

10/05/1994

PAGE: 1

NAME	TYPE	ADDRESS	DATE (APPRX.)	HISTORICAL STUDY SIGNIF. THEME	VALUE STATEMENT
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The following lists sites (buildings, trees, structures, gardens) which reflect some of the human achievements in the Shire since European settlement. For further information on sites of State, National or Regional Significance refer Volume 3 (see Significance Statement column). Outline data on other sites is listed in the Appendix to Volume 3.

HISTORICAL THEMES REPRESENTED:

- 1 Exploration & Culture Contact
- 2 Extractive Industries
- 3 Pastoralism & Agriculture
- 4 Resort Development
- 5 Travel & Transport
- 6 Civic & Township Development
- 7 Defence of the Commonwealth

STUDY HERITAGE VALUE:

- N Significant within Australia
- S Significant within Victoria
- R Significant within the Mornington Peninsula
- L Significant within the Mornington Shire
- T Typical or representative of an era.

(Note: sites with multiple elements may have multiple values, listed in element order)

\* Site has been changed

Church of England Hall	Hall	002	Albert Street	1959-60	6.2	S	Y
	House	008		1900c	6.2,4.1	T	N
Peninsula Community Health Service	House, Health centre	017-019		1890c	6.2,4.1	L	N
	Mulberry, Loquat trees				6.2.2	T	N
Gum ('E. cladocalyx') street row	Trees		Alfred Street		6.2	T	N
	Gray House Project	?		1954	4.1	?	N
Girraween	Vegetation - indigenous		Alice Street		4.1	T	N
	Vegetation - indigenous		Augusta Street		4.2.2	L	N
	Road, vegetation -indigenous				4.2.2	L	N
Kamala also Rillbank	House	027		1925c	4.1	T-L	N
	House			1947c	4.1	L	N
Tubbarubba	Vegetation - indigenous		Balcombe Creek		4.2.2	T-L	N
	House, Garden	023	Balcombe Street	1949	4.1,6.2	L	N
	Road, vegetation -indigenous, views		Balnarring Road		4.2.2	L	N
	View; road				3.0	L	N
Bennett House	Farm Complex			1928c-	3.2	?	N
	House	010-014	Banksia Grove	1987	4.1	R	Y
	House	008	Barkly Street	1910c	6.2,4.1?	T	N
	House	019		1860c-	6.2.2	T-L	N
St. Andrew's Presbyterian Church, former	Church	051-		1867-	6.2.2	L*	Y
	House	064		1930c	6.2,4.1?	T-L	N
Masonic Hall	Hall	069		?	6.2	L?	N
Mornington Gasworks Site	Gasworks site	071		1888c	6.2	L*	N
Victorian Railways Gate House	House, Gate	072		1890	6.2,5.1	R	Y
Australian United Ex-services Clubrooms Association		082		1948	4.1,6.2?	L	N

Prepared by Graeme Butler & Associates

SITE SCHEDULE  
 SHIRE OF MORNINGTON HERITAGE STUDY-LIST OF HERITAGE ASSETS  
 10/05/1994  
 PAGE: 2

NAME	TYPE	ADDRESS	DATE (APPRX.)	HISTORICAL STUDY SIGNIF.		
				THEME	VALUE	STATEMENT
Glenbank, later Andrew Kerr Home for Children	House	086 Barkly Street	1890c		L	N
	House	088	1948-50	6.2,4.1?	L	Y
	House, Trees	107-109	1875	6.2	L	Y
	Soldiers Memorial & Memorial Park	Monument, Reserve		1925-	4.2.2,6.2	L-R
Mornington Girl Guides Hall, now Barkly St Meeting Room; gum	Hall, trees		1935c		L	N
Lindner House	House	002 Bath Street	1960c	6.2,4.1?	T-L	N
	House	007	1959c	4	L-R	N
	House	016-018	1925c	6.2,4.1	T-L	N
	House, Garden	022	1923	6.2,4.1	R	Y
	House	028	1890c	6.2,4.1	L	N
	House, Garden	030	1925c	6.2,4.1	T-L	N
	House	039		1940c	4.1	L
Moonah	Tree, indigenous	080 nr.		4.2.2	L	N
Claremont	House	001 Beach Grove	1925c	4.1,6?	L	N
Canary Island Date Palm	House	007	1860c ?	4.1,6?	L	N
	Tree	010	1920c??	6.2	L	N
Marks House	House	001 Belleview Cr	1976		L	N
	House	001 Bellevue Crescent?	1968-70	4.1	L-R	N
	Road, vegetation - indigenous	Bentons Road		3.2?	T	N
	View			3	L-T	N
	Vegetation - indigenous			4.2,2,3?	T	N
	Vegetation - indigenous			4.2,2,3?	T	N
Oak	House	051	1959c	6,4.1?	T-L	N
	Tree	109 nr.		3?	L-T	N
Monterey Pine and Cypress rows	House, Garden	250 opp	1890-1900	3.2?	L	N
	Trees	250 opp	1905-10c	3.3	L	N
Leighton Wood Monterey pine rows	Trees		1920c	3.3?	T	N
Moorooduc Hall	Hall	site 6	1916	6,3,4	L	Y
Balcombe AIF Camp Hut?	House, Hut	site 9	1940c	7	L	N
View to Arthurs Seat (Flinders Sh)	Shop	009?	1900c?	6.2.3?	T*	N
	View	Blake Street Bradford Road		4.2,3.1	R**	N
Lyndemere	House	011	1953-	4.1	L	Y
	Residential subdivision; vegetation - indigenous			6	T	N
Birchwood	House	006	1985c	4.1,6	T-L	N
	House	008	1988	6,4.1	L	N
Peppercorn Lodge	Vegetation -indigenous			4.2.2	T	N
Tantí Park Railway Station site, Pines	Farm site, Trees	120	1920c??	3.3?	T-L	N
	Railway Station, Trees		1950c?	5.3	L	N
Glenbank Estate	House	001	1925c	6.3,4.1?	T-L	N
	Street		1920c	6.2,6.2.2?	L	N
Caldwell Cottage	House, Garden	004	1916-17	6.2, 4.1	L	Y
	House	010	1920-22	6.2,4.1	L	Y
	House	012	1960c	6.2,4.1	L	N

Prepared by Graeme Butler & Associates

SITE SCHEDULE  
 SHIRE OF MORNINGTON HERITAGE STUDY-LIST OF HERITAGE ASSETS  
 10/05/1994  
 PAGE: 3

NAME	TYPE	ADDRESS	DATE (APPRX.)	HISTORICAL STUDY SIGNIF.			
				THEME	VALUE	STATEMENT	
Garden	House	013 Caldwell Street	1960c	6.2,4.1	L	N	
	House, Garden	030 Canadian Bay Road	1930c	4.1,6.3?	L*	N	
	Garden	060		6.3,4.1?	L	N	
Algoma	House	072	1955-60c	4.1,6.3	L-T	N	
	House	312-14	1970c	4.1	T-L	N	
	Road; vegetation - indigenous			4.2,2.5,0,6.3	L-R	N	
Tanglewood	House	001	1948		?	N	
Lemon Scented Gum plantation	Trees	030	1920c ?	4.1	R	Y	
Sugar gum row	Trees		1920c	4.1,6.2	R	Y	
Boyle House	House, Garden	006	1976c	4.1	R	Y	
	Road, vegetation - indigenous and exotic mix			6.2,4.2	L	N	
	Street Name	Clarke Avenue		6	T	N	
Balcombe AIF Camp Hut	Defence	Cobb Road	1940c	7	L	N	
	House	002	1925c	6.2,4.1	L	N	
Morell Reserve	Vegetation - indigenous			4.2	L	N	
Osborne Park	Reserve, Planting	off	1935c	4.2.2	T-L	N	
Mount Martha Later Mornington Cemetery	Cemetery, Monuments	Craigie Road	1855-	6.1	L	Y	
	House	006	1955	4.1	R	Y	
Hali Wal	House	008	1950	4.1	R	Y	
	House	014	1925c		T-L*	N	
	House	016	1925c	4.1	L?	N	
	Reserve, Grandstand	off	1896, 192	6.1	L	N	
Balcombe Army Apprentice School officers mess, now Fusion	Defence, Recreation	off	1955c??	7	L	Y	
Tanti Park Farm Complex, now part Community Centre	Farm complex	005	1855-62c	3.2	R*	Y	
Monterey and hoop pines	Trees			3?	T-L	N	
	Trees	Dava Drive		1?	T	N	
	Road, Vegetation - indigenous	Derril Road		1?	L	N	
	View			3?	L	N	
	View - agricultural mountain			3?	T	N	
	Historic Site			3.4	L	N	
Butter Box Corner	Vegetation - indigenous			3	L	N	
St. Paul's Church site	Church site	site 4	1915- ?	6	L	N	
Old Coach Road	Transport route			5	L?	N	
Green Gables	House, Tree, Garden	001	1928c	4.1	R,R,T	Y	
Glynt	House, Garden	029	1914,1919	4.1,6.4	R	Y	
Faversham	House	034 ?	1930c		T-L	N	
Yellow Robins	House, Garden	038-042	1936c	4.1	L	Y	
Greenlaw	Trees, site	088 nr.		3.2	L	N	
Pines	Trees			6,3?	T?	N	
St. Macartin's Catholic Presbytery	House	008	1909	6	L*	N	
	House	012	1915c	6,4.1	T-L	N	
	Road; vegetation - indigenous			3,1,4.2.2?	T	N	

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				THEME	VALUE STATEMENT
Green Island Common School, Osborne Wesleyan Chapel	School	170 Dunns Road	1872,pre	6.4	R* Y
Blue Waters	House	004 Earimil Drive	1946-52c	4.1	T-L N
	House, Garden	005	1939	4.1	L Y
	House	007		4.1	T-L N
Earimil, later Kamala	House, Garden	008	1854-61c	4.1, 3.2	R Y
	House	014	1985c	4.1, 6.3	T N
Jessie White reserve Monterey cypress row	Waterway; vegetation Trees	Earimil creek		4.2	L N
Roeder House Drammen	Landscape - agricultural House	Eliza Drive 057		6.3	T N
	House	065	1983	4.1	L N
Fountain	House	005 ?	1960c	4.1	R Y
	Road		1935c	4.1	T-L N
	Monument			6	L N
High Clere	House	015	1910c	4.1, 6	L N
	House	447	1935c	4.1	R Y
Mount Martha Hotel, later Mount Martha House	House, Garden, Trees Hotel, Guest House, Trees	457-458 468	1930c 1889	4.1 4.3, 6.4	R* Y S Y
Mount Martha House, later Melrose Gate Lodge, Granite Cott.	Gate Lodge, House, Garden	476	1881-	4.1, 6.4	R* Y
Ellimatta	House	501	1960c	4.1	L N
Woorilla (obscured)	House	524	1965c	4.1	T-L N
	House	533	?	4.1	? N
	House	555	1910c ?	4.1	L* N
Briarwood Cottage	House, Garden	558	1940	4.1	R, L Y
Craigie Lea	House, Garden	565	1863, 1877	4.1	R* ? Y
Woodclyffe Cottage	Garden, House	594-8	1874c ?	4.1	R, R ? Y
Woodclyffe planting	Vegetation - indigenous	598-602		4.2.2, 4.1?	T N
Woodclyffe House	House	600-602	?	4.1?	? N
The Anchorage	House, Garden	604	1885c??	4.1	L* N
Dava Lodge, now Hotel (part) and conifers	Trees, Hotel	610-614	1924c-	4.3, 4.1	L, L* Y
Dava Lodge, now Mt Martha Private Nursing Home	Convent, Guest House, Tree	618	1925c	4.3, 4.1?	R* Y
Foster's Slip, Foster's House Site	Landform, Site	632 nr.	1935c	4.2.1	L N
Fairhaven, later Marina (obscured)	House	649	1880c ?	4.1	T N
	Garden, House	678	1924	4.1	L-R N
Dunnmoven	House	688	1930c	4.1, 6	T N
Bella Vista	House	737	1918-	4.1, 4.3?	R Y
Clyde Villa later Clifton, Garrycloyne	House, stable House, Trees	740-742 750-751	1890c 1869- ?	4.1 4.1	R Y L-R ? Y
Cavingsham Court Flats	Flats, Garden	761-763	1948	4, 6	R, L Y
Schnapper Point Hotel, now Royal Hotel & Norfolk Is. Pine	Hotel, Tree	770-773	1858, 76, 9	4.3, 6.2	R* Y
Kirkpatrick's Hotel	Hotel	774	1873, 1930	4, 6	L* N
State Savings Bank, former Prepared by Graeme Butler & Associates	Bank	787	1912	6.2	R Y

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				THEME	VALUE	STATEMENT	
Mornington Post & Telegraph Office, now Mornington museum	Post office	789 Esplanade	1864	6.2.2	R	Y	
Glencoe House, now Mulberry	House	797	1898c-	4.1	R	Y	
	House, Garden	798	1956	4.1,6.2	R,T	Y	
	House	802	1925c	4	T-L	N	
	House, Garden	803	1925c	4,6	L	N	
Ronda	House, Garden	804	1925c	4.1,6.2	R*	Y	
	Vegetation - indigenous - garden setting	805			T	N	
	House	818	1935c ?	4	T-L	N	
Noddfa	House	819	1947		T-L	N	
Combe Martin	House, Garden	820	1939-40	4.1,6.2	S,R	Y	
	House	821	1925-30c	4,6	T-L	N	
	Vegetation - indigenous - garden setting	824		1,3,4?	L	N	
	House, Garden	824	1920c	4	T-L	N	
Wilburton, now Brixham-on-sea	House, Garden	832	1918,1935	4.1	R,L	Y	
Pier Hill	House, Garden	839	1961	4.1	L,T	Y	
	House, Garden	841	1940c	4,6	L	N	
	House, Garden	843	1959	4.1,6.2	R,L	Y	
Dhurunga	House	844	1961-2	4.1	R	Y	
	House, Garden	845-846	1925c	6,4	T-L	N	
Schnapper Point Cricket ground, Royal later Mornington Park	Public Reserve, Trees, Gateway		1860-,193	4.2.3,6.2	R	Y	
Mornington Esplanade Modernist Residential Precinct	Residential Precinct		1950c-60c	4.1	R	Y	
Mornington Esplanade & Reserve Landscape Precinct	Reserve		1863-	4.2.1	R	Y	
	View, Vegetation - indigenous and exotic mix			4.2.2,4.2.1	L	N	
Esplanade landscape, Banksia ?	View, Vegetation - indigenous			4.2.1,4.2.2	T	N	
Esplanade landscape	Landform- hill, cutting, Vegetation - indigenous			4.2.1,4.2.2,5.1	T	N	
Esplanade landscape	Vegetation - indigenous			4.2.1,4.2.2	T	N	
Esplanade view	View			1.1,4.2.2	L	N	
Esplanade view	View			4.2.2	L-R	N	
Esplanade view	View			4.2.1	L-R	N	
Esplanade view	View			4.2.1	T-L	N	
Billis Horse Trough	Trough		1934c	6	R	Y	
Mount Martha Esplanade Foreshore Precinct	Landscape, Views, Camping Sites		1855c-	6	L	N	
Osborne Township	Township			4.2.2	T	N	
Esplanade landscape	Vegetation - indigenous			4.2.1,4.2.2	L-R	N	
Esplanade landscape	View; vegetation - indigenous			4.2.2,4.2.1	L-R	N	
Esplanade view	View			2.4	L	N	
Mills Beach Bathing Boxes 31,32,34. and Stone Pine	Bathing Box, Tree	off	1905c-	4.2.1	L*,L	Y	
Mornington Mothers Beach	Site	off	1879-	6.2,4.2	L*	N	

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Public Baths site								
Nunn's Walk	Track	off Esplanade		4	L	N		
Football Disaster Memorial	Memorial	off	1892c	6.2.1	R	Y		
Sutton Grange Estate	Estate	off	?	6	?	N		
Fishermen's Beach & Hutchins	Beach, Fish Shed	off	1911c-	2.2	R	Y		
Fish Shed								
Fishermen's Beach Bathing Boxes	Bathing Box	off	1900c- ?	4.2.1	L	Y		
Schnapper Point	Exploration Site	off						
Mornington Shire Hall site memorial	memorial	off	1802-	1.1	S	Y		
				6.0	T	N		
Mooring place (rock platform), Balcombe Point	Historic Site	off	1870c-	2.1	L ?	Y		
Mount Martha beach bathing boxes	Bathing Box	off	1910-50c?	4	T-L	N		
Mount Martha Estate	Housing Estate	off						
Survey Point, later Martha Point	Landform	off	1888-	4	L*	Y		
				1.1	L	N		
Mount Martha Life Saving Club								
Mount Martha Beachscape	Vegetation - indigenous	off		6.4,4.2.1	T-L	N		
Lochiel Estate	Estate	off		4.2.2,4.2.1	L-R	N		
Craigie Beach Boat Sheds	Boat Sheds, Beach	off		6	?	N		
Shag Rock, later Bird Rock	Historic Site	off		4.2.1	L?	N		
	Reserve; vegetation - indigenous		1802	1.1	S	Y		
		Fairbairn Park		4.2	L	N		
Tregany	House, Garden	007						
Babic House	House	030	Ferrero Grove	1960c	4.1	L	N	
White sallee on former Fairbairn farm	Reserve vegetation - indigenous		Finlayson Avenue	1988-90	4.1	L	N	
White sallee	Road, Vegetation - indigenous, View		Forest Drive		4.2.2	R	N	
					5.1	4.2.2	R	N
Patent Septaria Cement Co. Works & Fossil Site	Cement works, Fossil site	off	Fossil Beach	1862c-	2.4, 4.2.2	S	Y	
	House	002	Frontage Way	1960	4.1	R	Y	
Frontage House, later Glanmire, Southdene	House	004		1960c		?	N	
		011		1872c,188	4.1	S*	Y	
The Chalet	House	021	Glamorgan Crescent	1910c ?	4	T	N	
Montrose	House, Trees	012-022	Glenisla Drive	1890-1	4.1,6.4	S	Y	
Component House	House	067		1925c	4	T-L	N	
Balcombe AIF Camp hut?	House	100		1975	4.1	R*	Y	
	House	s010	Goman Road	1940c	7	L	N	
	Vegetation - exotic	008	Gordon Street	1925c	6	L?	N	
Monterey pine row	Trees		Grange Street		4.2	T	N	
	Road, Vegetation		Grant Road		3?	T	N	
Greenlaw Reserve pines, cypress	Trees	-	Green Island Road		1	T-L	N	
			Greenlaw Crescent		3?	T	N	
Mount Martha Public Park	House, trees	061	Hampden Street	1925c	6	T	N	
Picnic Area Plantation	Trees, Reserve		Hearn Road	1880- ?	4.2,6, 4.2.2	R	Y	
Joseph Harris Scout Park	Trees, nursery or house site?			1867-	4.2.2,4.4	R	Y	

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				THEME	VALUE	STATEMENT
	View	Hearn Road		3.2	L	N
Fairbairn Returned Soldiers estate	Estate	off	1948-	6,7	T	N
	House, trees	005 Hedges Court		4.1	T-L?	N
Helena Street house group	Precinct	Helena Street	1950-60c	4	T-L	N
'Pinus canariensis' specimen	Tree			3?	T	N
Roseann ?	House	002 Herbert Street	1957c	4	L	N
Stella Maris	Garden, Complex	014	1930c	6	L	N ✓
Fisherman's cottage?	House, Garden	069	?	2.2?	T-L?	N ✓
Fairbairn bull paddock	Farm site	105 nr. Hopetoun Avenue		3.2	T	N
Lodge Corner	House site		1881c-?	4.1,3.2	L*	N
Greenlaw Farm Trees, now	Trees	off	1906c- ?	3.2, 4.2	R*	Y ✓
Mount Martha municipal golf course						
Fairbairn bush gully, now Norfolk Reserve	Landscape	off		3.2,4.2.2	L?	N
	Vegetation - indigerous - garden setting	Inga Parade		6.0	I	N
	House	002	1960c	4.1	T	N
Mount Martha Golf Course pine plantation (rough), estate	Trees, estate	Irvine Avenue		4.3	L*	N
Green Lanes	House, Garden	003	1940c ?	4.1	L	N
Blanch House	House	015??		4.1	?	N
Pizzey House	House	018		4.1	?	N
	House	012 John Rowell Lane	1920c ?	4.1	T-L	N
	Road				L	N
Merchant Builders Estate	Estate	Johns Road	1977		?	N
	Waterway;vegetation - indigenious	Kackeraboite creek		1,4.2.2	L	N
	Vegetation - indigenious and exotic mix	Kalimna Drive		6.0	T	N
	House	007	1951c??	4	?	N
Beleura driveway entry, stone pines	House, Trees	026	1915-20?	4	L	N ✓
Braeside	House	029-031	1939	4,6	L	N ✓
Monterey	House	033	1925c	4,6	T	N
Beleura	House, Garden	042-044	1863-	4.1,3.1 2	N	Y ✓
	House	012 King George Avenue	1930c	6	T	N
	House	015	1925c	6	T	N ✓
	House	019	1915c	6	T	N
Clovelly	House	020	1910c	6,4	T-L	N
	House	026	1925c	6,4	T-L	N
King George Avenue Residential Precinct	Precinct		1910-20c	6	L	N
	House, Garden, Trees	003 King Street	1925c	6.2	L	N
	Garden	033 Koetong Parade	-	4	-	N
St. James the Less Church of England	Church	105	1865	6.3	R	Y ✓
Earimil Estate	Estate	off		6	?	N
Monterey cypress	Tree	Koornalla Crescent -		6	T	N
	House	016	1915c	4	T	N
Earimil Stables	Stables	023	1870c?	4.1,3.2	L*	N
Old Monterey cypress	Tree	031		4?	T-L	N

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Earimil site	House site	033A Koornalla Crescent	1867c-?	4.1	T	N
	House	035	1915c	4	T	N
Katherine ?	House	039	1955c	4.1	T-L	N
Moondah, later Manyung Hotel, Aust. Admin. Managemt. College	House, Garden	060 Konyung Road	1888c	4.1,3.2	R*	Y
Moondah Gatehouse	Gatehouse	060	1888c	4.1,3.2	S	Y
	House	132	1960c	4	T	N
Mount Martha House, later Melrose House, later Maryport site	House site, Trees	006 Lempriere Avenue	1881-	4.3,6.2.2	L	N
Yarilla	House, Garden	007-009	1933c	4.1	R, L	Y
Mornington Civic Building Precinct	Precinct	d Main Street	1860-	6.2,4.2,	R	Y
Schnapper Point Petty Sessions Court & Lockup	Court House	002-008	1860-62	6.2.1	R*	Y
Mornington Police Station site	Historic Site	006-008	1892c	6.2	L	N
New Federal Guest House	Guest House	011-013	1900c	6.2,4.3	L*	N
Mornington Memorial Hall	Hall, Memorial	019	1922c ?	6.2	L	N
Mechanics' Institute Free Library, former	Hall, Library	021	1885-88	6	R*	Y
Mornington Coffee Palace	Guest House	028-030	1889	4	L*?	N
	Shop	029	1920c	6	T	N
	Shop, residence	032	1920c	6	T	N
	Shop, Residence	035	1930c	6	T	N
Male's Butchers Shop	Shop	039	1907c-	6	L	N
	Shop	041-043	1930c	6	L-T	N
Oriental Bank, later Colonial Bank	Bank	051	1875-	6	L*	Y
	Shops, Residences	055-061	1935c	6	L	N
Commercial later National Bank of Australia	Shop	058?	1920c	6	T	N
	Bank	060-062	1890	6.2	R	Y
Greenlands	Shops	064-068	1931c	6	L	Y
Railway Store, General Store	Shops	070	1915c	6	L	N
	Shop	072-076	1930c	6	L	N
	Shop	079A-081	1935c	6	T	N
	Shop	103A-105	1930c	6	T	N
	Shop	113-115	1920c	6	T	N
	Grand Coffee Palace, later Hotel	Hotel	126-132	1889	6.2,4.3	R*
Santa Rosa Private Hospital, former ?	Shop	138		6	T	N
	Shop	144	1925c-	6	T	N
	Shop/Store?	246-250	1870c??	6	L	N
	House, hospital?	326	1888c	6	L*	N
Mornington King George V Memorial Bush Nursing Hospital	Hospital, Garden		1937-8	6.2	L	Y
Amazon Fresh Supermarket	Shop		1966c?	6	T	N
	Farm Complex (ruin), Trees	site 11 Males Road	1860c-	3.2	R*	Y

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	Subdivision; vegetation- indigenous	Marguerita Avenue		6	I N
	House	041	1985c	6	T N
Fisherman's cottage?	House	045-047	1960c ?	6,4	T-L N
	House, Garden	008	1925c	6.2,2.2?	L? N
	House	024	1930c	4,6	T N
Mooring point?	Historic Site	Martha Point		5,2	L? N
Willow Tree	House	069	1940c	4.1	L N
	Trees	Moorooduc Highway		1	T N
Two Bays Orchard, later part Tully's Orchard; Pine rows	Orchard Complex, Trees		1910,1950	3	L*,R N
	View; vegetation - indigenous			3.2,4.2.2, 5.1	L-R N
	Vegetation - exotic?			4.2	T? N
Two Bays Orchard Packing Sheds, trees, Moorooduc Post Office	Orchard Complex, trees, post office		1910c-	3.3	R Y
Tuerong (formerly part Tuerong preemptive right)	Historic site		1840c-		? N
Mount Martha & Moorooduc Preemptive Rights	Farm Complexes, Pastoral off Landscape			1.2,3.1,3.	S Y
Moorooduc Railway Station site, Monterey pine	Site, Tree	s003	1888c-	5.3	L N
Tuerong, later Tuerong Park & Weeping elm	Site, House, Garden, Tree	s008	1839-	3	S,T,L,S Y
Two Bays Nursery & Orchard Houses, & Monterey pines	Houses (3), Trees	s013	1910c	3.3	R,L Y
Presbyterian, now Uniting Church former Moorooduc School	Church, Hall, School	site 12	1861 ?	3.4	R Y
Nedlands	Farm Complex	site 7	1910c	3?	L? N
	House	007	1965c ?	4	T-L N
	House, Hedge	024	1925c	4.1	L N
Moonya	House	029	1930c	4	T-L N
	House, Hedge	039	1930c	4	T-L N
Mornington to Moorooduc Railway	Transport route		1889-	5	L N
	House	500 ?	??	3?	T-L N
CFA Fire Station, former Green acres	Fire Station		1947c	6	L N
	House, Garden	s014	1880c ?	3	T-L N
Oak Hill	House	s015	1890c	3	L* N
	Road, Vegetation - indigenous			6.0	L N
Shop	Shop	187	1922-3c	6.3	T N
Mount Eliza Trigonometric/Geodetic Survey Cairn site	Survey site			1.3	L N
Mountain View estate	Estate		1920c	6.3	L N
Mountain View Estate	Residential subdivision; vegetation - indigenous			4.2.2	R N
	House	006	1890c	4,6	T* N

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Oaks (5)	House	008 Murray Street	1900c	4,6	L*?	N
	House	027 Napier Street	1870c ?	4.1	L	N
	Trees	Nepean Highway		3?	L	N
	Vegetation - indigenous			1,3,4?	L	N
	View -agricultural			3	L?	N
Dalkieth	Vegetation - indigenous			1,3?	L	N
	House, Garden, Preemptive Right	105	1936-40c	3.1, 3.2	S,R,R	Y
Chatsbury Park	House, Garden	1210	1925c	3.2	L	Y
Ramslade	House, Garden	1216-32	1879c-	3.2	R	Y
Manyung, now Norman Lodge & Gatehouse, Trees, Garden	House, Garden, Outbuildings, Trees	1225	1863-	4.1,3.2	S	Y
House & Orchard Site, former Cypress, pine & poplar rows	Trees, Site Trees			3	T-L	N
Mornington & Mount Eliza Bayside Mansion group	House Precinct, Gardens, Trees		1920c	6	T-L	N
	Reserve; vegetation - exotic			4.1,3.2	S	Y
	Vegetation - indigenous			4.2	T	N
White sallee	Vegetation - indigenous			5.1	R	N
The Briars Landscape	Vegetation - indigenous			3.1,3.2,3.3	L-R	N
Balcombe AIF Camp, Later Australian Army Apprentices School	Trees, Site	off	1940-	7	R*	Y
Chinamans Flat & Hill	Historic Site	off		2.5	L?	N
Chechingurk, later The Briars Farm Complex, Trees, Farm complex, garden & trees	Farm Complex, Trees, Garden	site 17	1846c-?	3.1,3.2 3	S	Y
United States Marine Corp Mem. Gateway	Memorial	-	1954	4	L	N
Pine row	Road, Trees			6.0	T	N
Gum avenue	Trees	Normanby Terrace		3	T?	N
Oakbank	House, Farm, Trees	Oakbank Road	1930c	3	T?	N
Hardanger Lodge	House, Garden	012 Osborne Drive	1940c ?	4.1	T-L?	N
Porritt House	House, Hut	025	1880c??-	3	T-L	N
Torresdale, now Marmalade Cottage	House	044	1978-	4.1	L-R ?	Y
	House	005 Ozone Avenue	1890c	4.1	L	Y
	House	007	1930c	4.1	L	Y
Studio House	House, Garden	014	1960c ?	4.1	L	N
Mount Martha House Quarry	House	023	1989	4.1	R	Y
Mount Martha Public Park	quarry Reserve vegetation -indigenous,exotic	off Panorama Drive Park Road	1881-4c	2.3 4.2.2	L S	N N
Mount Martha	Landmark -mountain			1.1, 4	R	N
Mount Martha Trig Point site Arboretum	Site	off off	1870c-	1.3 4.2.2	L*	N N
Monterey pine avenue	Tree avenue			6?	L?	N
Mount Martha Estate	Vegetation - mix indigenous and exotic			6.0	L	N
	Garden	010		4,6	T	N
	House	011	1925c	4.1	T	N
	House	020	1930c	4	L	N
Maryport Golf Clubhouse, later Camelot	House	047-049	1950-51c	4	L	N

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NAME	TYPE	ADDRESS	DATE (APPRX.)	HISTORICAL STUDY SIGNIF.		
				THEME	VALUE	STATEMENT
Mount Martha Residential & Landscape Precinct	Precinct	Prescott Avenue		6,4	L	N
Fisherman's cottage?	House	?		2.2	?	N
Multi-unit Residential Development	Houses	107 Prince Street	1976c	6	L	N
A.C.Campbell Reserve	Vegetation-indigenous			1	L?	N
	House	001 Queen Street	1885c?-		L*?	N
St. Peter's Church of England	Church	003A	1861-	6.2.2	R*	Y —
	House	003	1925c	4.1,6	L	N
Roma	House, Garden	006-008	1922c	4.1,6.2	R,L	Y —
	House	016	1925c ?	6,4.1	L	N
	House	033	1905c	6,4.1	T-L	N
	House	040	1925c	6,4.1	L	N
	House, Garden	040-044	1925c	6,4.1	T	N
	House	042	1925c	6,4.1	L	N
	House, Garden	044	1925c	6,4.1	L	N
Basalt kerbing, asphalt	Street construction			6	L	N
Mornington Racecourse	Trees, Recreation buildings	Racecourse Road	1924c?	4.2.4	L	N
Monterey pine row	Trees			4.2.4?,3.3?	T-L	N
Gum grove	Trees	lot 3		3	L?	N
Mornington Railway Station Site	Transport Site	- Railway Grove		5	L	N
Swamp Gum stump	Vegetation - indigenous	Ranelagh Avenue		6.0	L	N
Ranelagh Estate private park, now John Butler Reserve	Park	Ranelagh Drive	1924	6,4	S	N •
Mount Eliza Pre-School Centre, later also Infant Welfare	Infant Welfare Centre		1955-9	6.3	R*	Y —
Ranelagh Estate	Housing Estate		1924	6.3,4.1	S	Y —
Tuart tree row	Trees			6.0	L	N
	Road, Vegetation - indigenous	Range Road		5.1,4.2.2,3.1	L-R	N ▲
	View - agriculture			3.0	L-h	N
Oak Hill	House, Trees	023 Rannoch Avenue	1930c	4	L	N R
Nithsdale	House, Garden	030-034	1934-5	4.1	R	Y R
	House	031-033	1947		?	N R
The Ship ?	House, Garden	035	1934-5	4.1	S,L	Y R
Ravenscourt	House, Garden	021 Ravenscourt Crescent	1940c	4	L*	N R
Frost Hill	House	022?	1935c	4	T-L	N R
	House	027 ?	1930c	4	T-L	N R
Bunsay and 'Eucalyptus botryiodes'	House, Tree	002 Rendlesham Avenue	1940c	4	T-L	N
	House	008	1960	4	T-L	N R
	House, Garden	021	1960c	4	L	N R
	House	027	1935c	4	T-L	N R
	House, Garden	028	1960c	4	L,T	N R
Ranelagh ?	House, Garden	029	1937-8	4.1	S,L	Y R
Hadlow	House, Garden	033	1935	4.1	R	Y R
Balcombe Army Apprentices School gym?	Defence, Recreation	Robins Close	1955c?	7	T	N
St. Peter's Vicarage	House	001 Ross Street	1861c,188	6.2.2	R	Y —

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NAME	TYPE	ADDRESS	DATE (APPRX.)	HISTORICAL STUDY SIGNIF.			
				THEME	VALUE	STATEMENT	
Ranelagh Club House	House	003 Rosserdale Crescent	1960c	6	L	N	
The Cottage	House, Garden	006	1955c ?	4.1	T, L	N	
	House, Guest House	011	1908c-	4.1, 4.3	L*	N	
	House	014	1930c	4.1	T-L	N	
Ranelagh Club Guest House dormitory	House, Garden	021	1925c	4.1	R	Y	
Nyora, Later Ranelagh House	House, Garden	027-035	1888c ?	4.1, 4.3	R*	N	
	House	040	1932c	4, 6	L	N	
Canzone del Mare	House	047	1930c?	4.1	T*?	N	
Tal Tal	House	051	1951	4.1	R*	Y	
Nyora	House	057	1928c	4.1	L*	Y	
Nyora Cottage	House	059	1930c	4.1	T-L	N	
Parsons House	House	008	1973	4.1	R	Y	
Eildon	Pergola	021	1950c?	6	L	N	
Chartwell	House		1935c	4, 6	T-L	N	
	House	068-070	1960	4	T-L	N	
	House	086	1940	4	T-L	N	
Old Sandy Road, former	Road			5	?	N	
Mornington Pier	Pier		1857-	4.0, 6.0, 3.	S*	Y	
	Bathing Boxes			4.2.1	L	N	
	Trees, house site	off		3?	L	N	
	House	009	1918	4.1, 6.2	L	Y	
	House	010	1860c ?	4, 6	L*	N	
Monterey Pine avenue	Trees	090?	-	3?, 6	-	N	
Warrawee	House	026	1860c	6.2, 5.2	R	Y	
Sheoak & 'Eucalyptus sp. rows	Trees			1, 3, 4?	T-L	N	
Sunnyside, later Morningstar Boys' Home	House, Garden?	001	1867-	4.1, 3.2	S	Y	
Manyung YMCA Camp, now Manyung Recreation Camp (YS&R)	Recreation Complex, Chapel, Trees, Vegetation (native)		1931-8c	4.1, 4.2, 4.2	S*	Y	
View to Norman Lodge	View, Vegetation - indigenous			3.2, 4.2.1	L-R	N	
Chartwell? Monterey pine and 'Eucalyptus sp.' rows	Trees, House?			4.1	L ?	N	
Monterey Pine avenue	House group	003-007	1915c	6, 4.1	T-L	N	
	Trees			4, 6?	L	N	
	Vegetation - indigenous and exotic mix			1, 3, 4?	T	N	
	Vegetation - exotic			4.2	R? c	N	
Sutton Grange	Vegetation - exotic			4.2	R? c	N	
	House, tree	008	1925c	4, 6	T	N	
	House, Garden	012-14	1878	4.1, 6.2	S	Y	
Morvern Manor	House	020a	1905c	6	T-L	N	
Brooklyns	House, Trees	077	1889	4.1, 6.2	R	Y	
St. Macmartin's School & Convent	House	099	1875c	4	L*	N	
	School, Convent		1905, 1924	6	L	N	
Ironbark row	Trees			6	L	N	
Taylor's Guest House	Site	016 nr		4.3	?	N	
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NAME	TYPE	ADDRESS	DATE (APPRX.)	HISTORICAL STUDY SIGNIF.			
				THEME	VALUE	STATEMENT	
Orchard	Trees, farm	The Ridge		3	L-T	N	
	Road, Vegetation - indigenous			6.0	T-R	N	
	House	001	1955c	4	T-L	N	
Tahara	House	018	1930c?	4	T?	N	
Marramaninjie	House, Garden	021	1955c	4	L	N	
Patanga	House	042Aopp	1950c	4	L-	N	
	House	059	1990c	4	-	N	
Orchard Close	Farm complex?, Trees	Tower Road	1920c-	3	T-L	N	
Tubbarubba Creek Goldfield	Mining site	Tubbarubba Creek	1862c-94	2.5	R ?	Y	
	Road; vegetation - indigenous; view	Tuerong Road		3	L	N	
Hadlow	House, Farm		1940c	3.2	R	N	
Pine row	Trees			1?	T	N	
The Ranch, later Ups & Downs	House	s017	1920c	3.2	L?	N	
Baemar	House	007	Turnbull Street	1944c	4,6	L	N
	House	005	Turnbull Street?	1925c	4,6	L	N
'Ficus macrophylla' and 'Lagunania petersonii'	Trees	Two Bays Crescent		4.3,6.2.2	L	N	
Melrose site (demolished)	House site	051	Two Bays Road	1947	4.1	L*	N
	View		Uralla Road		1,3,4?	L	N
Mount Martha quarry, Rifle Range	Quarry	off		2.3	L	N	
Mornington Primary School SS 2033	Farm complex	off	Uralla Road?	1900c	3	T?	N
	School		Vale Street	1878-	6	L	N
Lombardy Poplar row	Trees			6.2	T-L	N	
Mornington Boys Grammar School, former	House, School	003	Vancouver Street	1855c- ?	6.2.2	L ?	N
	House, Trees	004		1925c	4,6	L-T	N
	House	037-039		1930c	4,6	T-L	N
	House		Victoria Crescent	1961-2	4	?	N
	House	002	Wariba Lane	1890c?	4.1	T-L	N
House & Norfolk Island Pine	House, Tree	006	Waterloo Place	1925c	4,6	T,L	N
	House	007	Watson Road	1950c	4.1	L	N
Darvel House	House	009		1950c	4.1,6.4	L	N
	House	066		1910c	4	L	N
	House	005	Wellington Street	1925-30c	4.1	L	N
	Trees, Garden	009		1920s	4.1	T-L	N
	House	010		1925c	4.1	T	N
	Trees, House	013		1905c	4.1	L,T-L	N
	House	015		1910c	6.2	T-L	N
Lilly Pilly, Street Trees	Trees			1925c?	6	L	N
Mornington Hotel, later Wolfdene	Hotel, House	038	Wilsons Road	1858c-?	4	R*	Y
C.B. Wilson Reserve, pine rows	Public Reserve			1920s	6.2	T-L	N
Wilson Reserve & Monterey pine rows	Trees	-		-	6?	-	N
Cypress Avenue	Trees		Wimbledon Avenue	1920c	6	L	N
J T Smith Reserve	Vegetation-indigenous				6	T	N
J T Smith reserve	Vegetation - indigenous				4.2,6	L	N
	House	032		1960c	4	T-L	N

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				THEME	VALUE	STATEMENT
Sandy Cove	House	132 Wimbledon Avenue	1930c ?	4	T	N
	Garden	Wimborne Avenue		4,6	L	N
Woods reserve	House, Garden	002	-	4	T-L	N
	House	005	1930c	4	L	N
Wood's Reserve	Reserve; vegetation - indigenous	Woodlands Road		4.2,2,3,4?	L-R	N
Hartley Cottage	Vegetation indigenous	off		4,3?	L	N
	View	Wooralla Drive		1,3,4?	T	N
	View - mountain			4.0	L-T	N
Picketed gateway	House, Trees, stable, well	060	1870, 1886	3?	R	Y
	Gateway	115	1930c??	4,3?	L?	N
Mount Eliza Primary School	House	115	1955c	4	T-L	N
Dendron	School		1928-	6	L	N
Peninsula School-Music & Arts Centre	Houses, Garden		1934-5	4.1	S	Y
	School		1965c	6	T-L	N
Ranelagh Club golf course, now Peninsula School	Trees, golf course site		1925-	4.2,6.3	L*	Y
Monterey pine rows, Madson Reserve	Trees	site 2		3,2?	T-L	N
	House	015 Wyuna Court?	1980c	4	T-L	N

## Appendix 2: Development Guidelines, New Buildings and Additions

### RESIDENTIAL RESTORATION GUIDELINES

#### Introduction

##### Site Schedule

The Site Schedule (Vol. 1 Appendix 1) lists some contributory and all of the known individually important sites in the shire, their approximate construction dates, heritage value. The schedule should be used to find the era in which a site was created and hence which of the following restoration guideline headings to apply i.e. Early Victorian, late Victorian, Edwardian, Bungalow Era, and styles of the 1930s-50s.

##### Significant Sites

Most individually significant sites in the municipality have been investigated in detail, in *Volume Three* of the study. Restoration implications for each of these are contained in the *Condition* section of the citation where the loss or addition of major elements or finishes have been noted.

##### Restoration Policy

###### Original Elements

In all cases of fundamental (potentially irreversible) re-instatement of existing original elements (i.e. verandahs) every effort should be made to find evidence of the exact form and detail of the element. This is to ensure that the reasons for encouraging restoration are not frustrated by incorrect restoration of non-original elements i.e. causing *misrepresentation of the construction era which is the major reason for the site's preservation.*

###### Typical Elements

Typical elements, such as in the reinstatement of a common detail or mass-produced element like a verandah frieze or front fence, should be adopted only after an attempt to find what the original was like. Its reinstatement should be done in a way which does not alter the known original fabric and which may be removed without damage. In the case of important buildings (A, B, C value): no restoration should proceed without sufficient evidence of the original state.

###### Historical Sites

Care should be taken with historically important sites that the evidence of the significant historical event or resident is not removed by restoring to another less significant (earlier) period, although this may have been the site's original state (see Significance statements, Vol. 3).

#### General Restoration Guidelines:

##### All buildings

Restoration policies should draw from:

- i) evidence gathered from the building or documentation of the building, and /or
- ii) evidence from similar age, use and form-type buildings from within a precinct where applicable, and/or
- iii) restoration guidelines given in this report for building types as determined from use and age [refer guidelines for Houses and Commercial Buildings].
- iv) restoration suggestions deriving from the study *Site Schedule*. For example, if originally unpainted brick or stone may be noted in the schedule as painted, paint should be removed in a manner concurring with Alan Spry's *Heritage Australia* Vol. 3 No. 2, the typical case being by medium pressure (1500 kpa max.) hot water with organic solvent added or otherwise approved. Or where the fence is scheduled as not original or sympathetic encourage replacement with typical or original.

##### Published Restoration Guides.

The following general references should be acquired by the municipal library to provide readily accessible restoration data. However, these must be treated with care, particularly those produced in Sydney and which purport to present national themes but show a strong New South Wales character.

##### Building Restoration:

- a) Ian Evans, *Restoring Old Houses*, (Artarmon, 1979).
- b) *Period Building Restoration Trades and Suppliers Directory*, Melbourne, updated each year).

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- c) Evans, Lucas and Stapleton, *Colour Schemes for Old Australian Houses*, (Sydney, 1984).
- d) Stapleton, *The Old Aussie House*, (Sydney, 1983).
- e) Evans, *The Australian Old House Catalogue*, (Sydney, 1984).
- f) Australian Council of National Trusts publications, i.e., Technical Bulletins: (purchased at 4 Parliament Place, East Melbourne, phone 654 4711)
  - i) *Exterior Paint Colours on Buildings c1850-1900* (1.2).
  - ii) *Lettering and Signs on Buildings c1850-1900* (2.1).
  - iii) *Conservation and Restoration of Buildings - Preservation of Roofs*.
  - iv) *Conservation and Restoration of Buildings - Preservation of Masonry Walls*.
  - v) *Principles of Cleaning Masonry Buildings* (3.1)
  - vi) *Decoration with Wallpaper*, Technical Bulletin 6.1
  - vii) *Wood Deterioration in Buildings* Technical Bulletin 7.1
  - viii) *Fences & Gates*, Technical Bulletin 8.1
- B Raworth, *Our Inter-war Houses* (National Trust of Australia (Vic.) 1991)
- g) Evans, Lucas and Stapleton, *Colour Schemes for Old Australian Houses*, (Sydney, 1984).
- h) Evans, *The Federation House, A Restoration Guide*, (Sydney, 1986).
- i) Cuffley, *Australian Houses of the '20s & '30s*, (Fitzroy, 1989)
- j) Cuffley, *Australian Houses of the '40s & '50s*, (1993)
- k) Butler, *The Californian Bungalow in Australia* (Lothian, 1993)

**Interior Restoration:**

- a) Phyllis Murphy, *The Decorated Wall, Eighty Years of Wallpaper in Australia*, c1850-1930 (NSW, 1981).
- b) S. Forge, *Victorian Splendour, Australian Interior Decoration, 1837-1901* (Sydney, 1981).
- c) Evans, *Furnishing Old Houses*, (Sydney, 1983).
- d) *Decorating with Wallpaper, c1840-1914*.

**Garden Restoration:**

- a) Australian Council of National Trusts, *Planting c1850- 1900*, Technical Bulletin (4.1).
- b) Cuffley, *Cottage Gardens in Australia*, (Melbourne, 1983).
- c) Watts, *Historic Gardens of Victoria*, (Melbourne, 1983).

**Restoration Guidelines By Use and Period**

**Introduction**

The following guidelines deal *only with generalities* and should not override genuine evidence, to the contrary, particularly where documented evidence is available for the building being restored. Similarly, the guidelines are not finite and many variations can occur within the framework described. Further local reference may be made to examples of a like period and style which may extend the restoration possibilities available.

**Houses**

**1. Early and Mid Victorian Period (c1850-75)**

Mornington's surviving early and mid-Victorian period houses are not numerous. Examples remain from the extensive marine residences, early farmland and orchard eras which preceded the area's partial suburban subdivision and the once numerous simple town cottages. Stylistically, the Gothic revival suited the small farm house and the Renaissance revivals suited the mansions.

**Siting:**

Since suburban subdivision the original siting has been altered in some of the city's examples, being originally located at the end of long drives from the few existing main roads (see Tanti Park). Today, some show their age by their orientation away from the street.

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Those cottages which might have been created on suburban lots were close to or almost on the street alignment.

### Walls

**Timber Wall Cladding:**  
Early houses in the area were predominantly clad with timber square or beaded-edge weatherboards on a sawn timber frame.

**Brick Wall Cladding:**  
(Note: some early brick walls may have been stuccoed later).  
Generally walls were laid in red or brown bricks, in a Brunswick 'Hoffman' size of 9" x 4" x 2<sup>3/4</sup>" (235 x 114 x 70 mm) or English 'stock brick' 8<sup>3/4</sup>" x 4" x 2" (222 x 114 x 64 mm) or American 'common' size 7" x 3<sup>3/4</sup>" x 2" (191 x 95 x 57 mm), set in sand-lime based mortar, in a Flemish bond for front walls (one brick-length thick) and English bond for side walls. The lime mortar used was near flush with the brick face.

As locally manufactured bricks attained better quality, so did the Hoffman size prevail. Fancy white bricks were in demand by the later 1860s and might have been used as quoins (wall corners or opening edges) and voussoirs (opening arches).

**Stuccoed Masonry Wall Cladding:**  
Stucco over brick or stone rubble was probably used later in this period as ruled pseudo-stone, perhaps lightly coloured as such with an oil wash, and with possibly some Portland cement content. Earlier waterproofing stucco finishes may not have been ruled, would have been of lime and sand and probably 'white-washed' with a tinted mixture of lime and linseed oil.

**Stone Wall Cladding:**  
Basalt in coursed random rubble and blocks, with dressed or stuccoed brick quoins and a rough 'quarry' face finish (facade), occurs typically in Melbourne in a time span of c1850-65. As brick quality improved, these were used to trim openings, as a cost saving and a colour contrast to the stone. Local stone includes the Moorooduc freestone and local granite (ie. Arthurs Seat, Dromana).

### Roofing:

Modest houses were roofed simply, typically over one room's depth. Transverse gables and simple hipped roofs were common, both either sloped to take split hardwood or sawn softwood shingles or imported Welsh slates (20 degrees slope min.) or corrugated galvanized iron (15 degrees min.). Extra rooms when needed were accommodated under another hip or gabled roof joined to the first (Inverell House). If a two-room depth was chosen, this meant a steep roof ridge line, using simple hips or gables. Gables facing the street were less common and if used often possessed carved barge boards in the Gothic revival manner. Parapeted roof lines, so common later under inner metropolitan building by-laws, were not so in this area and era.

### Verandahs

Early modest houses were often not verandahed, but those that were, possessed relatively slender, stop-chamfered timber posts and concave profile verandah roofs. Tongue & grooved softwood timber flooring (on a stone base or plinth), carved or shaped timber valences or decoration and a concave corrugated iron roof profile were common. Supporting posts were sometimes panelled with infill detail. The roof was often not supported by battens or purlins, but spanned from a bead-edge wall trimmer to a stop-chamfered bressumer by means of bolted or riveted side joints to the sheets (nom. 150mm centres) and in perhaps a heavier gauge iron (24g). Curved roof hips were covered with lead over formed oregon circular sections to provide the roof hip (modern equivalents to this is bent water pipe which creates the former at the ridge). Straight flashings were in cold-formed galvanized sheet iron sections. Balustrading was also of timber, generally a capped picket type with variations in the form of diagonal cross (saltire) balustrade panels.

### Roof Drainage:

Eaves were generally near non-existent with cast or pressed galvanized iron, ogee-profile gutters fixed by spike and tube if galvanized iron or shaped brackets, if cast-iron, to bead-edged fascias mounted on the wall face or close to it. Gutter moulds were in the form of continuous timber mouldings (ogee, scotia or compound curves) or dentils were used under gutters, more so in early houses. Round downpipes i.e. 50mm diam. were fixed to walls with wrought galvanized metal spikes and emptied into brick or stone pitched surface drains. Early (1840-50s) gutter sections were also half-round and supported on carved timber brackets, some were of timber (refer diagram).

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**Ornament:**

Early decoration was sparingly applied and often achieved with carved or scroll-sawn wood on verandah or roof valences but local patents of cast-iron patterns commenced in 1870 and started an era (c1875-1905) where increasing use of decorative iron occurred. Imported patterns were used infrequently prior to the 1870s in Melbourne. However, the form they took was often simple cast-iron brackets at timber posts, simple friezes between rails or rarely 'open-work' panelled columns using slender sections.

**Openings**

Typically double-hung sash windows, six-panes each, were placed one on either side of a four or six-panel door with slim architraves, if the house was timber clad. Stone house openings were trimmed with carved stone quoins, with fine-axed margins and sills, or quoins of 'fancy white' brickwork. French doors, opening onto a verandah, are exemplified in the larger house type.

**Chimneys**

Chimneys were typically of brick (but also of stone in a stone building) with a three-layer corbelled cornice, and symmetrically placed in the house elevation of Colonial Georgian or early Italianate style houses. Asymmetry was common in the Gothic revival houses. Terra-cotta pots, tall and crowned, were often used, but are seldom seen insitu, (these are sold as reproductions today by Garcoyles & Dragons, Glen Iris). Stuccoed chimneys, using a slimmer more refined version of the late Victorian period, compound cornice mouldings, also are seen on older houses; the stucco may have been added in some cases. Stone chimneys might be carved into a cornice or more likely given a rough string mould.

**Fences:**

(Refer National Trust of Australia *Fences & Gates* technical bulletin). Generally timber picket, possibly also functioning as a balustrade if the house abutted the street and always on the building line. Simple profiles were used including arrow, round and spade-head pickets: individual pickets being generally 1200 mm high, 75 x 22 mm in section, spaced 65-70 mm. Posts were generally similarly shaped to the pickets and rails sometimes angle-cut to shed water. Capping rails with weathered profiles were used where a combined balustrade-fence function existed on small house close to the street (no example in Mornington). Grand houses possessed timber picket fences with large carriage gates, which were, in detail, similar to those of the modest cottage but taller and grander. Fences containing the house and garden of a large estate, which faced a secondary street, may have been of timber capped corrugated iron sheet (1600-1800mm high) or more commonly the simple hardwood arrow-head picket was used. Wrought-iron pickets with cast fleur-de-lis heads were also used in Melbourne but infrequently, if at all during this period, in Mornington.

**Colours**

(Refer National Trust of Australia *Exterior Paint Colours* technical bulletin) Nineteenth century external colours, like the architecture, became more diverse as the century progressed. However the underlying principle of simulated materials (stone for walls and slate for roofs) remained the same. Painted wall colours translate into 'Cream'(sandstone), 'Light Stone' (limestone) with limited use of highlight colours (usually deeper tones of the same hue) to simulate trim stones such as granite and the openings' joinery colours follow the deep colours 'Rich Brown', 'Indian Red', 'Purple Brown', 'Dark Green' and limited use of 'Prussian Blue'. Roofs were natural iron, slate colour or maroon and cream, used as a stripe on verandahs.

As these colours were mixed on site with linseed oil, pigments and a white base, each colour created was unique but within the limited range cited. However paint scrape microscope analysis will often uncover unusual colour schemes which are particular to the architectural treatment of the building. Graining of joinery was also used but generally limited to under verandahs to prevent weathering of the varnish.

**2. Mid to Late-Victorian Period (c1875-1900)**

As elsewhere in the colony, the onslaught of detached suburban housing of timber, brick and stucco in the Italianate style were erected in large numbers. They were detached and either in the double-fronted mode, in the better estates, or single-fronted in the more cramped private subdivisions (refer Nathaniel Billing's designs for the Universal Building Society published in the Sands & McD-

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ougall *Melbourne Directory* 1884). The Italian influence had permeated both residential and commercial architecture from the late 1860s and became more florid in its treatment as the century progressed.

Mornington, more so than other localities, has prototypical Queen Anne style villas as beach residences; a style which was halted in its development here by the 1890s recession. Although far outweighed by the Italianate Villas, it is nevertheless important as the forerunner of the more numerous Edwardian Queen Anne style villas (see Edwardian Period).

**Siting:**

Front wall set-backs commonly allowed for a verandah of c1200-1500 mm width and a front garden of between 6 and 9m depth, larger residential sites allowed more extensive front gardens, geometrically divided around a central path with gravel, cream and red terra-cotta quarries, or slate and marble tiles set in a diaper pattern as paving. Encaustic mosaic paving was used on verandahs and pathways. Terra-cotta edge tiles, slate or stone verandah stairs and cast cement urns to stair side-walls might be used to create the Italian Renaissance Villa theme pursued in this period.

**Walls**

**Timber Wall Cladding:**

Cladding was now in the 'block-fronted' ashlar-pattern, shiplapped board-cladding, painted and designed to represent stone (white courses, sandstone coloured blocks and possibly brown or red granite coloured quoins). Block sizes approximated 520 x 250 mm with a 30 joint and a 150 mm high chamfered plinth or skirting at the floor line. Side walls were still the square edge 150mm weather-boards.

**Brick Wall Cladding:**

The combined influence of the Italian Romanesque and Renaissance created a proliferation of coloured or 'fancy' bricks, mainly in the 'Hoffman' pressed format, but also in the old 'slop' or handmade English sizes (refer Early to Mid-Victorian era). Joints now were likely to be tuck-pointed on the facade where the lime-sand mortar was raked out, a coloured mortar facing placed in the joint and the result precisely tooled with a white cement joint to demarcate what were, by now, more uniformly sized bricks. Side or rear walls were plain reds with flush joints.

Fancy whites or creams might be used against a red, dark red or brown body brick, as quoins at the opening edges and the building facade corners. Moulded terra-cotta was used, in a similar manner to stucco, to create compound cornice or string moulds.

Stucco and pressed cement were still used as ornament, particularly at the parapet (if there was one) this was generally left unpainted or, at the most, colour-washed using pigmented linseed oil.

**Stuccoed Masonry Wall Cladding:**

Whether as 'cementing' over old or new face-brick walls, the stucco work became more decorative and parapeted rooflines which supported this decoration emerged in Melbourne inner suburbs. However, not so much in Mornington where detached housing was still the rule. Stucco wall facing was always ruled into ashlar or stone sizes of approximately 500 x 250 mm.

**Roofing:**

Corrugated galvanized iron and imported slates were used on the generally hipped roofs, being generally exposed in Mornington as part of the Italianate villa styles. The roof followed an asymmetrical (L-shape) or symmetrical rectangular plan, but was now built as an 'M-hip' where internal valleys would allow a constant ridge line to be seen on most elevations. Eaves were now only wide enough to accommodate a carved timber or cast terra-cotta eaves brackets with ventilation holes between. Guttering, where exposed (refer Early to Mid-Victorian era) was fixed to the fascia. Roof gables, transverse or facing the street were uncommon, hips were the rule.

**Verandahs:**

Most row houses and villas had a verandah across the front facade with a **convex, skillion, ogee or concave (now rare)** corrugated iron roof profile and, unlike the early houses, with battens and rafters shaped to the roof profile which were generally also stop-chamfered at the edges. Cast-iron became more dominant as the period progressed, with friezes and brackets attached to most verandahs and iron posts, with stylized Corinthian or Composite capitals where needed, replacing timber. However, the more modest verandah was still timber-framed with generally round-section tapered timber columns, given a pressed zinc Corinthian capital to simulate cast-iron.



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Ground-level verandah flooring of brick houses was of diaper patterned cream and red quarry tiles or grey slate and white marble or encaustic mosaic tiles set in intricate bordered geometric patterns. The coping or verandah edging might be of basalt or slate and the plinth of basalt as Section One. Upper-level verandah flooring was tongue and grooved, often softwood flooring with a radiused edge overlapping the gutter. In Mornington, timber floored verandahs were more likely (often replaced today with T&G jarrah).

### Openings:

Windows were still double-hung soft wood (refer Early to Mid- Victorian era), but likely to be one-light glazing in main windows and cheaper multi-pane in secondary windows such as those facing light courts, or in rear rooms. Openings were symmetrically arranged, but now decorated externally with stucco architraves or pediments or terra-cotta mouldings, if a face-brick house, and compound moulded timber architraves, if a timber house. Four- panel front doors were normal, but with deeper border mouldings to the panels and bold 'cricket bat' mouldings to the panels themselves for front doors. Doors were sometimes used for upper- level verandah access (but usually by deep double-hung windows) and may have been half-glazed with coloured borders and etched, but clear, centre-lights. Side lights to front doors typically used the flower and vase motif cut into the back of ruby glass or similar. Late Victorian period top-lights took on a Jacobean flavour, with borders and central painted or transfer scenes depicting nature or the house name.

### Chimneys:

Possessed heavy stucco compound moulded cornices, with sometimes panelled or vermiculated shafts and small brackets to the underside of the cornice. Face brick chimneys with similar compound moulded cornices were used with late Victorian face brick villas but not always with face brick row-houses where a cemented parapet, face and chimney combination was used.

### Fences:

Generally still of timber picket with more ornate picket head and post profiles, also more complex in outline, unlike the either single or double palisade iron pickets more commonly used in Melbourne's inner suburbs (i.e. one or two levels of cast fleur-de-lis or palmette-shaped heads, set by means of lead packing into a dressed, chamfered-edge basalt plinth (ie. 2 Molesworth Street). Gates were identical to the fence with a variety of lever type latches. Massive gate posts in brick with stucco cornices or all stucco, or of cast-iron were also used in conjunction with shaped garden dividing walls for inner metropolitan row houses particularly. These are uncommon in Mornington, ornamental posts being more likely of timber with cast-iron cappings. A typical late Victorian period example has 70x15 pickets, posts 120x120x 1100 high, rails 65x45mm and plinth 150x37mm. Many picket fences remain but in a squared-off form where the heads have decayed and been sawn back to the good wood.

### Ornament:

(refer Early to Mid-Victorian era)  
Profusion of cement or stucco ornament reached a height in the period 1885-90, particularly in row houses. This included balustrading at the parapet, a central raised entablature with a crowning pediment and orbs or urns placed on symmetrically positioned piers. Secondary and primary horizontal mouldings with brackets or dentilation were common, whilst openings were surrounded with moulded and keystone architraves, with brackets under the sills. Most stucco ornament was taken often out of context from their various sources which arose generally from the Renaissance in Europe.

### Colours

(refer Early to Mid-Victorian era)  
Given a greater prevalence of stucco finish the external colours revolve around a light natural cement colour for walls or cement oil-washed to resemble a stone colour.

## 3. Edwardian Period (c1900-14)

This era was a break from the cemented architecture of the 19th century. Colour was used to replace the perceived grey drabness of the previous era. Symmetry of form and plan was also rejected as was the application of manufactured ornament in layer upon layer to create the 'decorated box' of the late 19th century. In its place was honesty in architecture and materials. Natural materials were expressed not simulated and the plan and form followed the whim of the would-be resident rather than

## Shire of Mornington Heritage Study Development Guidelines

a predetermined formula. As a reaction to the industrial revolution where taste itself was manufactured, the new trend was to make your own ornament in a hand-crafted manner, carving woodwork, making leadlights (ie. the Arts & Crafts movement). The two major new house styles were the American Queen Anne Revival (Queen Anne) and the Federation Bungalow, the latter following the pattern of British Colonial architecture of India and South-East Asia, as the informal house of the tea plantation. The federation period raised a sense of nationalism which in turn looked to a less formal architecture suited to rural surroundings. Arts & Crafts Australian fauna and flora, in leadlight or ceramic, gave the Australian stamp to the verandahed hipped-roof form of the British Colonial Bungalow, in parallel with its Eastern detailing. Similarities exist between the two styles but only vague similarities between the Federation and later Californian Bungalows.

### Siting

Plan shapes of the Queen Anne and Federation Bungalow Styles were calculatedly asymmetrical with room bays facing at angles to the frontage. Not many of Mornington's Edwardian houses adopt the old symmetrical hipped roof villa form of the Victorian era, or the asymmetrical but simple L-plan still seen in other suburbs. As with the late Victorian era, houses were detached and set-back from the frontage.

### Walls:

#### Timber Wall Cladding:

Timber cladding as in the last century remained uncommon in Mornington either as a carry-over of the Victorian period ashlar-pattern boarding, or as bullnose or square-edge weatherboards. Timber and brick were often combined with rough-cast stucco applied on sawn softwood lathes on the upper part of the wall.

#### Brick Wall Cladding:

Bricks were commonly red, pressed, Hoffman sized bricks set in cement or composition mortar in a cavity or Flemish bond (front) and with flush mortar joints or, less commonly tuck-pointing (refer Early to Mid-Victorian era). Rough-cast or smooth stucco or red terra-cotta ornament or mouldings was used sparingly in contrast to the previous period. Ovolo timber cover mouldings were also used at horizontal and vertical joints between finishes.

#### Stucco :

Uncommon as a total finish but used for relief against the red brickwork or painted timber. Rough cast stucco relied upon large cinder aggregates to achieve a high-build 'rough' surface: this maybe achieved with basalt aggregates and high-build lightweight renders today if the cinder types are unavailable. The finish a light-coloured water washed cement slurry coat and left unpainted.

#### Concrete:

Patent concrete block systems arrived in the country during this era and some appear to have been put to use in Mornington. They usually took the form of simulated vermiculated stone and may have been pigment-tinted.

### Roofing:

The gabled roof dominated, either set facing the street or facing side and front boundaries and with rough-cast stucco and pseudo half-timbering generally in dark (brown) colouring, contrasting with the natural cement of the rough-cast. The main roofline was nevertheless generally hipped or Dutch-hipped, providing a high backdrop for the gables on the bays.

Where exposed, imported or locally made Marseilles-pattern terra-cotta tiles, corrugated iron (painted as terra-cotta) or slates were used. Whatever material was chosen, terra-cotta ridge and gable apex decoration prevailed (dragons, gargoyles, simple pinnacles), or simulated in terra-cotta coloured painted pressed metal.

### Verandahs:

Attached verandah roofs were commonly of a return hipped **bullnose** profile (sometimes skillion), in corrugated iron, with shaped rafters under. Alternatively it was a simple continuation of the main roof-line over the verandah. Residual Victorian era roof forms such as the convex profile were built here in the Edwardian era (ie. 21 Spencer Road).

Support was mainly with turned timber posts and panelled vertical timber slatting or fret-sawn valences or brackets for ornament. Victorian period cast-iron friezes persisted (as did square-section posts) but often in new Arts & Crafts inspired or Jacobean patterns. Later decorative versions incorporated Far Eastern (Chinese, Japanese) motifs in the valence.

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**Roof Drainage**

Eaves now extended well beyond the wall line, particularly at the decorative gabled fascias. Rafters were exposed, eaves sometimes lined with T&G pine and gutters were pressed metal ogee-pattern but more likely to be on brackets rather than the spike method of fixing and thus are more easily replaced with today's products. Downpipes were still circular in section. The late Victorian pattern also persisted with carved eaves brackets determining the depth of eaves.

**Openings**

Windows were either as for the Victorian period (transitional) or more likely the Tudor pattern bottom and side-hung casement sash pairs with small top-hung sashes as top-lights, usually with panes of pastel coloured obscured glass or leaded panes of Arts and Crafts plant patterns. Some transitional Mornington examples, have both the old double-hung sashes and casement sashes. Doors were typically three-panel with two long panel pairs at the base and a single segment-arched often glazed panel at the top. Red Pine was a common joinery construction material.

**Chimneys**

Shafts of red brick with stucco panels or ribs, with simply splayed terra-cotta or corbelled brick cornices. Many subtle variations exist on this theme, along with the carry-over cement Victorian chimney cornices.

**Fences**

As for the Victorian period but more lavish with the same choice of carved picket heads plus additional square or round tops, with added scalloping (or swagging) in the profile of the fence. Capped timber picket fences were also used and, rarely (if at all in Mornington), face or stuccoed red brick piers fences often with similar capping mouldings to those used on the chimney cornices. Swagged brick panels between the piers were further options, using bull-nose brick edging.

**Colours**

(refer Early to Mid-Victorian era)

Given a greater diversity of timber detail and therefore scope for more colours.

**Gardens**

Serpentine asphalt pathways lead from the gate to an entrance placed usually to one side of the house. Informal evergreen shrub planting replaced the Victorian era's flowering annuals as the garden emphasis, using both native (Lillipilly and Pittosporum) and exotic (Tree Privet).

**4. Bungalow Period (c1918-30)**

**Siting:**

Detached siting with larger front set-backs to and now with provision for a driveway to one side, leading to a garage at the rear.

**Walls:**

**Timber Wall Cladding:**

Painted or stained bullnose softwood (jarrah, Baltic pine, western red cedar) weatherboards and green or brown stained shingling in the gables.

**Brick Wall Cladding:**

Red and clinker brick, with flush mortar joints (rarely tuck-pointed) and set in a cavity bond.

**Stucco:**

Rough-cast stucco (actual or simulated on metal sheet or asbestos sheet), in gables, was a variation or addition to shingling. An all-stucco wall finish was uncommon for the Bungalow.

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**Roofing:**

Marseilles pattern unglazed terra-cotta tiles were dominant as was the wide gable of the porch or main roof, set facing the street. Eaves extend further beyond the wall with rafters often expressed with shaped or fretted ends in a Far Eastern pattern.

**Verandahs:**

Generally in a central or offset, gabled porch form, with either the characteristic red brick or stuccoed piers, with cement often round Doric or Ionic order columns, or less commonly timber as derived from the 'Swiss Chalet' bungalow form.

Verandah roof cladding was generally as the main roof but sometimes flat, using Malthoid. Verandah decoration was minimal in the typical bungalow, being confined to the carved timber valences of the 'Swiss Chalet' variant.

**Roof Drainage:**

Eaves were extended and rafters often expressed over a verandah bressumer; quadrant and (rarely) ogee profile gutters were used on g.s.i. brackets attached to a plate nailed to the rafter ends. Round downpipes prevailed, by now, attached to walls with galvanized sheet strapping.

**Openings:**

Windows were either double hung or casement and generally in groups of three, if not semi-circular bays, fronting the street. Glazing still used leaded joints but in clear diamond or rectangular patterns with small coloured glass geometric or Greek Revival pattern designs, usually set in the top sash only and usually pale blue and white or other pastel shades.

Front doors were typically of vertical V-joint tongue and grooved boarding with perhaps a segment-arched half-light, using leaded glazing as above; variations included timber mullioned, multi-paned top glazing and three vertical panels below.

**Chimneys:**

Red brick, some using transitional decorative banding or rough cast from the previous period but more typically with a plane shaft finished at the top by a soldier-course or perhaps a terra-cotta cap with a central pot.

**Fences:**

Some examples use the old Edwardian capped picket fences: these were in the minority.

Chain or wire fabric in double palisades of hoop-shaped crimped wire, typically of the Cyclone brand, were set between shaped posts and optionally below timber cappings. Scrolled strap-iron decoration, combined with the wire and framed by tubular iron pipe provided the gate. An alternative is the wrought iron gate, with Japanese-pattern metal work. Chain mesh (still common today) was also used with pipe rails between timber posts. The emphasis was on more light into gardens, integrating of garden with the new-found 'nature strip' and less maintenance. Despite this philosophy, the clipped privet hedge placed behind a fence provided an opaque boundary, albeit a green one.

Other options included a broad, low, round-head or capped timber picket. Typical sizes were: 95x20mm picket with 52 space, posts 120x120, capping 120x33, rails 94x45 and plinth 145x38: the capping height is 1240mm and the posts 1370mm. A more unusual timber fence is that comprised of widely-spaced square trellis panels, under a capping.

Brick houses often had matching brick fences with expressed capped piers and some cement-render detail. There were also masonry fences hung with stout chains between piers which were matched in masonry in the form of swagged brick panels.

**Colours**

Colours, like the architecture were simpler. Shingling was stained deep cedar brown or sometimes green, wall boards were either stained (engine oil or creosote) and lacquered (cedar) or painted in the brown or cream ranges and window joinery in a deep maroone, brown or green which matched

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the shingles. These joinery colours and cream wall shades were to continue in later styles until the early Modern period introduced white wall colours and fixed on deep Brunswick green for its joinery.

**Further Domestic Periods c1925-49 :**

**Exotica: Spanish, Italian Mediterranean**

Post-Bungalow styles were more frivolous in their approach: the Spanish Mission, Italian Villa and Mediterranean Villa types (c1925-35) all having tiled, hipped roofs, arched porches and cream-painted textured stucco cladding. These styles provided a base for a sequence of developments which led to the 1950s suburban multi-fronted 'brick veneer'. Each had its particular attributes, intermixing as hybrids of the three: the Spanish Mission had more deeply textured stucco, sometimes in a fan pattern; the Italian villa had arched porches and both could have Cordova pattern terra-cotta tiles.

**Moderne:**

Along the way the double-fronted L-plan villa was influenced by European Modern to become the *Moderne* style locally and was used c1935-55. Cream and manganese (trim) bricks were used but smooth stucco was too. Some roofs were flat, with parapets (part or whole) but others were hipped with glazed terra-cotta tiles, Marseilles pattern. This sometimes exciting style was reduced to the bare essentials post-war and became the cream brick veneer.

**Tudor & Georgian Revived:**

Contemporary styles to the Moderne were more romantic in nature. One was the Old English or neo-Tudor where clinker bricks, diamond-pane casement windows and steep half-timbered gables were the norm. There was also the Georgian revival or neo-Georgian for the more ostentatious house of the 1930s with its hipped roof form, smooth stucco walls, porticoed entrance and multi-paned windows. These are still being built.

**Modernism:**

Utility for purpose, stripped of all ornament and lightly constructed towards efficient material use and more sun penetration were the philosophies of post war architects.

Similar function-oriented philosophies were extended by architects into the 1960s and 1970s, with activities which sought to extract more visual variety within the functionalist constrictions and include or enclose private open space. The impact of architects and these philosophies is apparent only in the outer regions of Mornington's post-war housing.

**NEW DEVELOPMENT GUIDELINES**

The intent of this section of the guidelines is:

*'To promote new buildings in Urban Conservation Areas which will harmonise or blend with the original character of adjacent contributory buildings (as listed in the site schedule, Vol.1, Appendix 1) and/or the streetscape or precinct as a whole.'*

*'These guidelines are for recessive new building designs in precincts or streetscapes. These are designs which never visually dominate or obscure the public view to the adjacent contributory sites.'*

**Visual Aspects of New Building Design**

Four aspects of building design are particularly important to ensure harmony with the streetscape. **'..form, set-back, height and finish'**. These design factors should be taken from the adjoining contributory buildings as listed in the Site Schedule and the new design shaped to concur with them. Three qualifications of concurrence recommended.

Visual Harmony with:



- \* the form, scale, height and dominant finishes of the nearest contributory building, or
- \* the typical form, scale, height and finish of the streetscape
- \* all of the above factors *'..from the range of contributory sites seen in the streetscape.'*

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Development Guidelines

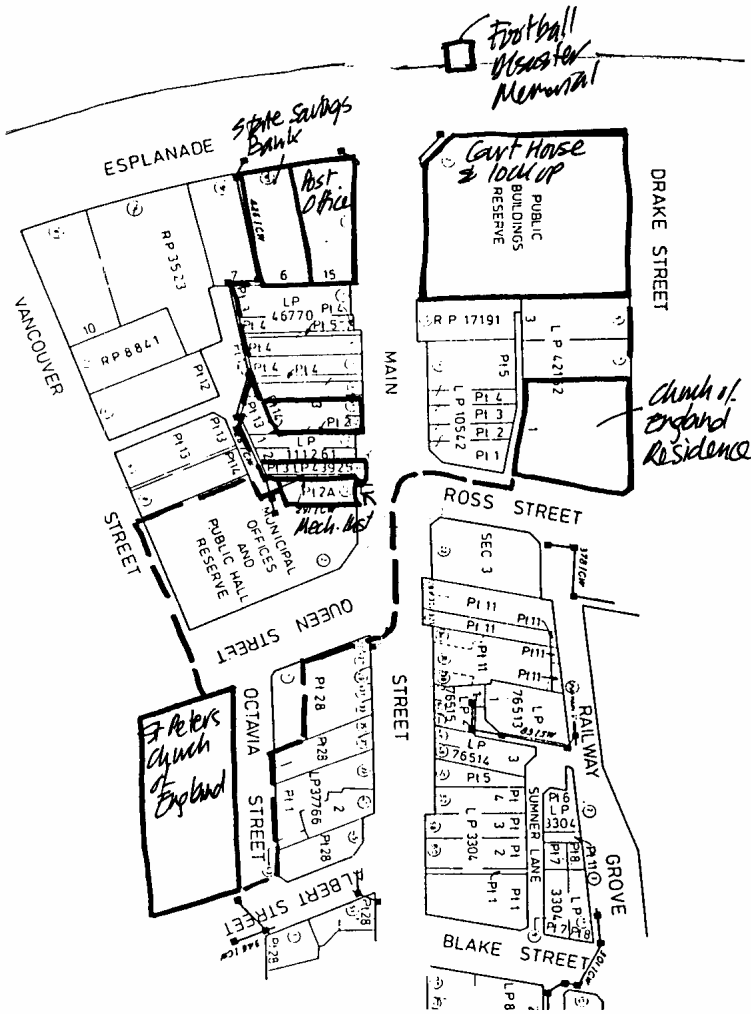
Parallel with these factors is the discouragement of the demolition of contributory sites within precincts or streetscapes. Similarly replication of historic detail or period reproduction is discouraged to ensure the real heritage is always visible.

### Appendix 3: Plans of Proposed Heritage Precincts

**Key:**

Dotted lines mark extent of precinct or group   
Continuous lines mark contributory sites in group 

Shire of Mornington Heritage Study



**Mornington Main Street & Esplanade Civic Precinct**



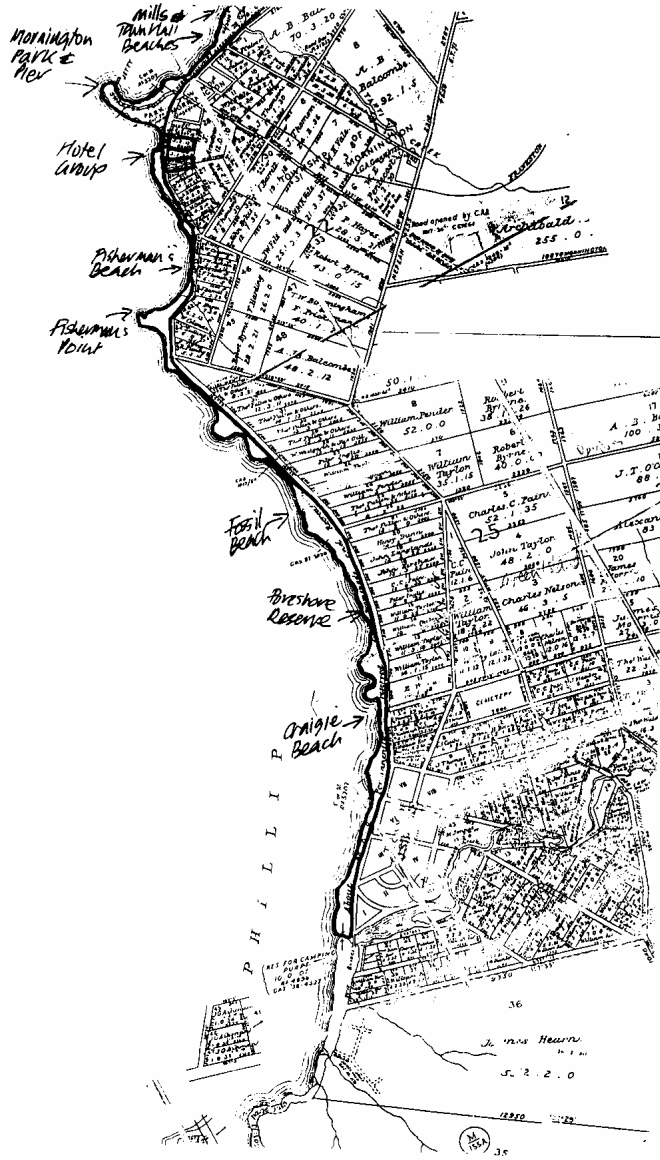
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**Mornington Esplanade Modernist Precinct**

Graeme Butler & Associates

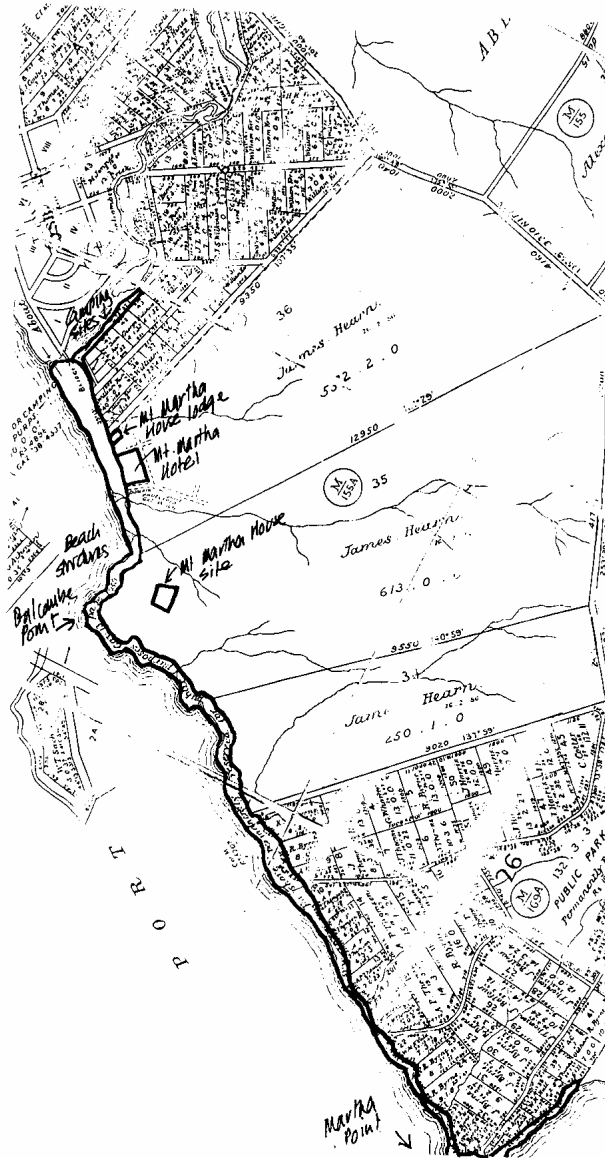
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**Mornington Esplanade Foreshore Precinct**

Graeme Butler & Associates

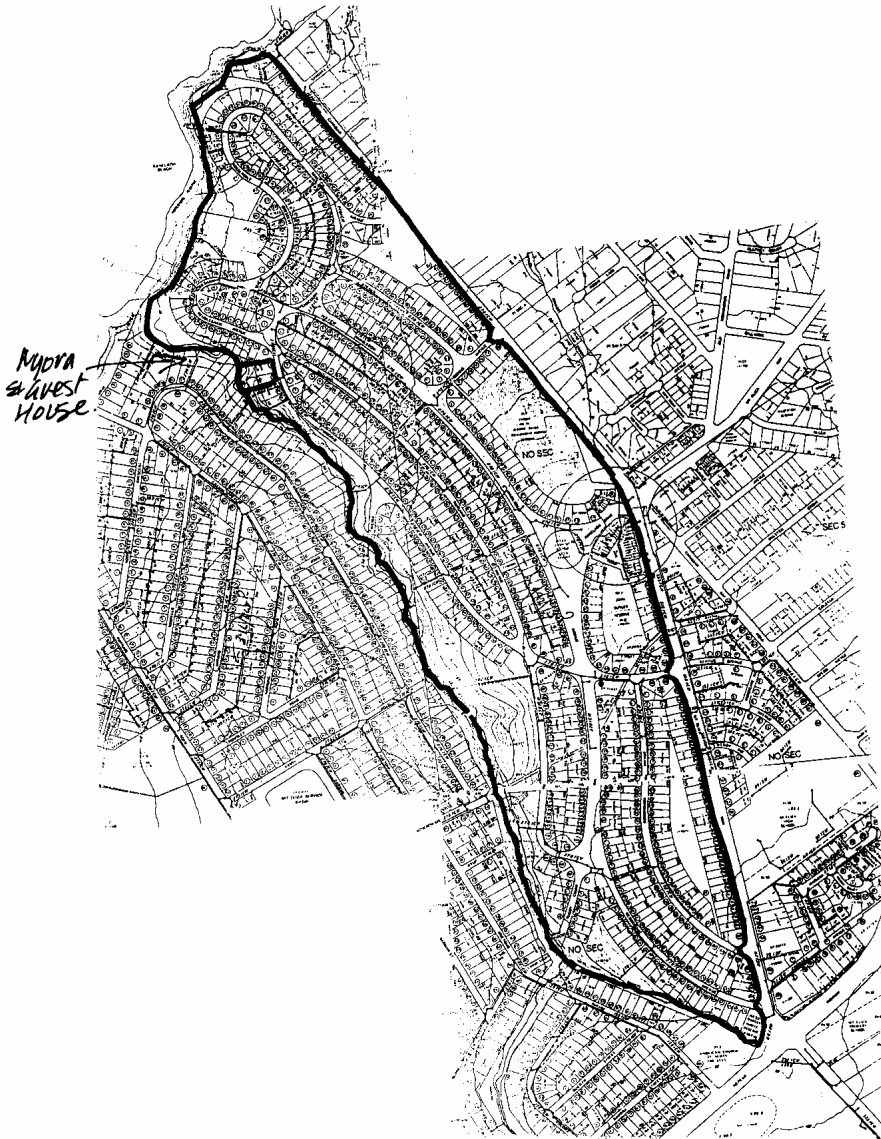
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**Mount Martha Esplanade Foreshore Reserve Precinct**

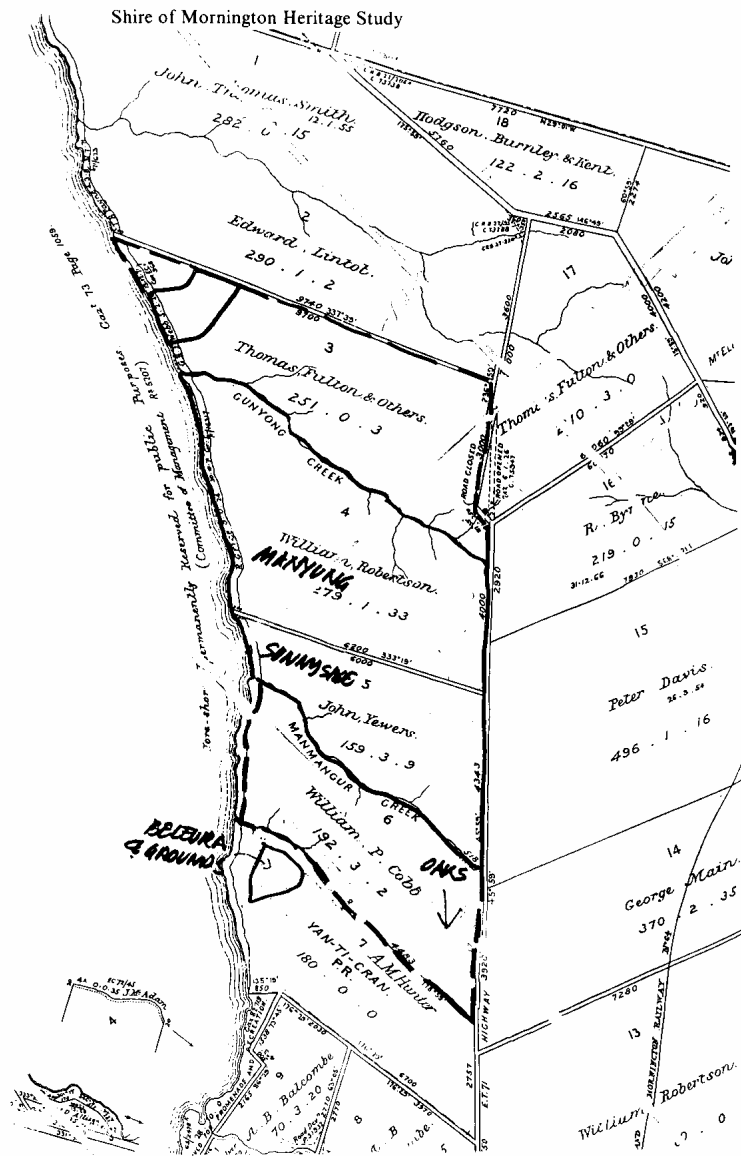
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**Ranelagh Estate Precinct, Mt. Eliza**

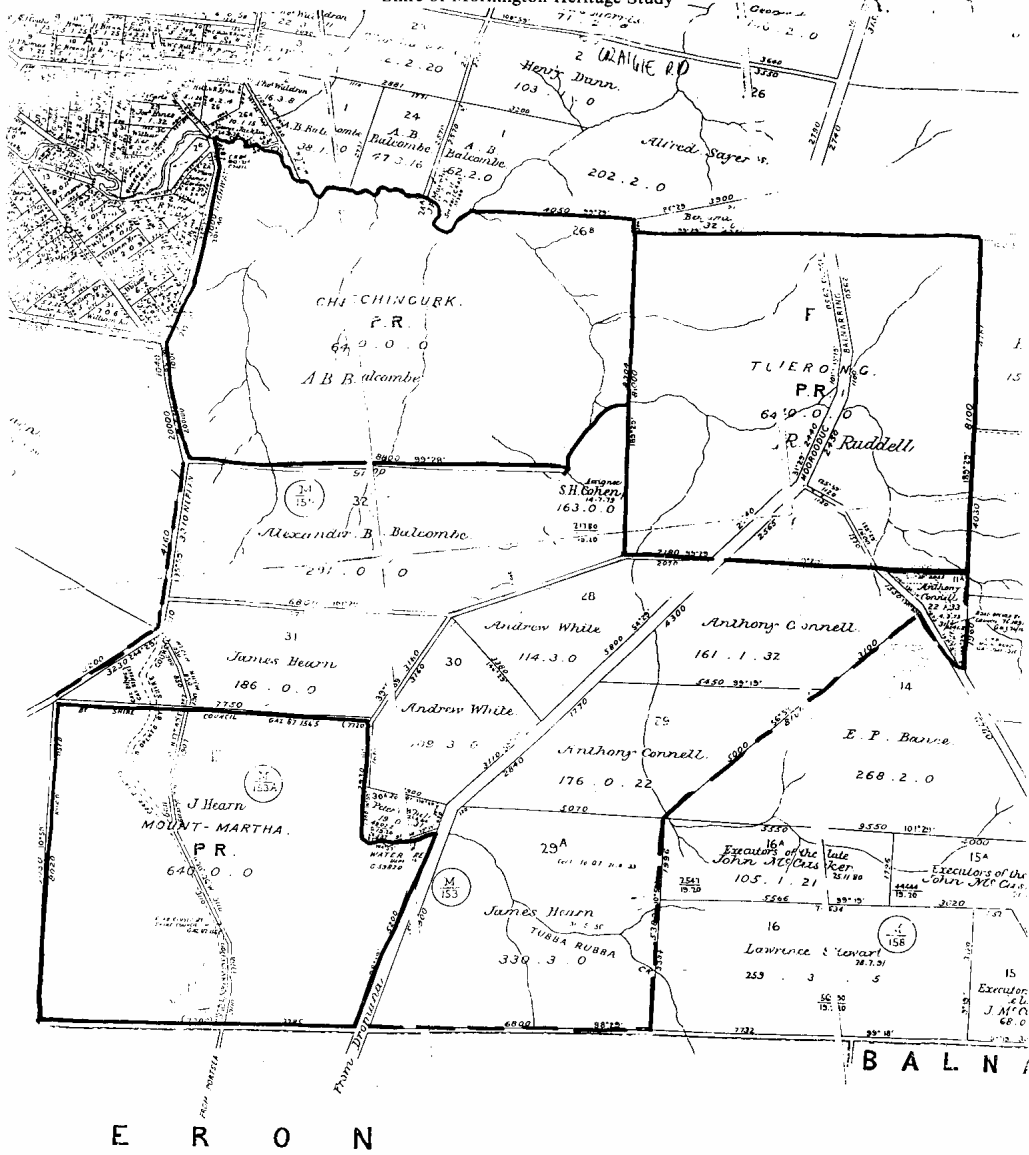
*Graeme Butler & Associates*



**Bayside Mansion Precinct, Mornington & Mt. Eliza**

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**Moorooduc Pastoral Lease Precinct**

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Heritage Study**

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**Environmental History**

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Prepared by  
**Jill Barnard**

1994

# Shire of Mornington Heritage Study Environmental History

Prepared by Jill Barnard  
1994

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## Introduction

In 1955 *Broadbent's Official Guide to the Mornington Peninsula and Phillip Island* said of Mornington that:

*Despite its modernity, it retains much of its old world charm; it reminds many people of some of the old seaside towns in Sussex or Hampshire.*

Mornington Shire has changed considerably since the 1950s, the population increasing by more than 20,000 people.<sup>1</sup> Yet, despite this development, Mornington retains much physical evidence of the forces that helped to shape its history.

These forces were influenced by the geography and natural resources of the district. Early in its history, Mornington Shire's natural resources: timber, grassland, and the resources of the earth, were recognised and exploited. The geographical location of the district, on the coast of Port Phillip Bay, at the head of the Peninsula, encouraged this exploitation, as it offered relatively easy access to the markets of Melbourne. The grasslands of the district enticed pastoralists to settle the area and begin a pattern of land use that continues in some parts of the shire today.

Mornington's location on the coast was an incentive to trade in produce from the area, the natural harbour at Schnapper Point providing an obvious site for a jetty from which goods could be despatched to Melbourne and supplies brought in to the Peninsula. But the coastal location was also responsible for the evolution of the shire as a holiday resort. Mornington rapidly became a favoured spot for professional and business people from Melbourne to establish summer residences, while its relative proximity to Melbourne also made it a popular venue for daytrips from the city in the late nineteenth and early twentieth centuries. Mornington's role as a holiday resort has been the most influential in the shaping of its physical environment and, although Mornington's population is now overwhelmingly a permanent one, the shire still attracts its share of tourists and semi-permanent residents.

This Environmental History seeks to explore the physical development of the Shire of Mornington. The forces that have contributed to this physical development are examined as a series of themes in the Shire's history. While some of these themes, such as Resort Development, have left ample physical evidence in modern Mornington Shire, others, such as Early Exploration, are far more difficult to physically document. The results of the Environmental History are offered as a guide to identifying sites of cultural significance in the Shire of Mornington.

## Themes:

### 1.0 Exploration and Culture Contact

- 1.1 Early Exploration
- 1.2 Culture Contact
- 1.3 Trigonometric Survey

### 2.0 Extractive Industries

- 2.1 Timber-Felling
- 2.2 Fishing
- 2.3 Brick-making and Quarrying
- 2.4 Patent Septaria Works
- 2.5 Gold- mining

### 3.0 Pastoralism and Agriculture

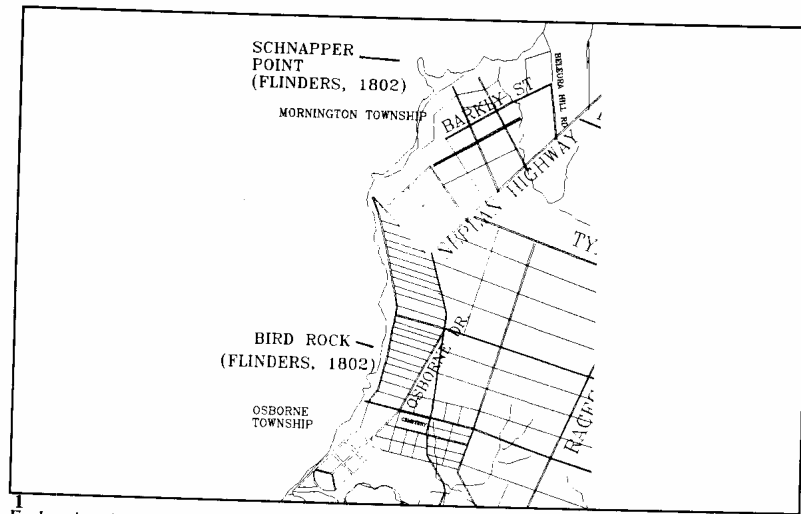
- 3.1 Squatters
- 3.2 Pastoralism
- 3.3 Vineyards and Orchards
- 3.4 Rural Settlement- Moorooduc

### 4.0 Resort Development

- 4.1 Seaside Residences

<sup>1</sup> *Broadbent's Official Guide to the Mornington Peninsula and Phillip Island*, 1955, p45  
<sup>2</sup> In 1961 the total population of the Shire of Mornington was 7819. In 1991 it was 29,939. Source: Australian Bureau of Statistics *Commonwealth Census*, 1961, 1991

Shire of Mornington Heritage Study  
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Exploration sites

**4.2 Attractions**

- 4.2.1 Beaches and Foreshore
- 4.2.2 The Delights of Nature
- 4.2.3 Mornington Park
- 4.2.4 Sporting Facilities
- 4.3 Hotels and Guest Houses
- 4.4 Specific Retreats

**5.0 Travel and Transport**

- 5.1 Tracks and Roads
- 5.2 The Pier and Sea Travel
- 5.3 The Railway

**6.0 Civic and Township Development**

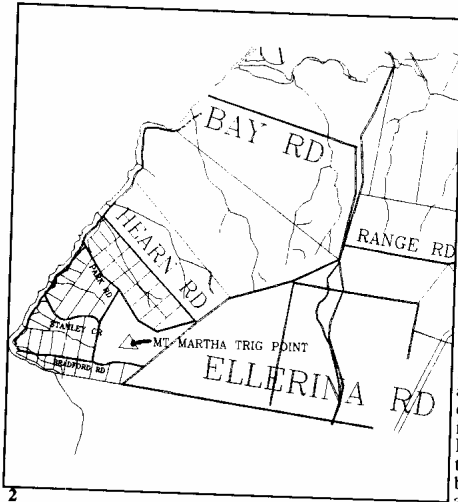
- 6.1 Township Surveys
- 6.2 Mornington
  - 6.2.1 Early Buildings
  - 6.2.2 Community Beginnings
  - 6.2.3 Commercial Centre
  - 6.2.4 Township Growth
- 6.3 Mount Eliza
- 6.4 Mount Martha
- 6.5 Balcombe

**7.0 Defence of the Commonwealth**

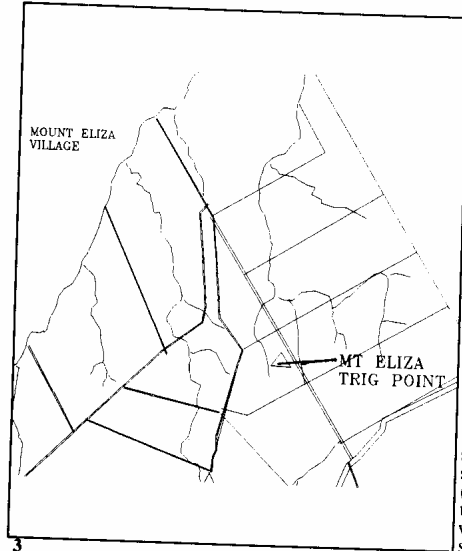
**Section 1: Exploration and Culture Contact**

**Introduction**

The Shire of Mornington occupies the northern portion of the western shores of one of the peninsulas that encircle Port Phillip Bay. This accident of geography accounts for it being the site of some of the earliest white forays into the Port Phillip District.



2  
Mt Martha trig point



3  
Mt Eliza trig point

### 1.1. Early Exploration

Matthew Flinders, in *HMS Investigator*, landed at Bird Rock, near Mornington on 28 April 1802 and walked around to Schnapper Point to make his first survey of Port Phillip Bay.<sup>1</sup> Flinders, like the other explorers who followed him, left no physical evidence of his visit to this site, but a record of his landing at Mornington was erected on an obelisk at Schnapper Point by the Historical Society of Victoria in 1952. The obelisk, a thirty-feet high landmark, is not only a reminder of the historical importance placed by later generations on white exploration of Victoria, but is also an aspect of a significant feature of Mornington's geography. Schnapper Point, projecting into a natural harbour, attracted early settlers to the area that became the centre of Mornington Shire and is still a well-known landmark today. Flinders was followed to the same area of the coast not long after by Charles Robbins, surveyor Charles Grimes, Dr McCallum and James Flemming in *The Cumberland*. In January 1803 Robbins' party landed near Sorrento and for the next month surveyed the land on foot, travelling through the coastal area that now constitutes part of Mornington Shire. James Flemming, in his journal, made observations of this country. Like Flinders, who noticed deserted fire places, heaps of shells and rising smoke,<sup>2</sup> Flemming also saw evidence of the indigenous population of the area in the form of 'country all newly-burnt'.<sup>3</sup>

### 1.2 Culture Contact

It was not until the 1830s that white people are known to have returned to Mornington Shire which was home to the Bunurong (or Bonurong) people. In 1839, William Thomas was appointed Assistant Protector of Aborigines with responsibility for the Western Port people. Thomas travelled a great deal with the Bonurong and left a map, drawn in 1840, of some of the routes taken by them over the Peninsula. The map includes some of the names used by the Bonurong for places on the Peninsula and locates Thomas' own hut at the station he established called Tuerong (sometimes Towerong). Thomas estimated that 89 Bonurong lived on the Peninsula when he arrived in 1839. By the 1850s, he said there were less than 28.<sup>4</sup> Aside from the name of Thomas' original station, there is little known physical evidence left of the encounters between white and black people in Mornington last century. How-

1 Leslie Moorhead, *Mornington in the Wake of Flinders, Historical Survey* 1971, p. 21

2 Moorhead, p. 20

3 James Flemming, 'Journal of Exploration of Port Phillip. The Voyage of His Majesty's Colonial Schooner 'Cumberland' from Sydney to King Island and Pt Phillip in 1802-3,' in Shillinglaw, *Historical Records of Port Phillip-*

*The First Annals of the Colony of Victoria*, reprinted 1972.

4 Gaughwin, Denise and Sullivan, Hillary, 'Aboriginal Boundaries and Movements in Western Port, Victoria', in *Aboriginal History*, Vol 8, 1984

ever, a number of shell middens dotted along the coast, are reminders of the Bunurong's pre-contact occupation of the land.

### 1.3 Trigonometric Survey

Several early historians of the Mornington Shire testified to the erection, sometime in the 1850s, of towers on the summits of Mt Martha, Mt Eliza and Arthur's Seat. The wooden towers, consisting of 'logs of timber laid crossways, ...rose to a height of 30 or 50 feet, the top being accessible by means of three flights of ladders'.<sup>1</sup> The towers were used as part of a trigonometric survey of Port Phillip to aid the survey and subdivision of lands. Official records of these towers are difficult to find, and the physical evidence of them was destroyed by fire, in Mt Martha's case as late as early this century.<sup>2</sup> The erection of the towers on the landmarks of Mt Eliza and Mt Martha, however, is symbolic of the part played by the natural geographic and geological features of the landscape at Mornington in influencing patterns of land use adopted by settlers and visitors over the next century and a half.

## Section 2: Extractive Industries

### Introduction

Extractive industries, such as timber-felling, fishing, brick-making and quarrying were amongst the earliest activities carried out by white settlers in the Mornington Shire and probably account a great deal for the re-shaping of the physical environment from its pre-contact state. Despite this, there are very few individual sites which can be associated with these industries today. Early white observers of the landscape noted the resources that were later to be exploited. In the exploitation of these resources, the foundations of settlement in the Shire of Mornington were laid.

### 2.1 Timber-Felling

Matthew Flinders, in his journal for April 6 1802, noted that 'Arthur's Seat and the hills and valleys in its neighbourhood were generally well covered with wood'.<sup>3</sup> Flinders' observation was backed up by that of George Smythe who carried out a coastal survey from the Tangenong Creek to Arthur's Seat in 1841. On his map of the area Smythe recorded both open and thick forests of stringy bark, she oak, wattle and box trees. By the time William Blandowski reported to the Surveyor-General on his own survey of the area in 1854 this timber already 'afford[ed] to the inhabitants of these districts a trade for supplying ships with firewood for Melbourne'.<sup>4</sup> Timber felling was clearly an occupation for many in the Moorooduc area in the 1860s when Captain Edward Blake appealed for government aid for the Moorooduc School with the explanation that the inhabitants of Moorooduc were '...apart from two men, extremely poor, their occupations mainly woodcutters cutting wood for exportation from Schnapper Point'.<sup>5</sup> Timber was cleared from Mount Martha and, according to Hunter Rogers, '...carted to the cliff tops and dumped into the water at their base there to be retrieved and loaded on the waiting craft moored to rings fastened into the rocky walls'.<sup>6</sup> Until the first decade of the twentieth century the Victorian Municipal Directory continued to number wood-cutting and bark stripping among Mornington Shire's leading industries.

A rock platform and holes where steel rings were once reputedly attached to the rocks at Balcombe Point, are probably the only remaining evidence of the timber-felling industry of the 1850s and 1860s, although the cleared nature of the Moorooduc Plains and the lack of indigenous trees is also evidence of a different kind. Mr Bill Jones of Moorooduc can remember when there was not a tree to be seen at Moorooduc. Two early historians of the Peninsula claimed that the coastal tea-tree only began to spread after the she-oak was cleared.<sup>7</sup>

### 2.2 Fishing

An early historian of the Mornington Peninsula, Gerald Byrne, credited fishing as being the primary reason behind the settlement at Schnapper Point. Writing in 1932, Byrne argued that the township sprang up '...at a spot which some fishermen found most suitable for their homes'.<sup>8</sup> C Daley, also remembering early days on the Peninsula, recalled a splendid 'snapper (sic) ground' at Mt Martha in

1 J Mann, 'Mount Eliza, The Early History and Settlement', 1926, reprinted in Mt Eliza Community Association, *Mount Eliza*, 1985, p.12; see Mount Martha Park citation  
2 Mornington Progress Association *A Guide to Scenic Mornington* nd  
3 Moorhead, *op cit*, p.20  
4 William Blandowski, 'Report to the Surveyor General on an Excursion to Frankston, Balcomb's Creek, Mt Martha, Pt Phillip Heads and Cape Shank(sic)', in *Transactions of the Philosophical Society*, Vol 1 1857  
5 Moorhead, *op cit*, p90  
6 G Hunter Rogers, 'History of the Mount Martha area' unpub MS quoted in Winty Calder, 'The Changing Face of Mount Martha: A History of Landscape Evolution', article in author's possession  
7 Mann, *op cit*, p20 and Wilding, 'History of the Mornington Peninsula', 1908, typescript, RHSV Vertical File  
8 Gerald Byrne, 'Early Days of the Mornington Peninsula', *Victorian Historical Magazine*, Vol X1V, Dec 1932, p. 186

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Steamer arriving at Pier, Mornington, Vic.



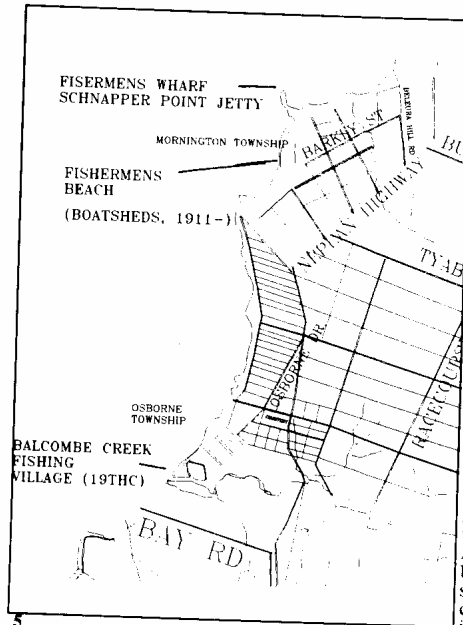
4  
Post card pre 1909 which shows the steamer pier and the fishermen's wharf in the foreground; there are also piles of what appears to be firewood, showing the continued timber-getting this century in the Mornington area. (Armstrong Collection)

the 1840s when several people fished there in small boats.<sup>1</sup> Another source claimed that in the mid nineteenth century a small 'hamlet of fishermen, perhaps numbering 30 or 40 souls' was situated at the mouth of Balcombe's Creek at Mt Martha.<sup>2</sup> Certainly George Hutchins, whose family has continued to be fishermen in the area up to the present day, selected two blocks of land at the mouth of the Balcombe in the 1850s. When Schnapper Point Jetty was constructed in the late 1850s it was used for the transportation of locally-caught fish to markets in Melbourne. By the 1890s, when the railway connection to Mornington had been established, fish were transported to Melbourne by train.<sup>3</sup> When, in 1927 the Railways Department refused to alter the rates they charged for transporting fish, Mornington Shire Council pointed out to them the dangers of losing the trade to motorised transportation.<sup>4</sup>

In 1892 the *Select Committee upon the Fishing Industry of Victoria* heard evidence that, on average, 200 baskets of fish, weighing 35 lb each, were caught each week at Mornington. Although fishing boats came from all over the Bay to Mornington, there were about 12-15 boats based in the town, employing about 20 men. Two of the local witnesses who gave evidence before the Select Committee, George Foss, fishermen's agent and Teunis de Zoete, fisherman, both argued that a shed where fishermen could store their nets and non-local fishermen could shelter, was desirable. By the early twentieth century a fishermen's wharf and shed existed alongside the Mornington Pier, on the site where the Yacht Club now stands. Not only did the wharf sustain professional fishermen, but it was extolled as a tourist attraction for amateurs as well. *Picturesque Victoria and How to Get There* explained in 1905 that 'all descriptions of fish' could be caught in the Bay and that Bream could be found in Balcombe Creek.<sup>5</sup>

Some of the local fishermen had applied for permission to build their own boatsheds on Fishermen's Beach early this century.<sup>6</sup> Neville Hutchins still stores gear and sells fish from the hut

1 C Daley, 'Arthurs Seat in the 40s', *Victorian Historical Magazine*, No 18, 1940, p.62  
2 William Culican and John Taylor, *Fossil Beach Cement Works Mornington, An Essay in Industrial Archaeology*, 1972, p.5  
3 Final Report of the Select Committee upon the Fishing Industry of Victoria, *Victorian Parliamentary Papers*, 1892.  
4 Note, the train was connected to Mornington in 1889  
5 Mornington Shire Council Minutes (CM), 11/11/1927  
6 Victorian Railways, *Picturesque Victoria and How to Get There*, January, 1905, p.19  
CM, 18/3/1911



Fishing industry sites around Mornington

on Fishermen's Beach used by his father and grandfather before him. Mornington Pier today hosts a scallop fleet, as well as still attracting amateur fishermen.

### 2.3 Brick-making and Quarrying

Early observers of the Mornington Shire noted the existence at several locations of clay suitable for brick-making. William Blandowski mentioned that an 'excellent clay for making bricks' was available on Jamieson's Special Survey'. Even as late as the 1880s, the Victorian Municipal Directory found the brick clays of Mt Eliza of sufficiently good quality to include in their description of the locality.<sup>2</sup> Several clay pits are mentioned in the vicinity of Mornington township in the mid-nineteenth century. These included Robertson's brick field, John Barrett's brick yard and of course, Thomas Allchin's brickworks<sup>3</sup>.

It was not uncommon in nineteenth century Victoria for small local brick-making industries to be established to meet local needs for building materials and, in Mornington's case, the bricks do not seem to have travelled very far.

Although several clay pits are mentioned by local history sources, identifying the sites of these pits is difficult. A name closely associated with the brick-making industry was that of Thomas Allchin, whose pit was said by several sources to be located on what is now Berry Reserve in Phillip St, Mornington and is also said to have been worked by William Irons before

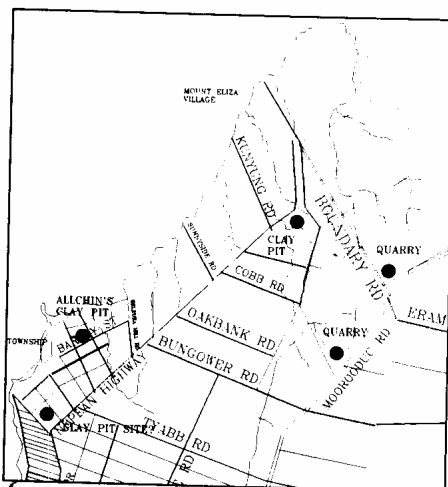
Allchin<sup>4</sup>. An 1860 photograph of Allchin's Brick Works reveals a large pit, rudimentary scaffolding and five workers posing for the camera. Allchin is said to have supplied the bricks for St Andrews Presbyterian Church in 1866. St Peter's Church of England was built from bricks supplied from a quarry also located in this vicinity.<sup>5</sup> Another church, St James the Less in Mt Eliza, was constructed from clay obtained from a paddock opposite the church on the grounds of what is now Peninsula School.<sup>6</sup>

Many houses were built apparently from bricks quarried and made on the spot. One clay pit and kiln was located on Balcombe Creek at The Briars. According to Mabel Brooks, early sections of The Briars homestead were built by ticket of leave men from bricks fired in this kiln.<sup>7</sup> The clay used in the chimneys at Nyora, Mt Eliza, was apparently dug from the foreshore at Canadian Bay<sup>8</sup> Beleura was built of handmade bricks, as were the stables at Earimil. T J Sumner, who bought Earimil in 1871, intended to replace the timber home with a brick one. According to his grand daughter, Maie Casey, Sumner had a kiln constructed and baked enough bricks for the stables and house. He died before the house was begun and the pile of bricks intended for it gradually dissolved away to nothing.<sup>9</sup>

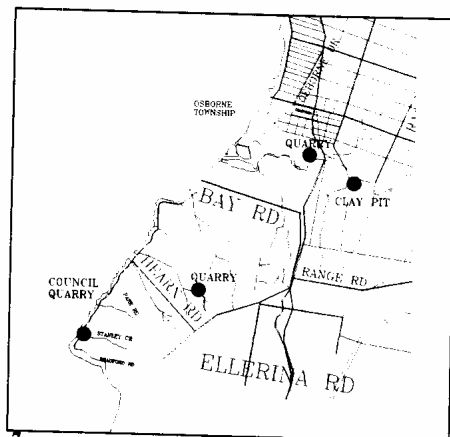
Thomas Allchin continued to make bricks until 1896<sup>10</sup>. The brick-making industry does not seem to have survived into the twentieth century, when building materials could be brought more easily

- 1 Blandowski, *op. cit.*
- 2 *Victorian Municipal Directory and Gazetteer*, 1880
- 3 RB1885, 1135,874,819
- 4 EM Gilbert, *pers. com.*
- 5 *St Peter's Mornington 1861-1986*, commemorative booklet, p.9
- 6 "The Little Church of St James The Less" in *Mt Eliza*, *op. cit.*, p.36
- 7 Mabel Brooks, *The Riders of Time*, 1967, p.4
- 8 Mann, *op. cit.*, p. 11
- 9 Maie Casey, *An Australian Story 1837-1907*, p.163
- 10 Moorhead, *op. cit.*, p. 61

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6 Approximate position of clay pits and quarries in the north of the Shire



7 Approximate position of clay pits and quarries in the south of the Shire

into the district by rail or road. Those locally-made brick buildings which survive are testimony to an early local industry and to the isolated nature of Mornington in the nineteenth century.

Another resource for which early hopes were entertained was granite, which was found in quantities on both Mt Eliza and Mt Martha. The *Victorian Municipal Directory* of 1891 announced that 'a large quantity of the finest granite in the colony lies [at Mt Martha] and predicted that, when it was quarried it would be very profitable.<sup>1</sup>

Geologist A. E. Kitson located a granite quarry at Mt Martha and another at Mt Eliza in his geological survey of 1900.<sup>2</sup>

Neither of these quarries appears to have been worked extensively, although an early historian of Mt Eliza suggested that the granite footings of St James the Less Church of England, were found at Mt Eliza.<sup>3</sup> Mt Eliza granite was also said to have been used to construct the bridge over Kackeraboite Creek in 1861<sup>4</sup> and the Mt Eliza Store built, by James Bradbury at the junction of Mt Eliza Way (then Nepean Highway) and Boundary Road in 1928.<sup>5</sup>

This two-storeyed store was demolished in the 1970s<sup>6</sup>, but the granite blocks were numbered and buried on a private property in Mt Eliza in case of possible future restoration. In the 1880s Robert Watson used Mt Martha granite located on his property to build his home, Melrose. Although Melrose was demolished in recent years, the quarry can still be found east of Panorama Drive, Mt Martha<sup>8</sup> and granite from the demolished building is said to have been used to construct a fountain and roundabout at Mount Eliza.<sup>7</sup>

It is said that Norman Lodge (formerly Manyung) at Mt Eliza was also constructed of stone quarried from the creek on the property in the 1860s.<sup>10</sup>

One old quarry, worked early this century with the aid of steam engines, was located near Citation Reserve at Mt Martha.<sup>11</sup>

Rocks from this quarry are said to have been used in the construction of the beach road from Mornington to Mount Martha<sup>12</sup>. The Council quarry, on the Esplanade, Mt Martha, is a dramatic and obvious physical reminder of this human interaction with the landscape.

1 *Victorian Municipal Directory and Gazetteer*, 1891  
 2 A.E. Kitson, 'Report on the Coast Line and Adjacent Country between Frankston, Mornington and Dromana', Monthly Progress Report No 12, March 1900, *Geological Survey of Victoria*, Department of Mines, 1900  
 3 'The Little Church of St James the Less' in *Mt Eliza*, op cit, p. 36  
 4 Mann, op cit, p. 29  
 5 R.G. Roper, personal communication  
 6 Brian Hobart, personal communication  
 7 R.G. Roper, personal communication  
 8 Winty Calder, *The Changing Face of Mt Martha, A History of Landscape Evolution*, op cit  
 9 Alan Dowdle, personal communication  
 10 Shirley Roper, personal communication  
 11 Bob Barker, pers.com. interviewed 1993  
 12 *ibid.*

#### 2.4 Patent Septaria Works

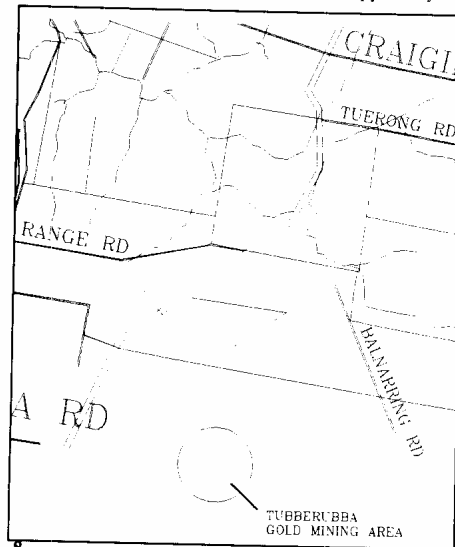
Another very short-lived industry in the Shire of Mornington which has left evidence in the form of the ruins of an industrial site was the cement works, known as the Patent Septaria Company. Lime burners had established kilns elsewhere on the Peninsula at Sorrento by the 1840s,<sup>1</sup> and Blandowski had argued that, although the Peninsula had rather a 'desert-like character', he felt that the abundance of limestone would 'raise it to a place of some importance'.<sup>2</sup> These facts, plus the 1854 report of Government geologist A R C Selwyn that the limestone nodules found on Fossil Beach 'might be found highly valuable for making hydraulic cement',<sup>3</sup> must have encouraged James Robertson to establish the Cement Works on the foreshore at Fossil Beach in 1862.

The Cement Works, which were hailed as a 'new enterprise' by *The Argus* of Aug 25 1862<sup>4</sup>, were quite extensive. Archaeological excavations conducted by William Culican and John Taylor in the early 1970s, discovered the remains of a washmill and settling pans, deep tanks, main and lesser kilns and a sedimentation channel. There were also huge trenches dug into the cliffs for the retrieval of nodules.<sup>5</sup>

The works started with every assurance of success. A group of local residents inserted a notice in *The Argus* of May 16, 1862, assuring Robertson of their support for a venture which would assuredly bring 'great benefit' to the community.<sup>6</sup> By November 1862 *The Age* pointed out that the cement had 'proved itself to be of excellent quality [and was] now being used in the erection of the Bank of Victoria, Collins St.'<sup>7</sup>

Nevertheless, the Patent Septaria Company was a failure. It appeared for the last time in the stock market columns in October 1863. According to the Geological Survey of Victoria Report for 1863-1864, Robertson had failed to investigate the exact properties of the septaria before embarking on his venture. The septaria at Fossil Beach apparently contained too little soluble silica or sulphates to make it commercially acceptable.<sup>8</sup>

The Patent Septaria works were an early attempt to exploit the natural resources of Mornington for commercial purposes. Had the venture succeeded, it would not only have been a boon to the local community, but also to the colony which had to import large quantities of cement at some expense in the 1860s. Culican and Taylor point out that it was ten years before another such enterprise, the Melbourne Builders' Lime and Cement Company, was established at Lara in 1874. The remains on Fossil Beach are significant evidence of this early industrial enterprise. By the twentieth century, however, they were assuming importance as one of the attractions that led tourists to Mornington.



8 Gold mining site

#### 2.5 Gold-mining

The Mornington district experienced three small gold rushes in the nineteenth century. The rushes were centred on the Tubba Rubba and Bulldog Creek areas, in the south east of the municipality on what, in the 1850s, was James Hearn's property. The first rush took place in 1851, simultaneously with several more significant rushes in Victoria. A nugget, said to weigh 17 oz was found at Barnes' diggings and soon there were a hundred diggers there.<sup>9</sup>

The rush was apparently shortlived, but

1 Wilding, *History of the Mornington Peninsula*, 1908, MS RHSV Vertical File  
2 Blandowski, *op cit*, p26  
3 Moorhead, *op cit*, p93  
4 Culican and Taylor, *op cit*, p16  
5 *ibid*, p.23  
6 *ibid* p14  
7 *ibid*, p 16  
8 *ibid*, p23  
9 F.R.A. Keble 'Mineral Resources of the Mornington Peninsula' Geological Survey of Victoria, *Memoir No. 17*, *Memoirs of the Geological Society of Victoria*, 1968, p. 73  
10 Byrne, *op cit*, p.191

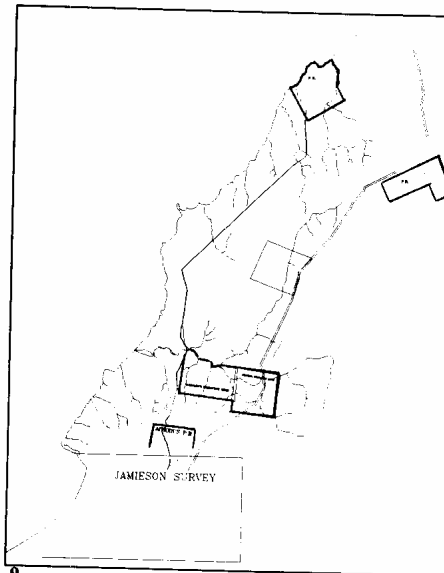


another occurred in the 1870s and another in the 1890s.<sup>1</sup>  
In 1937 Geologist, R. A. Keble examined the sites of these rushes in an 'isolated area of four square miles ...six miles north-east of the township of Dromana'<sup>2</sup> and found some evidence of the old workings. One auriferous reef had been worked near the head of Bulldog Creek and an old battery site and prospecting holes were visible on and around the Tubba Rubba Creek. On his map of the area Keble marked several prospecting holes and a water race downstream from 'Barnes' workings on Bulldog Creek. 'Keble found similarities between the geological strata around these creeks and the richly paying reefs of the Victorian Central Highlands and suggested that the reef on Bulldog Creek, which was lost on a slide, was probably quite rich.'<sup>3</sup>The evidence found by Keble suggests that, like all gold mining activity, the rushes at Tubba Rubba and Bulldog Creeks did much to alter the landscape in the immediate vicinity.

### Section 3: Pastoralism and Agriculture

#### Introduction

Until very recent decades Mornington Shire was primarily a grazing and farming district and much of the Shire is still taken up by rural land. Pastoralism and agriculture played an important part in the development of the Shire. Early settlers in the district engaged in pastoral and agricultural pursuits, opening up the country to cultivation and livestock, and influencing the pattern of subdivision when it occurred in the 1850s. In the early twentieth century orchards and nurseries joined sheep and cattle as major landuses in the Shire, while in the mid-twentieth century horse studs and poultry farms became more numerous. Although both of these rural pursuits are still to be found in the Shire, their importance as local industries has declined. While in 1933 12% of the Shire's population were engaged in agriculture and pastoralism, and in 1981 4% were still so engaged, in 1991 only 1.3% were employed in the agriculture, forestry, fishing and hunting industries.



9  
Preemptive Rights from early pastoral leases with the Jamieson Special Survey (Moorooduc parish plan)

#### 3.1 Squatters

The earliest white settlers in the Mornington Shire were squatters, who took up large areas of land at Mt Martha, Schnapper Point and Moorooduc. While the physical evidence of most of these early pastoral pioneers has disappeared, some of the original properties have survived, although in much reduced size. Some farm buildings and homesteads of the 1850s and 1860s remain.

The locations and settlers of the first stations are indicated on the 1841 map of the area drawn by George Smythe. 'Smythe's map shows that a run, 'Gorm Griza', had been taken up on Beleura Hill, just north of the Tanti Creek by Mr Straton (sic) who had moved there from the 'Tontine Old Sheep Station' located near the site of the Tanti Hotel. Further east, in the vicinity of the Mornington racecourse, was Mr Gorringe's Sheep Station, including his tent.

Checkingkurk (later The Briars) was Captain Reid's station at Mt Martha. Smythe indicated a house and a paddock at Checkingkurk. 'Towerong (Tuerong) was the station belonging to Assistant Aboriginal Protector William Thomas. On the southern border of the Study Area was Jamieson's Special Survey of 5,000 acres (2025 hectares), which was managed for a while by James Hearn and family.

The nucleus of each of these properties, except the Special Survey, was to become a

1 Moorhead, *op cit*, p.143  
2 R.A. Keble, 'Tubba Rubba and Bulldog Creek Diggings' in *Geological Survey of Victoria Records*, Vol V, Part 3, 1937  
3 Keble, 'Mineral Resources of the Mornington Peninsula', *op cit*, p.73  
4 *ibid*  
5 George D. Smythe, 'Survey of the Coast of Port Phillip from the Mouth of the Tangenong Creek to Arthur's Seat', Coastal Survey 81 A, 1841, Ref. no. 5, Sheet no. 1  
6 Sometimes spelt Chechinkurk or Tichingorouk

Pre-emptive Right of 640 acres (259.2 hectares) when Orders in Council gave squatters the opportunity to purchase 640 acres (259.2 hectares) of their runs in 1851. Although each of them had changed hands, sometimes many times, by then, they were virtually the only stations in the area between the 1830s and 1850s. The area originally claimed by each of the squatters was far in excess of their Pre-emptive Right. The Briars, for example, was said to include the area that is now Mornington township, while Hunter's Run, bought from Stratton, was said to have originally extended from Mordialloc to the Tanti Creek.

The Briars is one of the pioneer stations that survives today. Unlike the neighbouring stations, The Briars changed hands very few times. Some sources suggest that it was owned by John Vockin before Captain James Reid took it over about 1840.<sup>2</sup> It passed to Alexander Beatson Balcombe around 1846 and it was then that the name was changed to The Briars. The Briars remained in the same family until 1976 when it was taken over by the Shire of Mornington and the National Trust of Australia (Victoria).

Although some squatters, such as Hugh Jamieson, were said not to have taken much interest in their Peninsula properties, it is evident that, as early as the 1830s, James Reid was not only working his property but also, in doing so, altering the landscape. A visitor to Checkingkurk in 1839-1840 noted that, not only was Reid growing corn, but that from the slopes of Mt Martha 'smoke fill[ed] the whole country'. Reid had set fire to the old grass to provide fresh 'pasturage for his cattle'.<sup>3</sup> Nothing apparently survives of Reid's 'rustic but agreeable' bush hut,<sup>4</sup> but it is clear from a sketch by Georgiana McCrae in 1844,<sup>5</sup> that Reid had built several farm buildings, enclosed paddocks and cultivated hillsides before he passed the property on to Alexander Balcombe. The existing homestead at The Briars was built by Balcombe in stages in the 1840s, 1850s and 1860s, along with additions in the twentieth century.<sup>6</sup> Along with a number of farm buildings, these structures are probably the oldest surviving built evidence of Mornington's squatting history.

To the north, at Beleura Hill, Stratton's station passed on to Mr D Playne and then to Alexander Hunter who sold it in the 1860s to James Butchart. Butchart built the existing homestead, Beleura, in the early 1860s. Beleura exemplified more than just the headquarters of a pastoral station. Like the homes of many successful squatters, the Italianate Beleura was reminiscent of the country houses of Britain. In the twentieth century Beleura passed into the hands of the Tallis family, one of the last families in the study area to operate a significantly large area of pastoral land, extending from Mornington to Moorooduc.

By the time Government Surveyor Permein surveyed Mornington for landsales in the early 1850s very little had changed from the time of Smythe's map. Permein notes a number of buildings and fences at The Briars, and four buildings and fences at Tuerong in the vicinity of the track that became the Three Chain Road. He noted three buildings at Hunter's Grant, one at Yuille's (formerly Gorrings) and Swift's Hut in a lot close to Hunter's south-east border. Permein also observed a few isolated patches of land under cultivation.

While much of the area was sold in smaller lots to selectors, some very large areas still remained in the hands of a few landholders after the 1854 sales. James Hearn, by the late 1850s, owned a vast area of almost 3000 acres (1200 hectares) at Mt Martha, south of The Briars, running from the coast to beyond Moorooduc Road. His property became known as the Mt Martha Sheep Station. As well as managing Jamieson's Special Survey, Hearn is thought to have been occupying his own station at Mt Martha for some years before Permein's survey.<sup>8</sup> James Hearn died a year after the gazettal of his station, although it remained in his family until 1872, when much of it was sold to Robert Watson. Alexander Balcombe held onto a large area surrounding the original Checkingkurk, as well as some lots in Mornington township. T J Sumner bought the Annesleigh Estate, east of the Moorooduc Rd at Moorooduc. Tuerong remained as a 640 acre Pre-emptive Right, owned by Ralph Ruddell. A much smaller Tuerong Park station still exists on part of this Pre-emptive Right. Mr Hunter maintained his Pre-emptive Right at Beleura Hill and JT Smith purchased 700 acres (280 hectares) at Mt Eliza. For the most part, however, the area, especially around Moorooduc, was sold in smaller lots to selectors.<sup>10</sup> Gradually the larger landholdings were broken up or changed hands over the next half a century, while other large holdings were put together in the twentieth century, to be broken up again into smaller properties in the middle of the century. The Briars remains as evidence of one of the largest and earliest squatter's runs in the district.

### 3.2 Pastoralism

While Permein suggested that the soil around Schnapper Point and Moorooduc was good for agriculture, Smythe had already noted, in 1841, that the district possessed large tracts of 'good grass' for

1 Hunter Rogers, *History of the Mornington Peninsula 1798-1878*, unpub MS, nd, RHSV Vertical File  
2 National Trust file no. 17, *The Briars*  
3 Richard Howitt, *Impressions of Australia Felix*, 1845 p144  
4 *ibid*  
5 Hugh McCrae (ed) *Georgiana's Journal*, second edition 1966, p 153  
6 National Trust of Australia, Victoria, File Number 17, *op cit*  
7 Winty Calder, 'The Changing Face of Mt Martha', *op cit*  
8 *ibid*  
9 Winty Calder, personal communication  
10 Parish of Moorooduc, County of Mornington, Parish Plan

sheep.<sup>1</sup> Smythe perhaps proved to be more correct than Permein in his assessment of the landuse capabilities of the area. TJ Sumner had intended to use his Moorooduc property, Agnesleigh, for instance, as a model farm, but found the land unsuitable and turned it over to grazing.<sup>2</sup> From 1880 until 1980 the *Victorian Municipal Directory and Gazetteer* listed Mornington Shire's chief landuses as pastoralism and farming. Up to the mid-twentieth century cattle and sheep ranged over what is now mainly residential land. At his Greenlaw property at Mt Martha, George Fairbairn raised sheep. Sheep were also raised at nearby Fairbairn Farm, remnant buildings of which can still be seen at Mt Martha. From the early twentieth century until the 1950s the Tallis family ran cattle on approximately 2000 acres (810 hectares) at Mornington.<sup>3</sup> The Tanti Park Sheep Farm, at Tanti Park, existed on land originally marked as Tontine Sheep Station by Smythe, then purchased by William Robertson at the first sales, before being held by the Tanti Park Estate Company at the turn of the century. It passed through several hands before being bought by Edward Grigg in the 1930s.<sup>4</sup> Purchased by the Housing Commission of Victoria in 1964, the farm had left some remnant buildings which have been incorporated into community buildings at Currawong Community Centre. The buildings, or their remains, represent various stages of the farm's history and include a house built in the 1930s, an old dairy, shearing shed and stables. Wind break trees planted around the farm buildings add to the impression of a farm complex, despite the fact that the community centre is now a mixture of old and new buildings surrounded by a 1960s housing estate. In the twentieth century, hobby flocks and herds often coexisted alongside working pastoral properties. In the 1950s, for instance, Sir Reginald Ansett ran a few Border Leicester Sheep on his Mt Eliza property, while his neighbour, Bruce Watson, raised a large flock of sheep.<sup>5</sup> The Mornington Shire Council took steps at different times to assist the pastoralists and farmers of the district. Perhaps in response to hardship on the land during the depression of the 1890s, the Council arranged a public meeting in 1894 to hear guest speaker, Mr D Wilson, the Government Dairy Expert, discuss the dairy industry and the advisability of opening a butter factory in the district. The *Mornington Standard* reported that the Council took this step in response to a 'widespread feeling that a butter factory and creamery would be a success, and a great benefit to the district.'<sup>6</sup> The fact that Mr Wilson discussed the correct breeds of cows to use and the best milk producing grasses to grow indicates that there had not been a great deal of dairy farming in the Shire prior to 1894.

This meeting, at which several farmers and townspeople promised support, was followed by another meeting at the Moorooduc Road school two weeks later. It was decided that a company would be formed with a capital of £750 in 1,500 shares at 10 shillings each.

The butter factory was established in Derrill Rd Moorooduc in 1897. It was associated, in the minds of many locals, with successful annual picnics and the corner of Derrill Road and Eramosa Road became known as 'butter box corner' because this was where a local storekeeper left and picked up boxes full of produce from the factory.<sup>8</sup> The butter factory closed in 1908. Apparently the dairy industry on the Peninsula was not large enough to sustain profits.

The Tanti Saleyards, next to the Tanti Hotel on the Nepean Highway, had been in operation for some years when the Shire Council decided in 1911 to buy them. The Council improved the dilapidated saleyards, which continued to operate until 1960, when the last of the big rural estates, such as the Tallis' property, were being subdivided into smaller properties, signifying the end of an era in Mornington's pastoral industry. At the same time, the Dandenong Market was drawing trade from Mornington and motorised transport of stock was replacing the railway.<sup>9</sup> The saleyards represented one facet of Mornington's role as a centre for the rural hinterland of the Peninsula. In the early 1960s the Council made arrangements to sell the saleyards, part of them being absorbed as a carpark by the Tanti Hotel.

### 3.3 Vineyards and Orchards

The Mornington Peninsula is associated in the 1990s with vineyards and wine-making. Within the Shire of Mornington, The Briars operates as the Mornington Peninsula Wine Centre, as well as growing its own grapes and producing wines.

The Briars is one of two sites where vines were planted in the mid-nineteenth century. The Mount Eliza District Rate Book of 1864 recorded a vineyard at Balcombe's property.<sup>10</sup> Early attempts at wine-growing were also said to have been carried out at JT Smith's property, Nyora, at Mt Eliza. In 1859 Smith leased his property to Henry Cadby Wells who planted wheat and a vineyard.<sup>11</sup> Apparently this vineyard was not a long-lived enterprise, and there is little evidence to suggest that The Briars vineyard grew to great proportions either. While The Briars and other vineyards in the shire

1 George D. Smythe, *Coastal Survey*, *op cit*

2 Casey, *op cit*, p.162

3 David Kirton, personal communication

4 Thomas Hast, *Alive and Well and Living in Mornington*, 1979, p.105

5 Stephen Moran, *From a Veritable Wilderness. The History of the Mornington Racing Club*, nd, p. 78

6 *Mornington Standard* (Hereafter MS), April 19 1894

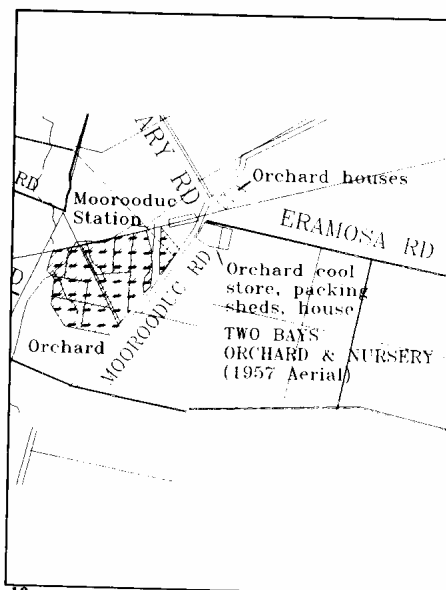
7 MS May 17 1894

8 Bill Jones, personal communication

9 Moorhead, *op cit*, p.180

10 National Trust File No 17, *op cit* p.5

11 Mann, *op cit*, p.11



10  
One of the largest orchard holdings in the district, Two Bays, shown here in as a reduced area (1957)

represent a link back to some of the earliest agricultural efforts in the Mornington Shire, they do not represent a continuum in its land use history.

A visitor to the Mornington District in 1855 noted that fruit trees flourished.<sup>1</sup> By the beginning of the twentieth century orchards and tree nurseries were a significant aspect of the land use of the shire, particularly of Moorooduc, although the centre of orchard country was closer to Tyabb and Somerville than Mornington.

Bailliere's *Gazetteer* reported in 1879 that of the 38,951 acres (15580.9 hectares) occupied in the Mornington Shire, 106 were taken up by orchards. The *Victorian Municipal Directory* continued to list fruit-growing as a major industry of the Shire from 1880 to 1980, emphasising the continuing role of this occupation in the Shire until very recent times.

One firm which exemplifies this continuum is WA Shepherd & Sons' Nursery, which was established near Somerville in 1860, but moved to Moorooduc in 1948. Shepherd's has remained a family company, occupying land that was owned by the present manager's maternal grandfather. Fruit from Shepherd's nursery was selected for the 1886 Jubilee Exhibition in London. Although the fruit industry within the Shire concentrated on apples and pears, Shepherd's nursery produced a range of fruit trees, listing in its 1918 catalogue nine varieties of fruit trees. Today a similar range of fruit and exotic trees is raised by the nursery.

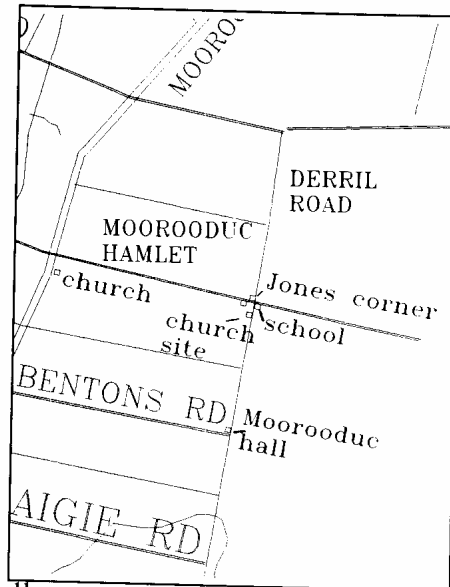
The orchard and nursery industry expanded around the turn of the century. The *Mornington Standard* of February 18, 1910 reported on the transformation being effected of part of the Annesleigh Estate by George Griffith who was turning an area 'covered with timber and rubbish' into an orchard.<sup>2</sup> This property, Baymount, the beginnings of Two Bays Nursery, covered over 300 acres (120 hectares), although only 70 acres (28 hectares) of trees were cultivated in 1910. The *Mornington Standard* commented favourably on the 'up-to date manager's cottage, stables and ...the largest packing shed in the southern hemisphere'. To complete the picture, Griffith added a picket fence and garden surrounded by cypress and ornamental shrubs around the packing sheds. An added visual attraction was the 'mass of young fruit trees', presenting a 'charming sight' for the observer looking east from Moorooduc Railway Station to Bungower Road.<sup>3</sup> Orchards, as well as being an economic proposition, obviously added to the scenic charm of the district. By 1931 the Two Bays Property consisted of 500 acres (200 hectares) of orchard and 100 acres (40.5 hectares) of nursery. The Company exported fruit trees, sending some 212,000 trees to Argentina in 1927.<sup>4</sup>

In the early 1930s Two Bays Nursery and Orchard Co. employed 60 workers. At the same time it branched out into cider-making to supplement the fruit and nursery aspects of the business.<sup>5</sup> However, it was offered for sale by subdivision in 1939.

In the early decades of the twentieth century several orchardists constructed cool stores to store their fruit for market. The Two Bays Company boasted a cool store that could accommodate 15,000 cases of fruit.<sup>6</sup> Two Bays Cool Store still exists, albeit in a much altered form, as the Moorooduc Cool Store at the corner of Moorooduc and Eramosa Roads. Part of the original orchard is covered by Tully's orchard and packing shed at the corner of Moorooduc Road and Wooralla Drive.

From 1952 to 1967 the Mornington Peninsula Fruitgrower's Club produced a quarterly newsletter, *Technical Topics*, in which subjects such as pest and disease control were discussed. The club held regular meetings, often field days, where such subjects as pruning were discussed, and ran an annual School Project Competition for Peninsula Schools.

1 W. M. K. Vale, quoted in Moorhead, *op cit*, p. 74  
2 MS 18/2/1910  
3 *ibid*  
4 *Sporting Globe* 1 6/12/31  
5 *ibid*  
6 *ibid*



Subdivision of rural land in the 1960s and 1970s divided up former orchards and nurseries. By the early 1960s, poultry sheds were becoming a part of the local rural landscape. In 1960 alone, four poultry farmers, including the Golden Poultry Company, applied to the Council to erect poultry sheds in Dunns Road, Craigie Road and on the Nepean Highway. Another form of landuse that became more popular after the war was horse training, with local trainers making use of the facilities of the Mornington Racecourse re-established after the Second World War. Indeed, in 1951, local horse trainers provided the labour and money to build a training track on the Racecourse.<sup>1</sup> By 1987 500 horses were being trained at the Mornington Racecourse.<sup>2</sup>

### 3.4 Rural Settlements - Moorooduc

Early settlements in Mornington Shire were planned by Permein at Osborne and at Mornington. While little development occurred at Osborne until the twentieth century, Mornington rapidly became a commercial, legal and transportation centre for the Peninsula. In the late twentieth century, the coastal strip from Mt Eliza to Mt Martha has become closely developed, first as primarily resort accommodation and then as permanent residential areas for a growing population. Moorooduc has retained its rural nature, partly due to Shire Planning Controls which have imposed restrictions on the size of subdivisions.

11  
Moorooduc still thrives despite the approaching suburban development

As early as the 1860s, the people of Moorooduc identified themselves as a community in their own right when they constructed a timber church and school on Moorooduc Road, near the corner of the Tyabb Road. The half acre of land on which the church-school stood had been purchased in 1863 by John Sykes, John Stone, Thomas Allchin, James Flood, Henry Dunn, Jas. McLellan and Benjamin John Benton.<sup>3</sup> Although the church began life as a Church of England, during the 1890s Presbyterian services were conducted there by the Reverend Caldwell of Mornington. In 1916 the land and building were transferred to the Congregational Union of Victoria. While the building is still used today as a Uniting Church, it also functioned as Moorooduc's first school from the early 1860s until 1880, when SS 2327, a timber school and teacher's residence, were opened on the corner of Derril Road and Tyabb Road. This little timber school, though physically altered, still operates as Moorooduc Primary School.

The community at Moorooduc based itself at this road junction, known locally as Jones' Corner, after the Jones family, members of whom have lived at Moorooduc since the 1840s.<sup>4</sup> The Jones family operated a store on part of their property, Spring Farm, on the south-west corner of this junction, in the 1920s. Opposite the site of Jones' Store stands Moorooduc Antiques, formerly the Moorooduc Co-operative Store, which sold machinery, stock food, equipment and groceries from 1948 to 1969. The timber for the Co-op Store was cut at a community working bee.<sup>5</sup> Moorooduc Progress Association was formed in 1909. One of the Association's projects was to construct a local hall and land was given by Mr Edward Jones in Derril Road as a site for a tin hall which was opened in 1915 (demolished). Apparently there was dissension in the ranks of the Progress Association about the siting of the hall and another public hall- this time brick- was duly built and opened in 1916. The tin hall eventually was sold to the Church of England in 1932 and became St Paul's Church of England.<sup>6</sup> The brick hall in Derril Road remains today as Moorooduc Hall.

The little settlement based around the buildings at the corner of Derril and Tyabb Roads is visually very evocative of rural community life early this century, with its cluster of community buildings, CFA hut and former store. At the same time, the wider landscape of Moorooduc, with its windbreak plantings of pines, farmhouses and remnants of old farm and orchard buildings set amongst pad-

1 Moran, *op cit*, p. 73  
2 *ibid*, 108  
3 Valda Cole, *Western Port Pioneers and Preachers*, 1975, p184  
4 Bill Jones, personal communication  
5 *ibid*  
6 Cole, *op cit*, pp. 190-191

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docks and pastures also remains as evidence of what much of the Shire of Mornington must have looked like in earlier days.

#### Section 4: Resort Development

##### Introduction

Undoubtedly Mornington's major role in the social history of Victoria has been as a holiday resort. From the 1860s to the present day visitors have been attracted to the area by a range of factors. Foremost among these have been the pleasures associated with the sea. The full length of Mornington's western boundary is occupied by the coast of Port Phillip Bay offering '...charming and varied shores and scenes of marine beauty which challenge the far-famed Bay of Naples'<sup>1</sup>. Enjoyment of the coastline has not wavered over the Shire's history, although changes in leisure fashions and increasing affluence have altered the way in which the beaches and foreshore have been used. Beyond the coastline, there are other features of the area that have worked to attract visitors. Proponents of tourism to the area pointed to the scenic delights of Mt Martha and Balcombe Creek and the geological interest of Fossil Beach. Mornington Park and Mornington Racecourse have also attracted visitors to the Shire.

A major advantage of Mornington as a holiday resort in both the nineteenth and twentieth centuries has been the ease of access to the city of Melbourne. (see section 6) Tourist guides of the nineteenth century could point to the Bay steamers or the daily coaches from Melbourne as readily available modes of transport. From 1889 the train was another form of transport at the visitor's disposal. In the 1930s, tourist guides argued that Mornington was 'particularly popular with motorists, the 35 miles of roadway from Melbourne being perfectly constructed'.<sup>2</sup>

This ease of access to the city partially explains the kinds of visitors attracted to the resort in the nineteenth and early twentieth centuries. Mornington was marketed by the Railways and by subdividers of estates as being perfect for businessmen and gentlemen from Melbourne who wished to base their families at the resort for the summer and commute to conduct their business in the city. While Mornington attracted a large number of 'gentlemen' to establish seaside homes in the area,

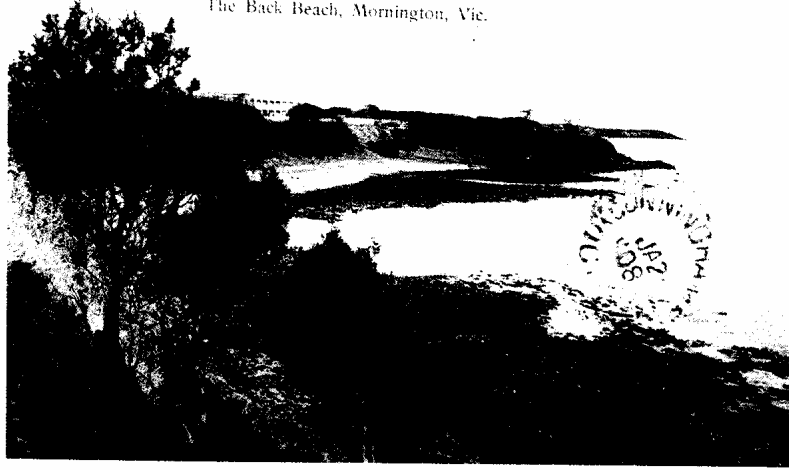


12  
*Mornington beach front and Irvine's Royal Public Baths, pre 1913 (Armstrong Collection)*

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<sup>1</sup> *Newsletter of Australasia*, June 1858, quoted in Moorhead, op cit, p. 75  
<sup>2</sup> *Sporting Globe*, 16/12/1931

The Back Beach, Mornington, Vic.



13  
Royal Beach (titled here as the Back Beach) with the Royal Hotel overlooking the scene, pre 1908 (Armstrong Collection)

the range of hotels and guest houses 'with tariffs varying to suit all comers'<sup>1</sup> was available for other visitors wishing to sojourn by the seas. Mornington has also been a popular destination for 'day-trippers', particularly in the late nineteenth and early twentieth centuries. While Council policy encouraged such visitors to visit Mornington during the twentieth century, it was not so kind to campers. Unlike other bayside beach resorts, Mornington did not develop as a focus for campers and throughout the twentieth century several attempts to expand the Shire's camping accommodation beyond that reserved at the mouth of Balcombe creek were resisted. In 1907 a Council by-law announced that no camping would be allowed on the foreshore within the boundaries of the Shire.<sup>2</sup> But in the 1930s, perhaps as a result of a declining holiday trade during the depression, a group of local traders suggested establishing a camping ground at Mornington between Marine Avenue and Hampden St. The traders declared that they relied on summer trade and it was 'in their interests to make Mornington as attractive as possible'.<sup>3</sup> The suggestion divided the community, even causing some residents of Beleura Hill to make 'threats against the traders'.<sup>4</sup> One member of Council pointed to the adverse effects on neighbouring towns who had opened camping grounds, while Councillor Ritchie argued that, while he did not want Mornington to lose revenue, he feared introducing camping which might 'depreciate property'.<sup>5</sup> The council attempted to resolve the issue by applying for the Mt Martha camping ground to be moved back from the road and transferred from the Crown to their own control. While the Lands Department agreed to move the camp, they did not relinquish total control. The issue of camping arose again in the 1960s when the Chamber of Commerce suggested the establishment of an added camping area either on the foreshore or adjacent to the cemetery. Again the Council considered that the Mt Martha camping area, by then in Council hands, was sufficient, but suggested the expansion of this area.<sup>6</sup> This suggestion met with fierce opposition from Mt Martha residents who formed the Mt Martha Citizens' League and threatened to apply for severance from the Shire if the camping ground was extended. Their determination made the Council drop the idea

1 *Picturesque Victoria and How to Get There. op cit, p.18*  
2 Moorhead, *op cit*, p.163; the Mount Martha Balcombe Creek camping area was operated from then  
3 CM 13/8/1931  
4 *ibid*  
5 *ibid*  
6 CM 2/2/1960

of extensions to the camping ground.<sup>1</sup> Eventually in the 1980s, the camping ground itself was closed. Despite the resistance of local authorities to the establishment of public camping grounds, several private camps and retreats have been established within the Shire by various organisations ranging from Catholic Religious Orders to the Scout Association.

#### 4.1 Seaside Residences

The *Newsletter of Australasia*'s correspondent in 1858 predicted that Mornington would become a 'Ramsgate or Brighton to Melbourne accordingly as the highly aristocratic or moderately genteel notions of its visitors may predominate'.<sup>2</sup> The cliffs between Frankston and Mornington and, later, the Esplanade at Mornington and Mt Martha indeed became favoured spots for Melbourne gentlemen to establish their summer houses in the 19th century and this phenomena was carried on into the 20th century. Promoters of Mornington as a resort pointed to the fact that 'the popularity of Mornington is indicated by the fact that several leading Melbourne gentlemen have established their summer residences in the vicinity'<sup>3</sup> and even as late as the 1920s, when the original estates along the coast were being subdivided, *The Herald* proclaimed that 'the country between Frankston and Mornington is becoming gradually an exclusive seaside residential area [which] promises to become in time the "Toorak" of all the Bay-side resorts.'<sup>4</sup> Significantly, this attraction of Mornington for men of prominence had its beginnings in the reservation of the Mt Martha summit for Governor La Trobe's marine residence although it was never built.<sup>5</sup>

In many ways the stretch of coast between Frankston and Mornington was remarkable in Victoria for the fact that the establishment of gentlemen's summer residences began almost as soon as the land was subdivided for sale. J.T. Smith, several times Mayor of Melbourne and a member of the first Legislative Assembly of Victoria, purchased two blocks at the first land sales in 1854.<sup>6</sup> Smith erected first a small cottage and then another, more substantial house, on his block on the coast at Mt Eliza, naming the house Nyora. Nyora passed into the hands of James Liddell Purves KC, who represented Mornington in the Legislative Assembly from 1872 to 1884.<sup>7</sup> The property was sold to Henry Slaney in 1904.<sup>8</sup> After serving as the Ranelagh Guest House, Nyora became the home of another prominent businessman, builder and property developer, Sir Albert Jennings.<sup>9</sup>

Between the 1860s and the 1890s several imposing residences joined Nyora on this stretch of coast. Built on large blocks, and commanding views of the sea, they set a precedent for the coastal residences as homes for business and legal men and their families from the city. Smith's neighbour on the coast, Captain Lintott, also built a wooden house, named Earimil. In 1871 Earimil was bought as a summer house by T.J. Sumner, who had substantial pastoral holdings on the Mornington Peninsula, as well as being a partner in the importing firm of Grice, Sumner and Co. Like his neighbours, Sumner also was a member of the Victorian Legislative Assembly.<sup>10</sup>

Sumner's business partner, Richard Grice, built Manyung around 1863.<sup>11</sup> Nearly thirty years later, in 1890, his son, James, built Moondah.<sup>12</sup> Next to Manyung, in 1870, Francis Gillett, the architect of Manyung, built Sunnyside.<sup>13</sup> Richard Shotton built Ramslade in 1879.<sup>14</sup> Beleura, built by James Butchart in the early 1860s, passed on to another Member of the Legislative Council, Caleb Jenner.<sup>15</sup>

Also on Beleura Hill was Frontage House, built around 1880 for Justice Webb.<sup>16</sup> In the early decades of the twentieth century life, in some of these houses at least, was lived in the style of the English country house. T.J. Sumner's grand daughter, Maie Casey, recalled spending three months of every year at Earimil during her childhood at the turn of the century. She described tall pine trees at the front gate which was a mile and a half from the homestead.

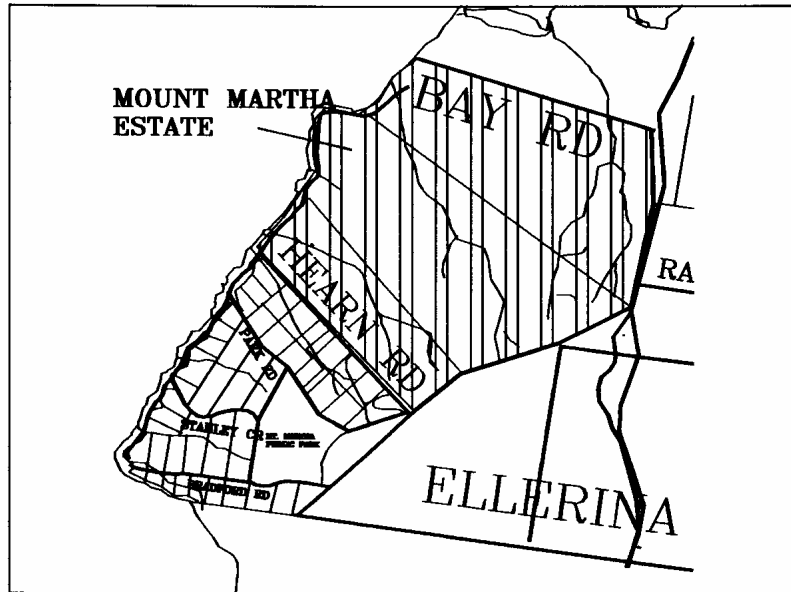
*...Lambertianas flanked the drive and hid the house from view, before revealing a lawn of buffalo grass in the foreground of a view of the sea. Tea-tree hedges held a white gate that led to Lovers' Walk, hollowed out of the tea-tree along the cliff.*<sup>18</sup>

The Earimil Estate was subdivided in the 1920s, although the second homestead itself survived until 1965. Sumner's hand-made brick stables are still used as a private home at number 23 Koornalla Drive and remnants of the plantings along the long drive may still be seen.

1 Moorhead, *op cit*, p. 222  
2 Moorhead *ibid*  
3 *Picturesque Victoria and How to get There* *ibid*  
4 *The Herald*, 8/10/1924  
5 RS 1029 31.8.1864; Croll, R.H. *The Open Road in Victoria* (2nd edit.), p.50  
6 Parish of Moorooduc Parish Plan  
7 Leslie Moorhead, 'Ranelagh', unpub MS, nd, in possession of Jess White  
8 *ibid*  
9 *ibid*  
10 Brian Hobart, personal communication; see citation  
11 Casey, *op cit* *passim*  
12 Moorhead, *op cit*, p. 102  
13 Mann, *op cit*, 12  
14 Moorhead, *op cit*, p 119  
15 *ibid*  
16 John M. Tallis, *Beleura Mornington*, 1960  
17 *ibid*  
18 Casey, *op cit*, 164-168 *passim*



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14  
Mt Martha Estate, with Melrose at its centre

At Moondah, along with livestock, a vegetable garden and an orchard for the consumption of the household, there was a training track for ponies and a polo field, golf course, tennis court and croquet lawn and a boat house. The family changed for dinner every evening and took part in an annual hunt on the adjoining Manyung estate.<sup>1</sup> It is interesting, in the light of the information that hunts were held at Manyung that in 1910 sanctuaries for the protection of native game were proclaimed at Moondah, Nyora and Manyung (then called Amesfield Park).<sup>2</sup>

While men of substance were establishing homes on the Frankston side of Mornington, others were doing so on the Mt Martha side. In 1863 Dr Alexander Morrison, headmaster at Scotch College, built Craigie-Lea. Sir Joseph Harris MLA built Marina, Sir Frederick Sargood, a Senator in the first Commonwealth Government built Ellerslie. Sir Francis Murphy built Woodclyffe and George Hepburn built Koorootang.<sup>3</sup> Like the houses at Mt Eliza, many of these homes were passed on to other well-known families in the twentieth century.

At Mount Martha in the 1870s Robert Watson bought 3000 acres (1200 hectares) and in 1881 built Melrose of granite quarried on the estate. Lodges and entrance gates to the estate were also built of granite. The quarry was marked by A.E. Kitson on his 1900 Geological map of the area and was located in an area that was, for a while, named Granite Gully.<sup>4</sup> The park which Watson established around his homestead, was said to be worthy enough to 'not do discredit to many an English manor'.

In the 1930s, when approximately 100 acres (40.5 hectares) around Melrose was owned by the Dowdle family, there were still carriage paths scattered throughout the tea-tree that covered the property.<sup>6</sup>

The lead of these early gentlemen in establishing homes at Mornington was capitalised on by others who sought not only to attract similar personalities to the area, but also to sell them the land on which to build their residences. One attempt to do so in the 1890s was the Mount Martha Estate, a subdivision of 1300 acres (520 hectares) from Robert Watson's estate by the Mount Martha Estate syndicate. This ambitious scheme offered in 1891 some 730 lots for sale between the present Esplanade, Bay Road, Forest Drive and Hearn Road. Great care was taken in the design of the estate

1 Rose Ellen Wilmshurst, 'My Memories of Moondah', Unpub ms, Australian Management College Archives  
2 Archives Australian Management College, Mt Eliza  
3 Moorhead, *op cit*, p.153  
4 Mount Martha Estate Plan in Mt Martha Estate Company, 'Mt Martha Sur Mer', Advertising Brochure, 1891  
5 *ibid*, p. 7  
6 Alan Dowdle, personal communication

which boasted roads 'sixty-six feet wide' which followed 'the sinuosities of the ground from the sea to a point over five hundred feet above the Bay,' but were laid out '...at gradients so easy that one hardly perceives the ascent'.<sup>1</sup> The estate was designed so that every allotment commanded a view, unhindered by its neighbours. At the intersection of roads small reserves of trees and shrubs were left. While the directors announced that, where forest had been cleared a 'smooth and verdant grass' had taken its place, they also assured the buyer that there still remained '...every variety of native flower, curious grass-trees, and shrubs'.<sup>2</sup> In the 1990s the only grass trees to be found at Mount Martha are reputedly located on Norfolk Reserve and Osborne Park.<sup>3</sup>

In their efforts to promote the 'rugged shores and ...natural terraces of Mt Martha' the vendors appealed to the businessman seeking '...convenient refuges from the burden and heat of the city day'. Included in the estate was the Mount Martha Hotel, later Mount Martha House. Unfortunately, aside from some of the directors of the company and the Sisters of Loreto, who purchased 11 acres (4 hectares) there were few buyers. The company chose an unfortunate time, the 1890s depression, to attempt to sell real estate. Amongst those who did build on the estate was Henry Byron Moore, a director of the estate company, who built The Chalet (q.v.). The Chalet is still located at 12 Glenisla Drive on a reduced allotment.

In the twentieth century Glynt, built by the Henty family c1914-19 and incorporating the land purchased by the Loreto Sisters, occupied part of what had been the Mt Martha Estate, while large areas of it returned to grazing land, such as George Fairbairn's Greenlaw Estate.<sup>4</sup> The Mt Martha Estate was not to develop as a residential area until the mid-twentieth century, when the Mt Martha Directors' visions of city workers escaping to the beauty of Mt Martha were to be realised and piece by piece it was subdivided into estates such as the Fairview Estate in 1937, the Golf Links Estate, 1948, the Ryecroft Estate, 1959, the Fairbairn Estate in 1951, Greenlaw Estate in the 1960s, and so on.

Some of the original names of the meandering system of roads on the Mount Martha Estate are still to be found in its modern configuration. Hopetoun Avenue, Dominion Road and Glenisla Avenue are some of the prepossessing names that survive today. Parts of the original roads may also be found on a modern street map. Kilburn Grove and Deakin Drive form the ends of what was once designed to be Domain Drive. Hopetoun Avenue follows much the same course for which it was originally designed, and part of Dominion Road covers the route which it was originally intended to follow. Panorama Drive appears to follow the route of the Ellerslie Crescent of 1891. Some of the original 'small reserves' planned at the intersections of roads seem also to have survived in the layout of modern day Mount Martha.

A very similar attempt to establish a more exclusive residential estate was the subdivision of the Ranelagh Estate in the 1920s. Ranelagh covered the Nyora Estate, originally belonging to J.T. Smith. When Henry Slaney died in the early 1920s it was purchased and subdivided by the Sequoia Company, in the name of John E Taylor.

In terms very much like those used by the directors of the Mount Martha Estate, the Sequoia Company advertised Ranelagh as a '...continuous delight: restful and invigorating, a complete change from the worries and noise inevitably attendant on mere city homes'<sup>5</sup> and referred to the locality's history as the home of 'well-known citizens'.<sup>6</sup>

Like the Mt Martha Estate, Ranelagh was planned to take advantage of the natural contours of the site. Designed by Walter Burley Griffin and surveyed by Tuxen, the estate had a minimum of intersections and a main through boulevard of 100 ft width. Every block was to have a view of the sea and the estate contained several private reserves and parks, including cricket grounds, croquet greens, tennis courts, a polo ground, adjoining golf course and play ground. The estate took in a small sheltered beach, and aimed to retain as much of the existing vegetation as possible. Once the estate was established the committee of the Ranelagh Club continued this policy with a programme of tree planting.

The Company was blatant in its aim to make the estate exclusive, announcing that it intended to '...exercise a certain amount of discrimination in selling lots upon this Estate' by attracting 'professional men' who, while not building 'extravagant buildings', would avoid the erection of 'nondescript seaside shacks'. To accomplish this it was hoped that buyers would each buy two lots.<sup>8</sup> Nyora Homestead, renamed Ranelagh, was included in the estate as a 'first class' Guest House, which would supply meals to residents of the estate. The Ranelagh Guest House was to be open only to residents and also to be the headquarters of the Ranelagh Club, membership of which was available only to purchasers of land on the estate. The exclusive nature of the estate was emphasised by the erection of gates at its entrances, which, even in the early 1960s, the members of the Ranelagh Club resisted pulling down.

1 *Mount Martha Estate, op cit*

2 *ibid*

3 Winty Calder, personal communication and site survey by Graeme Butler and Associates

4 Calder, 'The Changing Face of Mt Martha' *op cit*

5 Ranelagh Estate advertising booklet, nd in the possession of Jess White

6 *ibid*

7 Moorhead, 'Ranelagh', *op cit*

8 Ranelagh advertising booklet, *op cit*

9 CM 2/8/1960

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The first Committee of the Club included some illustrious names, among them R.G. Menzies and E.K. Tolhurst. However, as with the Mt Martha Estate, lots at Ranelagh did not sell quickly. By the early 1940s the Ranelagh Estate was still 'virtually virgin bush'.<sup>1</sup> Nevertheless, during the 1930s some homes were built there, including two innovative designs by architect Roy Grounds - number 35 Rannoch Drive, Grounds' own house, and 29 Rendlesham Avenue, built for the Ramsay family of Kiwi Boot Polish fame. Grounds also designed the tennis club house in 1937. His designs at Ranelagh were praised for their economic approach to space within the house and such design features as sun porches opening from the living room and the siting of the dining area within the living room.<sup>2</sup>

In the 1950s, 1960s and 1970s Ranelagh began to attract more buyers, many of them well off, intent on building homes. In the same decades the Club built first a boathouse on the foreshore of Ranelagh Beach and then a clubhouse above it. The estate finally took shape in the way that was originally intended. However, some of the original reserves and playing fields that were the property of the Club have been turned over to the Mornington Shire. One of the private parks became John Butler Reserve and the well-tended tennis courts have become Mount Eliza Tennis Courts and Bowling Club. The Ranelagh Golf Course, designed by Dick Banks, has become part of the Peninsula School. The distinctive subdivision of the estate, along with many of the plantings and reserves, has remained, however, as an example of an innovative estate of the early twentieth century.

Innovation in domestic architecture was often linked to seaside homes built in Mornington Shire. Indeed, Robin Boyd argued in 1952 that from 1870 the Mornington Peninsula, with its holiday mood, influenced architects to be freer and simpler in their approach to architectural design.<sup>3</sup> Like Grounds, other architects who designed houses in Mornington in the 1930s and 1940s were praised for design approaches especially appropriate to seaside homes. Such approaches, including taking full advantage of sunlight and the natural advantages of sites and combining living areas to give an air of casual spaciousness,<sup>4</sup> were practices adopted by the designers of suburban homes later. The Mornington Shire continued to be the venue for innovative and award-winning domestic architecture throughout the 1950s to the 1990s. To the owners who commissioned these homes, like their predecessors in the nineteenth century, Mornington continued to be a place in which to build pleasant escapes from the city.

#### 4.2 Attractions

Early in the twentieth century the Mornington Progress Association published a *Guide to Scenic Mornington and District*. Every conceivable attraction in the area was listed in the lengthy publication. Most of these attractions have endured from the mid-nineteenth century until the present day, although fashions in leisure pursuits have dictated rises and falls in the popularity of various pastimes and in the ways in which Mornington's amenities have been used by the visiting public. Perhaps because of the formation of the Progress Association in the early twentieth century, the Shire of Mornington has attempted to preserve and restore many of the amenities so vital to its role as a 'popular watering place'.

##### 4.2.1. Beaches and Foreshore

Foremost amongst the Shire's attractions have been the many beaches and the scenic foreshore that runs the length of the Shire. Aside from some private beaches belonging to estates in Mt Eliza, all of the foreshore was permanently reserved for public purposes in the early 1860s. The *Victorian Railways Guide* pointed out in 1885 that the beach was 'full of interesting bays, bends and turnings' and the bathing accommodation first class.<sup>5</sup> In the early twentieth century the Council was conscientious about maintaining seats, paths and vegetation on the foreshore at Mornington. They were aided in this task by the Mornington Progress Association which, in 1904, planted 7,000 tea-trees on the foreshore between Mills Beach and Marina Cove.<sup>6</sup>

In 1914, at the urging of the Progress Association, the Shire Council formed a Foreshore Trust and erected a fence along the foreshore from Tanti Creek to Beleura to protect the vegetation. Gates were placed at intervals for people 'wishing to water stock' and for pedestrians.<sup>7</sup> From then on attempts to reduce the tea-tree on the foreshore were resisted by the Council and by many concerned citizens who sometimes even protested when dead tea-tree was removed. In 1911 one resident of the Esplanade sought permission to improve his sea view by cutting more gaps in the tea-tree opposite his house. Arguing that the tea-tree must be conserved, the Councillors refused him permission, though allowing him to widen the existing gaps.<sup>8</sup>

At the same time the Council erected shelter sheds, for the shelter of ladies and children from the sun, and a kiosk and ladies and gents bathing sheds on Fishermen's Beach. The Shire Council's position on beach structures seems to have altered in 1911 when they were alerted to the fact that they

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1 Jess White, interview, 4/2/93  
2 *The Argus*, 4/2/37  
3 Robin Boyd, *Australia's Home*, 1952, p.218.  
4 *The Age*, 30/1/1940  
5 Jos Pickersgill (ed), *Victorian Railways Tourist Guide*, 1885, p.226  
6 Moorhead, *op cit* p. 163  
7 CM 13/8/1914  
8 MS 18/3/1911

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were responsible for the foreshore. Bathing sheds had existed on the local beaches for many years and, according to the Council Minutes of 12/4/1906, the Council was unaware that it had any jurisdiction over the area. A letter from the Lands Department to the Shire in 1911 pointed out to the Councillors the fact that, not only did they have control of the beaches, but that the 40 unlicensed bathing boxes on Fishermen's Beach were in ramshackle condition.<sup>1</sup> The Council lost no time in condemning several bathing boxes and in drawing up plans for future boxes and boatsheds to be licensed and charged for. Bathing Boxes continued to be built and maintained on the Shire's Beaches over the ensuing decades. However, by the 1960s, the Council began to receive far more requests to build boatsheds on the beaches, than bathing boxes.

A variety of other structures have existed on the beaches over time. The Mornington Swimming and Life Saving Club erected their premises on Shire Hall Beach in 1927. The current Mt Martha Life-saving Club annexe (south of the clubhouse) was initially used as a Hire Boat Business.<sup>2</sup> Mount Martha Yacht Club was originally used by the Army Apprentices School at Balcombe as a Boat Shed.

One popular beach amenity, featured in publicity for the shire over many decades was the sea baths. Irvine's Royal Public Baths on Shire Hall Beach, were advertised as one of the attractions a short walk from Mornington township as early as 1879<sup>3</sup>. As well as bathing facilities, the baths also offered rowing and sailing boats for hire. Their popularity with the visiting public was evident in post-cards written from Mornington in the early decades of the twentieth century, one correspondent confiding that the baths were where 'Billy has his two baths daily and where yesterday I indulged in a hot sea-water bath'<sup>4</sup>. The Baths did not always maintain their popularity with the local authorities. In the late 1920s a running battle seems to have been fought between the Shire Council and the then owner of the baths, Mr Talbot. Cr Linley felt that the baths were '...a disgrace to Mornington and should be under Municipal control'<sup>5</sup>. A month later, after a Public Health Department report on the baths, the Council moved that the baths, when put in proper repair be handed over to the Council or removed.<sup>6</sup> But Mr Talbot had his supporters amongst the local community. A deputation from the Returned Soldiers' Association argued that Mr Talbot was trying to repair the baths but that the Council was making difficulties for him by forbidding him to cart building materials along the beach.<sup>7</sup> During the Second War, Mr Tucker held Sunday night dances in the Baths. Although it was thought improper to dance on a Sunday the fact that his Baths were over the water reputedly gave these dances immunity from the law<sup>8</sup>. The baths obviously had a reprieve, but also a new owner by 1928. Mr Chas Tucker sought ideas from the Council on how to improve his new purchase.<sup>9</sup> Not only was the Council happy to cooperate with Mr Tucker, but their attitude toward the baths seems to have undergone an about-face. When, in 1933, the Progress Association complained about the condition of the baths, the Council defended the owner, saying that he was about to do something about it.<sup>10</sup> The baths continued to be used until the 1960s, when they were converted into a kiosk and paddle boat hire business<sup>11</sup>. They were demolished by the Lands Department in 1981, although a year later the Mornington Shire was still requesting that remnant piles be removed.<sup>12</sup>

#### 4.2.2. The Delights of Nature

While appealing in general to those who enjoyed the delights of the sea, Mornington, it was often claimed, held special appeal for many interest groups. One of these groups were the 'nature lovers' who could enjoy the delights of the coastal and bush scenery. As early as 1868 the *Guide for Excursionists from Melbourne* described the walk from Mornington to Dromana as:

*'...exceedingly pleasant...the spurs of Mt Martha start out into the bay like the open fingers of an enormous hand ....looking right down over the cliffs into the waters of Port Phillip; and beyond these waters, upon the sides of the distant You Yangs are found alternating with picturesque ravines steeped in shadow... and leading down to secluded nooks in the shore, strewn with shells...'*<sup>13</sup>

The delights of Mornington for the walker or cyclist were laid out again at the turn of the century by the Mornington Progress Association who spoke of springtime as a 'charming season owing to the profusion of tea-tree and wattle and the abundance of exquisite wild flowers in the district'.<sup>14</sup> Visi-

- 1 CM 18/2/1911
- 2 Bob Barker
- 3 *Bailliere's Victorian Gazetteer and Road Guide 1879*
- 4 *Picturesque Victoria and How to Get There*, op cit, p.9
- 5 Postcard dated 10/11/1913, Ian Armstrong Collection, Mornington
- 6 CM 13/10/1927
- 7 CM 11/11/1927
- 8 CM 14/12/1927
- 9 Joan Downward pers.com.
- 10 CM 14/6/1928
- 11 CM 10/11/1933
- 12 Moorhead, op cit, p. 142
- 13 Vera Male, Mornington Shire Offices
- 14 *Guide For Excursionists from Melbourne*, 1868
- 15 *Guide to Scenic Mornington and District*, op cit, p.7

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Postcards like this one, c1910, underscored the importance given to the rustic character of the area to tourists

tors at this time could row on Balcombe Creek or visit Bird Rock to observe the many birds that roosted there and the many 'coloured seaweeds and marine growths'.<sup>1</sup> By the 1920s R H Croll spoke of the pleasures of spending a weekend walking and camping along the coast near Mornington. A route often mentioned by admirers of the district was the Esplanade at Mt Martha, which had been laid out in part for the subdivision of the Mt Martha Estate in the early 1890s. Although it was not until 1936 that this road was completed through to Dromana, as a cycling track it offered a 'pleasant ride through delightful scenery'.<sup>2</sup>

Postcards sent from Mornington in the early twentieth century often focussed on the pier and harbour. As well as beach and sea views, they provided vistas of country roads overhung with trees and natural vegetation. Although these were rural scenes, there were also attempts at the same time, to beautify the township of Mornington itself with tree plantings. As early as the mid-1880s the Shire Council purchased 300 trees from the Forests Branch of the Lands Department to plant in Mornington's Streets.<sup>3</sup> In the early years of the century the Council leased land on the Railway Reserve from the Railways Department in order to plant trees on it.<sup>4</sup> Members of the Progress Association became actively involved in this planting, voting in 1901 to spend £30 on planting trees in Albert and Queen Streets and the Railway Reserve.<sup>5</sup> By August of the same year, working bees of the Association had also succeeded in planting trees in Blake St and protecting them with tree guards. The association encouraged owners of property to also plant trees privately to assist in the beautification program.<sup>6</sup> It was the Progress Association's idea that sugar gums be planted, in Queen St, rather than the oaks and elms favoured by many of the councillors. While some councillors argued that gums would break up the roads, the Association suggested that sugar gums were more suited to local conditions and, more importantly, would grow more quickly.<sup>7</sup> In the 1940s, Council policy was to replant street trees that had died with appropriate replacements.<sup>8</sup>

1 *ibid.*, p.29  
2 *Victorian Municipal Directory and Gazetteer*, 1920  
3 Moorhead, *op cit.*, p.123  
4 CM, 11/5/1902  
5 MS, 16/5/1901  
6 MS 23/5 1901  
7 MS 9/5/1901  
8 CM 10/7/1942

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The value placed on tree planting in the shire seems to have outlived the Progress Association. However, the Shire's tree planting policies, even of the recent past, might not be judged by today's standards, as being appropriate. In the late 1940s a programme to develop the 'Mornington Peninsula Community Forest' in Mt Martha Public Park was launched by the shire in conjunction with the 'Save the Forests' campaign and local community groups such as the RSL, the Boy Scouts, local sporting groups and schools. 6,000 pine trees were planted in the park in 1949 and 1950, followed by 300 natives in 1953. Another 5,000 trees were planted in 1955<sup>1</sup>. The pine plantings have since been replaced with indigenous species, planted by community groups<sup>2</sup>.

The area covered by the park had originally been grassy, timbered slopes that had been stripped by timber fellers in the mid-nineteenth century. Although it was designated as a public park in the nineteenth century, local graziers still grazed their cattle there, with Council permission, in the early years of the twentieth century<sup>3</sup>. Mt Martha Park was not permanently gazetted as a park until 1929. It was only in the next decade that the Council decided to prohibit the cutting down of trees in the park<sup>4</sup>.

The natural phenomena of the foreshore, particularly at Fossil Beach, was another aspect of Mornington that attracted nature lovers to the area. In 1907 *The Australasian* pointed out that:

*..To those who have a taste for geological study the sea cliffs just beyond Mornington are especially interesting because they contain perhaps the finest fossil deposits to be found in Victoria. For that reason, as well as the wildlife of its coastline, it is generally selected by the school-teachers of Victoria as the scene of their annual camp for the purpose of nature study.*<sup>5</sup>

Interest in the foreshore inspired the Rev George Cox of Mornington to found the Mornington Naturalists' Club in October 1924. The club rapidly grew to become a state-wide organisation known as the League of Nature Lovers, headed by the Rev Cox. At Mornington, the Rev Cox conducted rambles along the beach, both for the local group, but also increasingly for visiting chapters of the League and other interested parties, such as Scouts and Guides camped in the area. The Rev Cox's enthusiasm extended to advertising guided excursions to places of interest on the coast for summer visitors to Mornington in 1932<sup>6</sup>. Interested parties were simply asked to meet outside the Post Office bringing "...lunch, afternoon tea, a specimen box and bathing gowns."<sup>7</sup>

### 4.2.3 Mornington Park

Another group to whom tourist guides were confident that Mornington would appeal were sportsmen, who could hunt, sail or fish, play golf, croquet or bowls in the locality. In 1885 the *Victorian Railways Tourist Guide* pointed out that "...the reserve at the Point must commend itself to all lovers of outdoor sports, from its splendid order and unique position..."<sup>8</sup>. The Reserve, of course, was Mornington Park, which had been gazetted as a public park in 1863. Mornington Park has played a significant role in Mornington's history as a tourist resort, as well as having served the local community as a venue for club meetings, celebrations, and sporting events. Its attraction for sports lovers was part of its wider role, from the late nineteenth century until the mid-twentieth century as a popular Victorian venue for picnics. From the 1880s organised sports combined with a picnic and band music, became common for groups such as friendly societies.<sup>9</sup> Mornington Park was an ideal venue for such occasions, being sited close to Mornington Pier at which bay steamers could unload their passengers to stream up to the park. In the early years of the twentieth century Mornington Park boasted a cricket ground, asphalted cycling and running track, swings, large rotunda and pavilion for dancing and dressing rooms for sports competitors<sup>10</sup>. These facilities were used by a range of groups, particularly trade associations for their annual picnics. Amongst those who sought permission to use the park in 1904 were market gardeners, the Softgoods Association, the Bakers Society and Hoffmann Brick Company<sup>11</sup>. An idea of the impact such gatherings must have had on the township of Mornington is gained from a report on the annual Victorian Post and Telegraph Picnic of 1903 which required five special trains to transport the picnickers to Mornington. As well as the Post Office Military Band, the Post and Telegraph Musical Society offered some selections and the 'young people' danced to Goodall's band. A merry go round and races were provided for the children and there was a programme of sport. The official party retired to the Grand Hotel for lunch, while some of the picnickers took the opportunity to fish from the jetty or go periwinkling on the shore.<sup>12</sup>

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1 see Mount Martha Park, Vol.3, *Broadbent's Official Guide to Mornington Peninsula and Phillip Island*, 1955, p. 53  
2 Calder Suggestions, SOMHS minutes 20.7.93  
3 CM 11/5/1905  
4 CM 9/7/1931  
5 *The Australasian*, 19/10/1907  
6 *Nature Lovers' Notes*, December 1931  
7 *Sporting Globe* 16/12/1931  
8 *Victorian Railways Tourist Guide*, 1885, p.226  
9 Susan Priestley, *The Victorians, Making Their Mark*, 1985, p115  
10 *Picturesque Victoria and How to Get There*, op cit, p.18  
11 CM 10/11/1904  
12 *The Australasian*, 14/2/1903



16  
*Different from today's 1930s Mornington Park character, this scene of c1908 shows the pavilion, the cricket ground and the perimeter track, along with some pine plantings.*

Picnics such as these took place at Mornington Park right through until the 1940s, when they seem to have stopped for the duration of the war. Although applications to use the park for picnics resumed after the war, their numbers seemed to have dropped off permanently. A change in attitude on the part of the Shire authorities might have been partly responsible for this. When the Sunshine Harvester Social and Welfare Committee applied to use the park in October 1945, it was given permission on the grounds that the park not be used for dancing, and that the sports programme be submitted for approval.<sup>1</sup>

By the 1960s many of the facilities formerly offered at the park seem to have been removed, although the pavilion was still in regular use virtually every night of the week by clubs such as the Mornington Citizens' Band, the Mornington Police Citizens Youth Club and St John's Ambulance Brigade.<sup>2</sup> In 1965 the Mornington Elderly Citizens' Clubrooms were erected in the park. Long-standing residents of Mornington recall that, for many years, a pair of guns on wooden mountings stood at the entrance to the park.<sup>3</sup> It is probable that these were guns used in the earliest defences of Hobson's Bay and Port Phillip Heads last century and then offered for distribution to Municipal Councils around the turn of the century.<sup>4</sup> Two guns were located for many years at the Army Apprentices School at Balcombe then moved to Latchford Barracks, at Bonegilla in 1982. It is likely that these were the same guns that had stood at Mornington Park.<sup>5</sup>

Clearly one of Mornington Park's attractions was that it was well-maintained by the Shire Council. In 1901 a Parks Committee was formed to supervise any improvements needed in Mornington and Alexandra Parks, which had been purchased by the Council in 1896.<sup>6</sup> During the 1930s the Parks and Gardens Committee, in combination with the Shire Unemployment Committee undertook several improvements to Mornington Park using unemployed labour. As well as planting trees (cypress), the committee built the stone arches featured at the entrances to the park. They also planned to use the unemployed labour to make cement sand bricks for a band stand.<sup>7</sup>

1 CM 12/10/1945

2 CM 1/3/1960

3 Ray Pascoe, personal communication

4 Royston Billett, *Victoria's Guns*, MS in preparation for publication, Museum of Victoria

5 *Ibid.* One of these guns has been corroded, probably from having spent time lying on the ground. As oral witnesses remember one of the guns at Mornington Park lying on the ground for some time, this suggests strongly that they are, in fact, the same pair that stood at Mornington Park.

6 Moorhead, *op cit*, p.163

7 Minutes of Council Parks and Gardens Committee in meeting with Unemployed Committee, Mornington, 11/2/1933

In the 1990s Mornington Park retains some physical features, such as the pavilion, stone arches and trees, reminiscent of earlier times, but the children's' play areas and elderly citizens meeting room speak of different uses for public spaces in contemporary society. The park is still well patronised by picnic parties, albeit usually only small family groups. Clearly it still fulfils a function as a destination for 'daytrippers' to Mornington, as well as a significant local space for the local community.

#### 4.2.4. Sporting Facilities

Local sporting clubs have a long history in Mornington. The Mornington Football Club is over 100 years old and the impact on the community of the Football Club Boat disaster in 1892 has been well documented<sup>1</sup>

The Mornington Cricket Club can also trace its history back to the 1890s and the Mornington Bowling Club has occupied land on the Esplanade since 1917<sup>2</sup>. Mornington has also had a wider reputation for sporting facilities, notably the Mornington Racecourse.

##### 4.2.4.1 Mornington Racecourse

The first Mornington Shire Races were held in 1874, at a location unknown today. However, although various race meetings were held under the name of the Mornington Racing Club or Baxter's Flat Racing Club over the next 30 years, it was not until 1909 that a reformed Mornington Racing Club was established and began holding races at Preston Grange, part of James Grice's property at Mt Eliza. The club began leasing land on the Drywood Estate (the present site) in 1911 and became registered with the VRC the following year. The Club's first Cup meeting took place in 1921 and the course was very popular during the 1920s. In 1936 the *Sporting Globe* acknowledged that, since the First World War the Mornington Club had 'gone ahead by leaps and bounds [and] could boast one of the finest and best appointed courses outside the Metropolis'<sup>3</sup>.

During the Second World War, when racing was suspended, the Mornington course was used by the army as a signals training depot. In 1947 the Club was virtually formed all over again when the Reginald Ansett (later Sir Reginald), then living at Mt Eliza, initiated a Mornington Racecourse Proprietary Company whose shareholders purchased the course from the former Mornington Racing Club<sup>4</sup>. The course had not fared well during its years of neglect during the war and a new judges' box was constructed out of building materials left by the army. Improvements to the course over the next twenty years included new totalisator houses and board, and improvements to the members and public stands. In 1957 a figure eight steeple chase course was added, designed by John Watson (of JS Watson & Associates) who also designed the Mornington Country Club golf course. When the Racecourse Development Fund was established in the 1970s the Mornington Racing Club surrendered title to its land in order to qualify for financial assistance. In January 1973, all of the racecourse, and its buildings were handed over to the Crown.<sup>5</sup> The Mornington Racecourse continues to be a popular country racing venue for Victorians. It is also used extensively by local horse trainers. By 1987, when the course had two grass training tracks, two sand tracks and a steeple grass, 500 horses were being trained there regularly.<sup>6</sup>

Another training course for racehorses existed from the late 1920s till the Second World War at the Melrose Estate in Mount Martha. E. M. Pierce, the then owner of Melrose, built a racing track and stables near what is now Two Bays Crescent, Mt Martha in 1927. Later owners, the Dowdles, also used the racecourse and it is said that the famous racer, Mollison, was housed for a while in the stables in Two Bays Crescent.<sup>7</sup>

##### 4.2.4.2 Golf Courses

In the 1990s two public golf courses exist in Mornington Shire: the Mornington Country Golf Club in Tallis Drive, Mornington, and Mount Martha Public Golf Course in Forest Drive, Mt Martha. Several other golf courses have existed in the shire throughout the twentieth century, however. Evidence of fairways can still be seen in part of the grounds of the Peninsula School, Mount Eliza. From the 1920s till the 1950s this was the Ranelagh Golf Club, built in connection with the Ranelagh Estate. Two establishments in Mount Martha also had golf courses connected with them. The Dava Golf Links, associated with Dava Lodge,<sup>8</sup> existed between the Esplanade and Nepean Highway, north of Bentons Road in Mount Martha, while the area subdivided in 1948 as the Golf Links Estate, off Prescott Avenue in Mount Martha was the Mount Martha House Golf course<sup>9</sup>. Sir George Tallis who briefly owned Sunnyside, proposed yet another golf course on that property but nothing came of that plan<sup>10</sup>. The Mornington Golf Club had, according to Leslie Moorhead, used

1 see Moorhead  
2 see Mornington Foreshore Reserve File RS5207  
3 *The Sporting Globe*, 23/9/1936, p.11  
4 Moran, *op cit*, p.50  
5 *ibid*  
6 *ibid*, p. 108  
7 Alan Dowdle, personal communication  
8 *Broadbent's Guide*, *op cit*, p. 51  
9 Bob Barker, personal communication  
10 Mr Tallis, pers.com. to I Stevenson, SOM





17  
*Maryport Guest House, the old Melrose House considerably changed to serve as one of the 'Mary' chain of guest houses. (Valentine Series postcard, Armstrong Collection)*

land adjacent to the Tanti Hotel<sup>1</sup>. By the 1930s the Mornington Golf Club had an 18 hole course which was divided between 9 holes within the Mornington Racecourse and nine holes on land surrounding the course<sup>2</sup>. In 1950 land was purchased from the estate of Lady Amelia Tallis to construct the present Mornington Golf Course<sup>3</sup>.

The garden at Dendron, Mount Eliza, still possesses evidence of a private golf course in the layout and planting of its fine garden.

#### 4.3 Hotels and Guest Houses

Around the turn of the century, according to Hunter Rogers, the arrival of one of the bay steamers at Mornington Pier was the main event of the day. Rogers describes wagonettes and porters from hotels and boarding houses waiting at the pier to escort guests to their establishments and, as the boat pulled out to continue her voyage, a procession of porters, trolleys, passengers and friends moved shoreward<sup>4</sup>.

Clearly hotels and guest houses have been an important part of Mornington's role as a holiday centre. By 1885 Mornington could boast 'hotel accommodation suited to every requirement of the tourist'<sup>5</sup>. While the grand days of the seaside hotel holidays are over, there are several buildings remaining in Mornington that are reminiscent of this aspect of the shire's past.

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1 Moorhead, *op cit*, p. 230

2 *The Sporting Globe*, 14/12/1932, p. 7

3 Moorhead, *op cit*

4 Hunter Rogers, *The Early History of the Mornington Peninsula, Westernport, Frankston, Geelong and Queenscliff*, 1957,

p. 43

5 Pickersgill, *op cit*, p. 226

Shire of Mornington Heritage Study  
Environmental History

Early hotels in rural Victoria served important purposes, not only as places of rest and refreshment for travellers, but also as meeting places for local communities before appropriate facilities were constructed. By the 1850s the first Tanti Hotel existed on the site of the present Mornington Tavern on the Nepean Highway<sup>1</sup>. The Tanti became a favoured venue for meetings of the local community in the mid-nineteenth century. Later in the 1850s, the Schnapper Point Hotel appeared on the Esplanade and the Mornington Hotel, with its own brewery next door, on the corner of Wilson's Rd and Brewery Rd (now Nunn's Rd). While the Schnapper Point Hotel went on to become Rennison's, then the Royal, the Mornington Hotel went on to become first a boys' school, then, as Wolfdene, a private house.

The Royal Hotel rapidly took on the shape of a 'one of the best marine hotels in the colony'.<sup>2</sup> When, in 1876, it was offered for sale, the hotel, which had recently been added to, had two storeys, several sitting rooms, a billiard room, bars, over 30 bedrooms, a dining room for 50 people and numerous outhouses, kitchens, etc. The hotel's yard was divided into kitchen and pleasure garden and a small pier had been erected on the beach for the use of hotel guests.<sup>3</sup> The Royal later boasted hot and cold sea baths, using sea water pumped from the beach by a windmill.<sup>4</sup>

Next to the Royal, Kirkpatrick's Hotel was established in 1873. In the 1880s Kirkpatrick's offered 'the very finest accommodation for visitors and family [with] every attention paid to cuisine and wines'.<sup>5</sup> Like the Royal, Kirkpatrick's was situated on the Esplanade, and, well into the mid-twentieth century, offered guests the use of private bathing boxes on the beach opposite.

In Main St, what had been the Mornington Hotel became, in 1877, the Cricketer's Arms Hotel. Now a furniture shop, the Cricketer's Arms was replaced by the Grand Coffee Palace (later Hotel) next door in the late 1880s. The Grand, with its distinctive tower, became another landmark hotel in the town.

Along with the large hotels, there were unlicensed premises and guesthouses at which to stay. The Federal Coffee Palace in Main St had originally been a general store and bakery<sup>6</sup>, but had, by the late 19th century, become the Mornington Coffee Palace and then the Federal Guest House. A town plan of 1870 showed Hobson's Hotel on the site of what was not long after known as Mornington House. Mornington House, was offered for sale by Alexander Balcombe as a potential guest house in 1876. It stood on the corner of the Esplanade and Vancouver St until the 1960s. Often private homes were converted into guest houses. The house at 3 Vancouver St, behind Mornington House, operated for a time as Exeter House, another guest house.<sup>7</sup> Ballochmyle, in Tanti Avenue, was such a guest house before becoming 'Beth Joseph', a holiday home for the Sisters of Mercy. Holcomb House on the Esplanade, was a popular guest house in the 1930s. In the 1950s Tasma Court, at 77 The Esplanade, offered such amenities as 'free garages...tennis court and croquet lawn'.<sup>8</sup>

At Mt Martha the site of Sir Frederick Sargood's former home and later that of a convent, became the Dava Lodge which prided itself on the level of service offered to its clientele. The Dava was satirised as a typical Victorian guest house by Barry Humphries who holidayed there with his family, as a boy, in the 1940s<sup>9</sup>. By the 1950s, the Dava Lodge included a nine-hole golf course and 'beer garden in natural surroundings'.<sup>10</sup>

Mt Martha had already had a history of high class accommodation in the Mount Martha Hotel, built by the Mt Martha Estate Company on the Esplanade 1889. Mt Martha House, a 'commodious structure in the cottage style' was a guest house more than a hotel, its cottage design well-suited to the rural landscape of Mt Martha<sup>11</sup>. The Hotel had several features to commend it, including a design that ensured light and shade in every room, and which projected 'noisy' rooms, such as the drawing room, kitchen and billiards room at right angles to the main house so that guests would not be disturbed. In 1890 the Mt Martha Hotel provided playrooms for children, including a covered asphalt space. The parlours of the hotel were 'fitted up in cool and dainty muslins and natural woods, and broken into charming nooks and corners by Moresque arches and pillars'.<sup>12</sup> Mt Martha Hotel continued to function as a guest house until World War Two. In 1933 Melrose, Watson's grand house of the 1880s was purchased by builder Eric Dowdle to add to his 'Mary' chain of guest houses. Dowdle restyled and added to the buildings at Melrose so that it could accommodate 145 guests and changed its name to Maryport. It operated as a guest house until it was closed down by war regulations at the beginning of the Second World War.<sup>13</sup>

An attempt to create a sophisticated modern hotel for a post-war clientele was made by Reg Ansett when he bought the Grice property, Moondah, at Mt Eliza in 1946. Ansett intended to demolish the homestead at Moondah, but post-war building restrictions made him decide to convert it to a hotel.

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1 Moorhead, *op cit*, p.107  
2 *The Argus* 8/11/1876 p.2  
3 *ibid*  
4 postcard dated 1908, Ian Armstrong Collection, Mornington  
5 Pickersgill, *op cit*, advertisement  
6 Hunter Rogers, 'History of the Mornington Peninsula, 1798-1879', *op cit*, p.10  
7 Vera Mills, personal communication  
8 Moorhead, *op cit*, p.31  
9 Broadben's *Guide to Mornington Peninsula and Phillip Island*, *op cit*, p. 42  
10 Humphries, *More Please, An Autobiography*, pp40-5, *passim*.  
11 *ibid*, p.16  
12 Mt Martha Sur Mer, *op cit*, p.11  
13 *ibid*, p.9  
14 Alan Dowdle, personal communication

Known as the Hotel Manyung, the hotel venture was fairly short-lived. By 1957 Moondah had been sold to the Australian Administrative Staff College. Visitors had been able to rent cottages at Mornington from the nineteenth century. By the 1950s, self-contained holiday flats were becoming more common, an example of which is Cavingsham Court, Esplanade, Mornington. Motel-style accommodation began to appear in later decades.

#### 4.4 Specific Retreats

Though motor camps and public camping grounds were not encouraged, for various groups of people, particularly in the twentieth century, holidays at Mornington have meant staying at a particular campsite or retreat. Mornington has attracted many groups of people to establish holiday camps or retreats in its environment since the 1890s when the Sisters of Loreto purchased part of the Mt Martha Estate for a planned convent and sanatorium. Often these retreats took advantage of the nature of properties already existing within the Shire. Many of the large seaside homes of wealthy families of the nineteenth century could no longer be supported by single families by the mid-twentieth century. While some of these properties, such as Beleura, Earimil and Nyora were subdivided, others passed into the hands of organisations, for whose purposes they were ideally suited. From 1946 to 1967 Manyung, the former home of James Grice, which had passed through several owners and names, was operated as Norman Lodge, a holiday and convalescent home for staff of the Myer Emporium.<sup>1</sup> Sunnyside, owned first by Francis Gillett and later by Francis Syme, became the Morningstar Boys Training Farm, run by the Franciscan Fathers from 1932. Changes in society's methods of dealing with young offenders made such institutions redundant in the 1970s and the Training Farm closed in 1976 and reverted to private hands. During their occupancy of the property the Franciscans built Greyfriars Student House, in 1949. The Melbourne Archdiocese of the Catholic Church still owns Greyfriars. Both Norman Lodge and Sunnyside had originally had identical gatehouse lodges. While that at Norman Lodge still stands, the Sunnyside Lodge was demolished during the time of the Franciscan fathers. A neighbouring property, Moondah, (later Manyung Hotel) also still boasts an ornate gatekeeper's lodge. The Australian Administrative Staff College took over Moondah in 1957 to conduct residential management training courses on the site. In 1992 the College was renamed the Australian Management College. It offers courses in Business Administration towards a Masters Degree awarded by Monash University. During the 1930s Mornington became a popular spot for Boy Scout and Girl Guide camps. Early Mornington Girl Guide camps were held on part of the Francis Syme property, Sunnyside.<sup>2</sup> In February 1932 the Rev Cox remarked that

*Never before has there been such an array of camps around the district, and it seems as though the future will see a still greater number judging by the comments one hears, both on the part of the campers who find conditions favourable and on the side of the residents who have nothing but good words for the conduct and orderliness of the various companies<sup>3</sup>*

One of the camps being used by Scouts in the summer of 1932 was the newly-opened Joseph Harris Scout Camp at Mt Martha. The 80 acres (32 hectares) comprising Joseph Harris Scout Camp had been owned by Joseph Harris, MLA, from the 1870s. Harris was a nurseryman and is thought to have planted a variety of trees on the land. After his death in 1925 his daughter presented the land to the County Scout Council as a permanent memorial to her father.<sup>4</sup> The Scouts planted 200 more trees on the camp site before it was officially opened, and Sir George Fairbairn donated granite blocks to build a Memorial gateway.<sup>5</sup> Unfortunately, five years after the Scouts received the camp, a bushfire destroyed most of the young trees and the Association had to appeal to the Shire for help in restoring the vegetation.<sup>6</sup>

For six years from 1945 to 1951 local Mornington Scouts had their own camp headquarters on part of the property covered by the Morningstar Boys Training Farm. Camp Hall, as the campsite was named, was located in that part of the property known as Dunn's Back Paddock.<sup>7</sup> In 1952, the 1st Mornington Scouts acquired a new permanent camp site on Balnarring Road, Mount Martha. The 5.5 acres (2.2 hectares) on which Camp Niall stands was donated to the scouts by Mr K. M. Niall of 'Hadlow', Mt Martha. The campsite now belongs to the District Scout Association.

Another camp established in the 1930s was Camp Manyung, a YMCA Camp at Mt Eliza. The YMCA acquired Camp Manyung in the same year, 1932, as they began Camp Buxton at Shoreham. While the latter was intended for boys, Camp Manyung was established for men. The five acres (two hectares) on which Camp Manyung was established were the gift to the YMCA of Mrs Baker, the widow of Thomas Baker, managing director of Kodak, who owned Manyung. The buildings and layout of the camp were designed, free of charge by architect, Eric Nicholls. All building and planting

1 Shirley Roper, personal communication

2 Joan Downward, pers. com.

3 'Nature Lovers Notes', *op cit*, Feb 1932

4 Milne, A. R. and Howard, C.B., *Those Boy Scouts, A Story of Scouting in Victoria*, 1987, p.93

5 Bowen Heward, *A Tale of Trails: The Story of Mornington District, 1914-1983*, Scout Association of Australia, Victorian Branch, Bayside Area, 1983, p. 9

6 CM 13/3/1936

7 Heward, *A Tale of Trails*, *op cit*, p. 21

8 *ibid*, p. 24

work at the camp was carried out voluntarily by YMCA members working on weekends. Nicholls, aided by D. Mathews, the curator of the Footscray Gardens, also planned a tree planting programme, aimed, not only at filling the landscape, but at providing a 'miniature botanical garden' in which every plant was of a different species so that campers could study them. By the end of 1932 a main dining and social hall had been completed. Later additions included an open air chapel and theatre. In 1981 Camp Manyung was handed over to the Department of Youth, Sport and Recreation (now Youth and Recreation).

## Section 5: Travel and Transport

### Introduction

Transport has been crucial to the development of Mornington. Clearly its role as a seaside resort relied on the availability of transport to and from Melbourne. Early activities in the shire, such as timber-felling and, later, the pastoral and fruit-growing industries also demanded effective transportation of products to markets. It is probable that the existence of the natural harbour at Schnapper Point accounted for the establishment of a settlement there. Changing forms of transport throughout the twentieth century have altered the way Mornington has been used as a tourist centre. The coming of the motor car was both an incentive for tourists to visit the district for motoring holidays and day trips from Melbourne, and, as roads and cars improved, a reason for Mornington to be counted almost as a suburb of Melbourne. The siting of roads in the district, with the main Nepean Highway skirting the centre of the settlements, has allowed the centres of Mt Eliza, Mornington and Mt Martha to retain some of the character that other bayside settlements, sliced by the busy highway, have lost.

### 5.1 Tracks and Roads

Early travellers to the Mornington Peninsula had to negotiate their way through the Mordialloc swamps before reaching Frankston. Bullock tracks forged by some of the early settlers were marked on maps by both Smythe and Permein. The major tracks marked by Smythe on his 1841 map were to become, to a large extent, the routes followed in later years by the Moorooduc Road and Nepean Highway as they threaded through the shire to areas further along the Peninsula. A shorter track cut off from these routes in the direction of Stratton's Station at Beleura Hill.



18  
Early surveyed roads and allotments (Moorooduc Parish, 1855)

1 *The Argus*, 5/11/1932

Permein noted the same 'old tracks' on his 1850s map. He planned a road '3 Chains Wide' passing through Moorooduc a little to the east of the 'old track' thus accounting for the local naming of Moorooduc Road as the Three Chains Road. Permein had the road, now known as the Nepean Highway following more closely the route it takes today through Mt Martha, and called it, as it came through this area, the Mt Martha Road. He moved the road a little to the west of the former 'old track'. Local opinion holds that remnants of these old tracks may still be found in the area, one passing through the Penbank School at Moorooduc.<sup>1</sup> In the 1960s Mabel Brookes claimed that parts of the old track that became the Nepean Highway were still discernible at The Briars '*skirting the hill's shoulder, fording the gravel crossing at the creek, making grassy progress over the spring-paddock till ... it fades into scrub.*'<sup>2</sup>

In 1861 the Victorian Government Gazette announced that the Board of Land and Works was to make the road between Schnapper Point and Dromana, now known as the Nepean Highway. Two years later the Main Roads Board constructed that portion of the road between Mordialloc and Schnapper Point 'commencing at Mordialloc Bridge and along the coast to Frankston, thence by Davey's Gully to Schnapper Point.'<sup>3</sup> This highway has been the major road for through traffic in the shire, bringing traffic to Mornington and beyond.

On his subdivisional maps Permein also marked the Esplanade from Beleura Hill to the village of Osborne. In the 1890s subdividers of the Mt Martha Estate created an Esplanade of two miles length along the Mt Martha Estate, '*so high above the sea that the eye range[d] freely from the mouth of the Yarra to the Heads*'.<sup>4</sup> The 'beautiful esplanade' was much praised by commentators on Mt Martha, but, until the 1930s, this was where the coast road terminated for coaches and motorists, reputedly at Hearn Road.<sup>5</sup> A bicycle or walking track led over the cliffs to Dromana offering a 'pleasant ride through delightful scenery'.<sup>6</sup> Coaches from Mornington to Dromana followed the Esplanade to the Mount Martha Hotel, before turning off to join the Nepean Highway. While some sources claim that the coaches travelled along Bay Road then Hopetoun Avenue, which was then a dirt track,<sup>7</sup> others claim that the coaches followed Dominion Road to Hopetoun Avenue, then on to the highway.<sup>8</sup> As early as 1910 the Mornington Shire Council made moves to build the road between Mt Martha and Dromana, enlisting the cooperation of the Flinders and Kangerong Shires in approaching the Government to construct it.<sup>9</sup> Much time was to pass before the road was begun, although the Tourist Committee offered, in 1928, to assist with its funding.<sup>10</sup> By 1932 the Country Roads Board had agreed to declare the proposed road a main road and, in 1936 at the Shire Council's suggestion, the CRB gave permission for the use of 'day' or unemployed labour, to form and widen the Mornington to Dromana Road from Mt Martha House to the Shire boundary.<sup>11</sup> The completed Esplanade still provides a scenic route along the coast from Beleura Hill to Dromana today. At times in the twentieth century there have been suggestions of continuing the beach road from Beleura Hill to Ranelagh. Sir George Tallis suggested such action in 1934, offering to provide some of the funding for the road and for tree planting.<sup>12</sup> Ten years later the Shire Council requested that the CRB survey the area with a view to establishing a coast road.<sup>13</sup> Perhaps the suggestion foundered on the reluctance of landowners in the affected area to part with land.

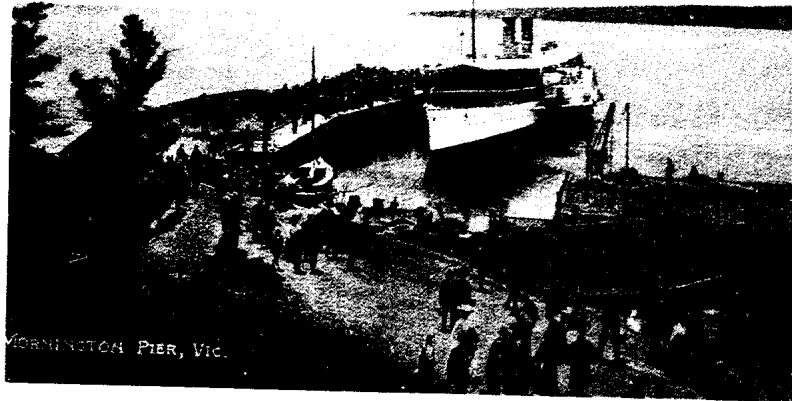
The CRB did affect the flow of traffic through part of the Shire in the 1960s when the Nepean Highway was rerouted through Mt Eliza from its old course (now Mt Eliza Way). According to residents of Mt Eliza the new road, by channelling traffic away from the town centre, had the effect of preserving the 'village atmosphere' which many residents value.<sup>14</sup>

Main roads have avoided the central residential and recreational areas of Mornington Shire. This has helped to maintain the relaxed atmosphere of the settlements missing in some bay side suburbs that are divided by the Nepean Highway which has increasingly carried more traffic since the widespread ownership of motor cars in Australia since the Second World War. Moorooduc Road effectively carries traffic through the study area, but slices a pleasant rural scene in half.

## 5.2 The Pier and Sea Travel

As noted in section 4, Mornington's pier played a central part in the development of the area as a tourist resort in the nineteenth and early twentieth centuries. The construction of the pier c1858 was not brought about by concern to bring visitors to the area, however, but by 'the necessity that appear[ed] to exist of affording early relief to the inhabitants [of Schnapper Point], by providing an outlet for their produce'<sup>15</sup>. Timber fellers in the 1840s and 1850s had previously transported timber

1 Bill Jones, personal communication  
2 Brookes, *op cit*, p. 3  
3 Moorhead, *op cit*, p. 50  
4 Mt Martha Sur Mer, p. 9  
5 Although FS Wright claimed to have been able to drive as far as Hearn Road in 1917. Source: Winty Calder, personal communication  
6 *Victorian Municipal Directory and Gazetteer*, 1924  
7 Moorhead, *op cit*, p. 156  
8 Winty Calder, personal communication  
9 CM 10.2/1910  
10 CM 8/1/1928  
11 CM 8/5/1936  
12 CM 8/6/1934  
13 CM 12/10/1945  
14 Jess White, 'Mt Eliza after 1926' in *Mt Eliza*, *op cit*, np  
15 R. Adams, 'Report on the Projected Harbour and Jetty at Schnapper Point, Mt Eliza', *Victorian Parliamentary Papers*, 1856-57



19  
Postcard pre 1907 showing the 'Weeroona' at Mornington pier and the crowds she brought with her. This paddlesteamer and the 'Hygeia' were renowned on the bay, the 'Weeroona' continuing until the Second War. (Armstrong Collection)

from the area at Balcombe Point and at Canadian Bay, Mt Eliza. (see section 2) At Schnapper Point itself, a safe and natural harbour, goods had been carried out to ships by smaller craft, 'a precarious and expensive' practice. Three boats were lost at Schnapper Point before the pier was built.<sup>1</sup> Adams, the surveyor who completed the report on the jetty, selected the site that afforded the cheapest and most effective place to construct a jetty, and, in deciding on the location, noted that it offered opportunities for extending the structure in the future. The jetty was completed by 1860 and early Mornington businessmen, such as Thomas Cogger Allchin, made use of it. Allchin owned a ketch, the *Governor Latrobe*, with which he ferried firewood to Melbourne and returned with supplies for the series of shops he built in the township. By 1865 steamers arrived from Melbourne twice a week, complementing the daily coach from Melbourne as a means of transport. In the 1880s, during the summer season, the Port Phillip Steamship and Hotel Company ran daily paddle steamers, the *Lonsdale* and *Golden Crown* to Schnapper Point as well as to Queenscliff, Sorrento and Dromana. At the turn of the century the steamers most closely associated with the daily trip to Mornington were the *Weeroona*, *Hygeia* and *Ozone*. It was possible for visitors to Mornington to purchase a ticket that enabled them to travel one way by steamer and the other by train. Other steamers, the *Helen Moore* and the *Meeinderry*, ran weekly and biweekly services.<sup>2</sup> The Bay steamers continued to conduct a passenger service to Mornington until the 1930s. Although the original pier still exists at Schnapper Point, it has undergone changes and repairs since the 1860s. Fairly early in its history, the inadequacies of the pier were obvious to some. One observer pointed out in 1885 that while Schnapper Point's bathing accommodation was fine, this was 'far more than can be said of its pier, a piece of framework probably laid down in the days of the great navigator Cook.'<sup>3</sup> In 1905, while asking the Ports and Harbours Trust to construct shelter sheds at the pier, the Shire Council also requested an L-shaped extension to be built to enable greater accommodation of steamers and passengers. The request was prompted by the fact that the *Ozone* had recently left behind 100 passengers.<sup>4</sup> The L-shaped extension to the pier was duly placed at the end of the pier and remained there for many decades. During the Second World War the army made use of the pier,

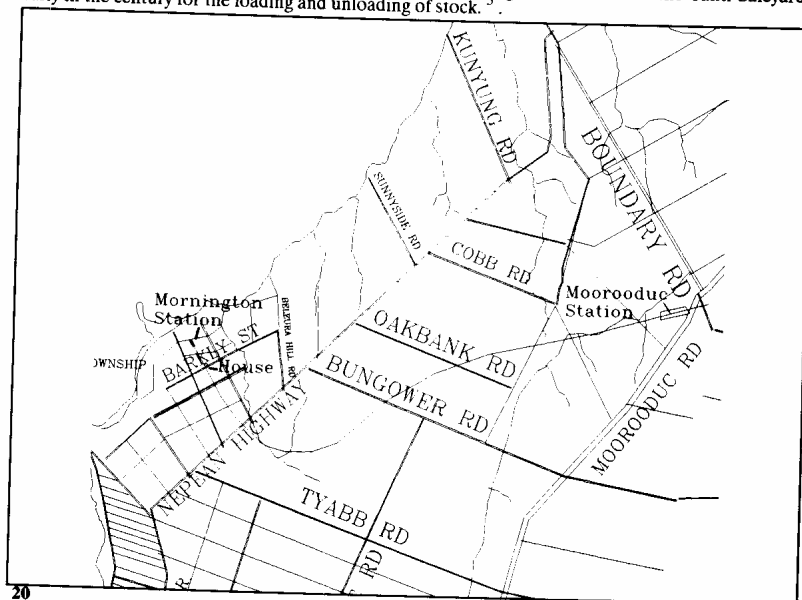
1 Hunter Rogers, 'History of the Mornington Peninsula, 1798-1878', *op cit*  
2 *Victorian Municipal Directory and Gazetteer*, 1911  
3 Pickersill, *op cit*, p. 226  
4 CM 13/1/1905

adding pipelines and buildings for its own purposes, which the Shire Council requested it leave behind at the end of the war.

Railway transport took over some of the pier's freight functions by the turn of the century, although 19 ratepayers requested the erection of goods shed on the pier as late as 1912<sup>1</sup> and local fishermen used a crane on the small fishermen's jetty well into the mid-twentieth century. The pier's major use in the latter part of this century, however, has been associated with passengers and leisure: sailing, fishing off the jetty and promenading. As well as having been a direct source of commerce with the metropolis, the pier has been, for over 130 years, perhaps the most prominent landmark associated with Mornington as a tourist resort.

### 5.3 The Railway

During the 1880s vast lengths of railway track were laid across Victoria. Local residents petitioned the Railways Commissioners for the connection of Mornington to Melbourne by train in the mid-1880s and, by 1889 a track from Baxter to Mornington had been completed. Part of the rationale for this line had been the concern of authorities for the defence of the Mornington Peninsula, which was seen as a vulnerable point for invasion of the colony. The Hastings line made possible the rapid movement of troops along the Peninsula<sup>2</sup>. It is possible that the spur line to Mornington only came about because of the perceived necessity to connect the Frankston line and the Langwarrin Military Reserve to Stony Point so that troops could easily be transported to the coast<sup>3</sup>. By the early 1890s the Mornington train carried fish each day to markets in Melbourne. Although useful as a passenger service, particularly during summer months when cheap excursion fares and 'head of family seasons tickets' were available, the railway was important during the twentieth century as a means of transport of rural produce out of the shire. Moorooduc Station became increasingly busy as the fruit and tree growing industry grew in the twentieth century. In 1910 the Railways Department added a goods siding and shed and 'what is more than some places can get... a large crane to lift the heavy bundles of trees into the trucks'<sup>4</sup> at Moorooduc Station. Bill Jones of Moorooduc remembers this station as being a hive of activity before the Second World War as trees, fruit, sheep and bullocks were loaded and unloaded. A siding was also built at the Tanti Saleyards early in the century for the loading and unloading of stock.<sup>5</sup>



20  
Mornington Railway opened 1889, closed 1981.

- 1 CM 11/4/1912
- 2 Moorhead, *op cit*, p.118
- 3 Winty Calder, personal communication
- 4 MS 18/2/1910
- 5 Moorhead, *op cit*, p.180

A different kind of freight brought about the opening of the Tanti Station after the Second World War. For race meetings in the 1920s and 1930s patrons, trainers and horses had caught the train to Mornington and walked to the Mornington racecourse. Tanti Park Station was built in the late 1940s, when the Mornington Racing Club was being re-established. Several moves were made by Mornington residents and Council to have the train line to Mornington electrified in the 1930s and 1940s. When, in the 1950s, a Parliamentary Public Works Committee investigated the policy of establishing a route from Frankston to Mornington via Mt Eliza, Mt Eliza residents opposed it. Although the Mt Eliza residents won their battle to have the proposed line re-routed, eventually it was decided that the train line should not be built at all.<sup>1</sup> This possibly spelt the end for the train to Mornington. The passenger service had already been removed during the war and was not restored until the mid-1960s. Finally, in 1981, the rail service was completely shut down and the Shire of Mornington now has only the remnants of its station platforms, sidings and tracks and a fettler's house, built for local railway workers in Mornington, as evidence of this form of transport. Road transport of freight and the widespread use of the car for personal travel have meant the end of rail services, not just for Mornington, but for many country areas in the decades since the 1960s. Visitors to the Shire of Mornington are now advised that the Mornington Peninsula is 'within an hour or so's drive via a choice of fast freeways'<sup>2</sup>, stressing again that ease of access to the Peninsula has been one of the selling points used by promoters of the district since the bay steamers operated in the late nineteenth century.

## Section 6: Civic and Township Development

### Introduction

Today the coastal strip between Mt Eliza and Mt Martha is a heavily settled area serving a residential community with the necessary commercial and community facilities. Much of the settlement of this community has taken place since the Second World War, and indeed, large areas of housing have only been developed over the last twenty years. Local residents recall that up to the late 1960s Mt Eliza was still very much a small rural settlement and Mt Martha retained very much a coastal village feel until about the same time. The township of Mornington, however, very early became a centre for the district and evidence of this early and continued role may still be seen in the streets and buildings of Mornington.

### 6.1 Township Surveys

Mornington township was the focus of the earliest township settlements in the 1850s, despite the fact that Government surveyors also laid out a town plan for Osborne, further down the coast.<sup>3</sup> Although parts of the central section of Mornington have been altered in recent years to cater for traffic and parking in the retail centre, the layout that was planned in the earliest town map, from the Esplanade to Parry (now Queen), Ross and Franklin Sts extending from Vancouver to Cook Sts remains the same.

The basic configuration of the plan of Osborne township can also still be seen on present day maps, despite the fact that the township was not settled for many years. Osborne Park, for instance, was reserved for public purposes in 1859 and the interesting pattern of three long boulevards, intersected by cross streets and reaching a fan encircling the reserve can still be seen today from the Esplanade to Maude St and from Victoria Crescent to Helena St. The Osborne township plan, using circular drives and a central open space, reflected philosophies about healthy urban design that were popular in the mid-nineteenth century.

### 6.2 Mornington

#### 6.2.1. Early Buildings

The earliest known shop at Schnapper Point was that built by Thomas Allchin commencing in 1859. The Allchins added substantially to this store over the next 13 years, but it still stands at the corner of Albert and Main Sts. Allchin built another building, the Oriental Bank, in the 1870s on the opposite corner. Another building said to date from the 1850-60s is the house 'Warrawee' at 26-28 Strachans Rd built possibly by Robert Byrne who bought the land at the first subdivisional sale in 1854.<sup>4</sup>

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<sup>1</sup> Jess White, 'The Battle of the Bulge', in *Mount Eliza*, *op cit*, np  
<sup>2</sup> *Mornington Peninsula Visitors Guide*, c1992  
<sup>3</sup> Mochhead, *op cit*, p. 48  
<sup>4</sup> GM Francis, 'History of Warrawee', unpub ms





21  
Postcard looking down Main Street towards the bay, presumably from the tower of the Grand (Armstrong Collection)

#### 6.2.2 Community Beginnings

Evidence of the beginnings of a community in the 1860s are to be found in churches and school at Mornington. St Andrew's Presbyterian Church was built on land donated by J. Barrett in Barkly St in 1866-67. It was built by local builder, J. Grover to a design by Mr Webb<sup>1</sup>. The Church of England congregation of Mornington built the first section of their church, St Peters, in Queen St in 1860, opening it for its first service in 1861. This church was designed by Leonard Terry.<sup>2</sup> The first school held in the district was said to have been conducted at the house which still stands at 3 Vancouver St in the early 1850s.<sup>3</sup> In 1857 the head teacher of this school, William Armstrong, moved (presumably with his pupils) to an 'undenominational' school erected by the Church of England in Main St, near Ross St. This small wooden school became the Schnapper Point Common School number 567 in the early 1860s.<sup>4</sup> It was not until 1878 that a new two-roomed Government-built school opened in Vale St.<sup>5</sup> Although far larger now, the Mornington Primary School, with its original buildings, still stands on the same site.

While the early churches and the Vale St school are reminders of early community life in Mornington, a cluster of buildings on the corner of Main St near The Esplanade are evidence that Mornington was early encouraged to develop by the establishment there of local government facilities. In 1860 the Mt Eliza Roads Board was declared with Mornington as its administrative centre, and a court house and lock up were commenced in Main St.<sup>6</sup> A Post Office was opened on the opposite corner the following year.<sup>7</sup> It was not until 1885 that a Mechanics Institute, an important cultural and community institution, was completed.<sup>8</sup> Part of this building survives as an adjunct to the

1 Mornington Leader, *St Andrews Church, Mornington, 1866-1966*  
2 *St Peters Church Mornington, op cit*, p. 9  
3 *Vision and Realisation, and Vera Mills, personal communication*  
4 *Vision and Realisation, op cit*  
5 *ibid*  
6 Moorhead, *op cit*, p. 97  
7 *ibid*, p. 99  
8 *ibid*, p. 121

Shire Offices today. It was also only in the last decade of the nineteenth century that the Catholics of Mornington built their first church, a timber building, opened in 1897 and superseded in 1910 by a brick St Macartan's.

### 6.2.3 Commercial Centre

Besides being a centre for legal and cultural activities, Main St became the commercial centre of the district. A subdivisional map of the township in 1870 shows, besides Allchin's Store, another store, that of Mr Jennings, on the corner of Parry (Queen St) and Main St and another in the Esplanade next to Rennison's (the Royal) Hotel. Today the Main St shopping centre presents a picture of a shopping street that has developed over time. Some buildings, such as Allchins Store, the Federal Cafe, Males Butchery and the Oriental and Commonwealth Banks date from the nineteenth century. There are other shops, such as Wilson and Livock's Grocery (now Bennetts Real Estate Agency) dating from the 1920s and many more dating from the 1950s, when the shopping centre effectively ended at Barkly St. The post-war expansion of Mornington's population and the growth of residential areas has seen the development of far more retail outlets. In 1976, for instance, the two-storey Mornington Village Shopping Centre was built, a monument to a new form of retail trading in modern times.

### 6.2.4 Township Growth

Some of the earliest houses in Mornington have already been mentioned. By the late nineteenth century some of the more substantial residents of the township had begun to establish large and gracious homes as testament to their success. Thomas Allchin built Sutton Grange in the 1870s, for example, and Morven was built by Archibald Cook in 1888 for his son William Sym and his wife. Yet several more modest homes existed side by side with these residences. In the 1930s there still existed old slab huts in Main St. Subdivision of township blocks in the late nineteenth century was centred around the Main St/Barkly St axis, close to the Esplanade. It was in 1898, for instance, that the Sisters of Mercy purchased land bounded by the Esplanade, Tanti Creek, Tanti Avenue and Barkly St to build their convent and Girls' School<sup>2</sup>. In the early twentieth century the area near Beleura Hill was subdivided as the Beleura Estate and marketed as exclusive real estate by Mary Williams who owned Beleura for a short period<sup>3</sup>. It was not until the first half of the twentieth century that some of the facilities essential to the survival of country communities were established at Mornington. An urban fire brigade began in 1917 and the community raised the funds to build the fire station in Main St used by the brigade until the 1960s. The first fire station still stands, now a shop, in Main St. Another vital service for a growing community is a hospital. Again it was the efforts of the local people that built the Mornington Bush Nursing Hospital, the King George V Memorial Hospital in 1937. During the 1950s a number of subdivisions took place in the area near Strachans and Wilsons Roads. Although many of the blocks were not built on for many years, the 1950s were a period of rapid residential growth for Mornington Shire. In fact, from the end of the war the number of dwellings built in the Shire increased dramatically. In 1946/7 90 new homes and 62 other buildings were built in the Shire. In 1959/60 220 new homes and 374 other buildings were constructed.<sup>4</sup> The following decades also saw great residential development as organisations such as the Housing Commission of Victoria and AV Jennings built estates mainly on the east side of the Nepean Highway. In 1961 the Shire's population had been 7819. By 1991 it was 29,939. In the late 1960s, Mornington Peninsula Arts centre was formed, based first on a converted house in Vancouver Street. The new arts complex on the Mornington-Tyabb Road was opened in 1990. It was during this decade that the Barkly Rise Estate of nearly 200 blocks and Beleura Hill Road Shopping Centre were developed.

### 6.3 Mt Eliza

According to local residents, it was not until the 1960s that Mt Eliza's population was any larger than that of a village<sup>5</sup>. Yet the district had been settled by the 1850s and local Church of England congregation had built a church, St James the Less, on land given by Edward Lintott, by 1865. Mt Eliza had a school in 1871, in the church hall that had preceded St James the Less, also on Lintott's land. This school cannot have had too many clients, for it was closed for periods of up to 9 years in the late nineteenth century.<sup>6</sup> One old home which survives from the 19th century is Hartley Cotwoods, the son of Mr & Mrs James Woods who built a house in Tower paddock in the 1850s<sup>7</sup>. It was not until 1928 that the government built and opened a new school for the Mt Eliza children. In the same decade Mt Eliza residents erected a hall on the corner of the Nepean Highway and Wooralla Drive *...to be used and enjoyed in the manner which public halls or buildings of a like charac-*

1 David Kirton, personal communication

2 Moorhead, *op.cit.*, p. 131

3 Mr Tallis, pers. com. to Ian Stevenson SOM

4 CM Building Surveyors' Report, October 1960

5 Jess White, personal communication

6 L. J. Blake (ed), *Vision and Realisation, A Centenary History of State Education in Victoria*, 1973, Vol 3, p.335

7 Mann, *op.cit.*, p.14

ter are used and enjoyed by the residents of Mount Eliza and the district surrounding it'.<sup>1</sup> The hall was built in 1924 of hand-made cement bricks, using voluntary labour. It was used by the community until the 1960s when the land adjoining it was required for the redirection of the Nepean Highway. The Mt Eliza Community Association used the proceeds of the sale of the hall and land towards the financing of a new community centre in 1980.

Mt Eliza's first two stores also appeared around the second decade of the twentieth century. In 1919 Captain John Davis and his wife built what was later known as Dunstan's Store and Post Office in Mt Eliza Way (then Nepean Highway), near Boundary Road.<sup>2</sup> On the other side of Mt Eliza Way in 1928 James Bradbury built a granite store (see Section 2). In 1935 his son added a garage adjacent to the store.<sup>3</sup> Neither of these buildings stands today but they are remembered as among the only stores in Mt Eliza until the 1950s. Another timber store at 187 Mount Eliza Way, still standing next to a nursery, was constructed in 1922-3.<sup>4,5</sup> It was also at the nucleus of what is now Mt Eliza Village that an important community service began: the Mount Eliza Rural Fire Brigade. The Fire Brigade's first headquarters, a gabled timber-clad shed, was situated on the site of what is now Safeway carpark.<sup>6</sup> In the 1950s local people raised money to build a recreation room next to this station,<sup>7</sup> but when both were destroyed by fire, the new fire station was built in Canadian Bay Road.<sup>8</sup> It was not until the 1960s, when services such as electricity and water were connected and the roads were being made, that the shopping centre began to develop as permanent residents began to settle at Mt Eliza on estates such as the Earimil and Ranelagh estates.<sup>9</sup> The establishment of the Peninsula School in 1960 was another instance of growth in the area. Improved roads and wider ownership of motor cars meant, over the next few decades, that, along with those people who had retired to live permanently at Mt Eliza and those who still used it as a base for holidays, there were more residents of Mt Eliza commuting to and from suburbs of Melbourne.

#### 6.4 Mt Martha

Mt Martha remained, until very recent times, a seaside resort, relying on Mornington for community and commercial facilities. A landmark, referred to in tourist brochures from the end of last century until the middle of this century, was Mt Martha House, but it was a focal point for travellers, a place where the coach stopped and the telegraph was connected, and not a community centre. Although some very substantial houses were constructed at Mount Martha in the 19th and early 20th Centuries, by the late 1920s some holiday-makers were buying land in some of the new subdivisions and constructing 'shacks' (see example in Ozone Avenue).<sup>10</sup>

In the 1920s another focal point, seen as a landmark by older Mt Martha residents, was opened. This was Ferrero's Store on the Esplanade near Kilburn Grove, which was little more than a kiosk when it opened. In 1935 the Ferreros installed a petrol bowser outside their store, a sign of the times as it coincided with the building of the beach road from Mt Martha to Dromana. Unfortunately Ferrero's Store was destroyed by fire in 1993.

In the late 1940s and 1950s land began to be subdivided and offered for sale at Mt Martha. One of the first estates subdivided here, the Fairbairn Estate, was part of CP Fairbairn's property, which he offered as the basis of a trust for ex-servicemen and women. Ten years later, in the early 1960s, the rest of Sir George Fairbairn's property, Greenlaw, was subdivided and offered for sale.

Mt Martha now has many public amenities, among them a Community Centre based in Mt Martha House, and a small retail shopping centre. Nevertheless it retains some of the ambience of a holiday village and many of its homes are still used predominantly as weekenders, rather than as permanent homes.

#### 6.5 Balcombe

The establishment of an army camp at Mt Martha in 1940 did much to affect the development of the local area (see section 7). When Balcombe Army Camp became the Army Apprentices School after the Second World War it attracted its own community which became the nucleus of the area which took its name from the army camp. In the 1950s about twenty prefabricated homes to serve as married quarters were erected in what became Balcombe Village. A medical centre and other services and homes followed as the need arose and the area now known as Balcombe was established.<sup>11</sup>

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1 Jess White, *The History of the Hall, Mt Eliza*, op cit, p33  
2 Moorhead, op cit, p.212  
3 *ibid*, p. 213  
4 Mary Lowe, pers.com.  
5 Jess White, personal communication  
6 Ray Pascoe SOMHS minutes 20.7.93  
7 R.G. Roper, personal communication  
8 *ibid*  
9 Brian Hobart, personal communication  
10 G Maggs, pers.com.  
11 Lt Col. David Duff, personal communication



22  
*Aerial view of Balcombe Camp, 1957 (SOM)*

## Section 7: Defence of the Commonwealth

### Introduction

The Mornington Peninsula had, in the nineteenth century, been recognised as one of the first lines of defence against invading forces coming through Port Phillip Heads or Western Port. Forts at Queenscliff and Point Nepean were built during the 1870s and 1880s to defend the Bay from would-be imperialist invaders, such as the Russians<sup>1</sup>.

### 7.1 The Second World War

Although it was situated on the Peninsula, the Shire of Mornington's direct involvement in the defence of Australia did not begin until the brink of the Second World War. Months before the war broke out the 4th Infantry Brigade took part in the largest military camp held in Victoria for years at Sir George Tallis' property, Beleura.<sup>2</sup>

### 7.2 Balcombe

By October of the next year, 3000 militia soldiers of the Fourth Division trainees were camped at Mt Martha at four temporary camp sites between the Nepean Highway and the coast, just south of Bay Road<sup>3</sup>. It was money expended on building roads and adding a water supply to these sites which partly prompted the Administration of the Southern Command to recommend the purchase of land from three landowners, Messrs Ostberg, Graves and the Henty Estate to establish a permanent training camp at Mt Martha. There were also other reasons why Mt Martha was chosen as a permanent camp site. Foremost among them was the 4th Army Division's role to defend Port Phillip and the Mornington Peninsula. Mt Martha provided a central place for the troops to get to know the Peninsula and be quickly mobilised. The accessibility to the railway at Mornington added to this attraction. The local terrain, which provided variety for training and rifle ranges was also a positive as-

1 Winty Calder, *Australian Aldershot, Langwarrin Military Reserve Victoria 1886 - 1980*, p. 4-5  
2 *The Argus*, 20/3/1939  
3 *Argus* 15.10.39; see also M McMahon pers.com. who cites Macalister as source

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pect in Mt Martha's favour.<sup>1</sup> Balcombe Camp was built in 1940, amidst press reports that it was probably the most pleasant place for a military camp in Australia.<sup>2</sup> The establishment of the camp had more than a slight effect on Mt Martha which, in 1940, numbered only 104 houses.<sup>3</sup> As the Mornington township was about to be sewerred, the army made use of their treatment works and agreed to sewer Mt Martha as well as Balcombe Camp.

### 7.3 Other Mt Martha Defence Sites

The army's 'occupation' of Mt Martha was not confined to the Balcombe site. Wives of Australian servicemen, for instance, were accommodated at Grandview, a Mt Martha guesthouse and Mt Martha House was also occupied by service personnel.<sup>4</sup> The First US Marine Division, relieved from Guadalcanal in 1942, used Balcombe Camp as a rehabilitation centre. Maryport Guest House, formerly Melrose, was used, virtually as a hospital, for wounded marines.<sup>5</sup> Camp Manyung, at Mt Eliza, was also used for such a purpose. Mornington Racecourse was also used for army purposes. The US Marines are credited with constructing Range Road, Mt Martha as an access road to the rifle range located on it and also with constructing Uralla Road through the camp site and another road through the then Glynt Estate.<sup>6</sup> However, Bay Road and others within the camp were constructed by the Australian Defence Department.

It is on what is now known as Citation Reserve that the First Marine Division was presented with presidential citations. This oval was later developed as a sporting facility by the Army Apprentices School.<sup>8</sup> The quarry, at Stony Point on Balcombe Creek became a rifle range.

### 7.4 Post War

Balcombe was intended as a permanent camp. The expense of establishing it was enough to justify its continued use after the war. In 1948 Balcombe became the Australian Army Apprentices School. To accommodate female apprentices, in 1950 the Army purchased the Mount Martha Guest House which became No. 30 W.R.A.A.C. Barrack for the next thirty years, before being sold to the Shire in 1983.<sup>10</sup>

Most of the huts (some of them thought by Leslie Moorhead to be from the Rushworth Prisoner of War camp), were removed from Balcombe when it was closed in 1981 and the Army Apprentices School moved to Latchford Barracks at Bonegilla.<sup>11</sup> The huts were sold at \$100 each, some of them bought by local residents for use as houses or outbuildings.<sup>12</sup> The camp site has now been subdivided. The Officer's Mess, currently used by a Christian community group, known as Fusion, and the planting and layout of the grounds are the only physical evidence left of a relationship with the army that lasted for forty years.

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1 Australian Archives file No: 259/704/1  
2 *The Argus*, 8/6/1940  
3 Australian Archives File number: P 742/1 522 J26  
4 Moorhead, *op cit*, p.209 Mount Martha House reputedly by US Marines but this contested, see M McMahon pers.com.; see *Argus* 15.10.39 'divisional HQ is a comfortable seaside guest house.'  
5 Alan Dowdle, personal communication  
6 Lt Col. David Duff, personal communication  
7 Australian archives 259/39/636  
8 *ibid*  
9 Bob Barker, personal communication  
10 see Shire of Mornington property file  
11 Rushworth origin denied by B Barker via SOM  
12 Lt Col. David Duff, personal communication

**Appendix One :Population and Industry Statistics for the Shire of Mornington**

**1933-1991**

**1933**

Industry .....	Number Engaged in
Agricultural/Pastoral/Dairy	147
Fishing and trapping	34
Mining/Quarrying	4
Industrial (manufacturing)	279
Transport and Communication	56
Commerce and Finance	113
Public Administration and Professional	80
Personal and Domestic Service	196
Pensioners	73
Other	172
<b>Total Breadwinners .....</b>	<b>1178</b>

**1961**

Industry .....	Number Engaged In:
Primary	8
Fishing/hunting/trapping	56
Agriculture/mixed farming	43
Grazing	55
Dairy/pig/poultry, etc.	3
Forestry	3
<b>Total primary .....</b>	<b>148</b>
Mining/Quarrying	7
Manufacturing	491
Electricity/Gas/Water/Sanitary	51
Building and construction	346
Transport and storage	58
Communication	66
Finance and property	98
Commerce	457
Public authority and defence	505
Community and business services	376
Amusements/hotels	217
Other	42
Not working	4920
<b>Total Population .....</b>	<b>7819</b>

**1991**

Industry .....	Persons Engaged In
Fishing and hunting	154
Mining	33
Manufacturing	1832
Electricity, gas, water	178
Construction	960
Wholesale and retail trade	2621
Transport and storage	339
Communication	161
Finance, property and business services	1345
Public administration and defence	523
Recreation, personal and other services	881
Community services	2400
Not classifiable	42
Not stated	747
<b>Total employed persons .....</b>	<b>12207</b>

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**Significant Sites & Areas**

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# SIGNIFICANT SITES

## Introduction

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### Scope

The following sites are generally of regional (Mornington Peninsula) or State importance, including those from this category on the National Estate register or on the National Trust of Australia (Vic) register. The citations for these last two categories have been reproduced from the relevant Australian Heritage Commission or the National Trust citation. Budget limitations have meant that some sites identified as important to the State or region were not fully documented. For these sites and most of the locally important only sites, see Appendix 1 to this volume.  
Note that each site citation is self-contained to allow future addition of information, such that there may be repetition in the history and significance statements for sites with a common origin i.e., former Balcombe AIF Camp huts.

### Themes

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The following are historical themes used to categorise sites in the study (see Environmental History, Vol.2 for more detail).

#### 1.0 Exploration and Culture Contact

- 1.1 Early Exploration
- 1.2 Culture Contact
- 1.3 Trigonometric Survey

#### 2.0 Extractive Industries

- 2.1 Timber-Felling
- 2.2 Fishing
- 2.3 Brick-making and Quarrying
- 2.4 Patent Septaria Works
- 2.5 Gold-mining

#### 3.0 Pastoralism and Agriculture

- 3.1 Squatters
- 3.2 Pastoralism
- 3.3 Vineyards and Orchards
- 3.4 Rural Settlements - Moorooduc

#### 4.0 Resort Development

- 4.1 Seaside Residences
- 4.2 Attractions
  - 4.2.1 Beaches and Foreshore
  - 4.2.2 The Delights of Nature
  - 4.2.3 Mornington Park
  - 4.2.4 Mornington Racecourse
- 4.3 Hotels and Guest Houses
- 4.4 Specific Retreats

#### 5.0 Travel and Transport

- 5.1 Tracks and Roads
- 5.2 The Pier and Sea Travel
- 5.3 The Railway

#### 6.0 Civic and Township Development

- 6.1 Township Surveys
- 6.2 Mornington
  - 6.2.1 Community Beginnings
  - 6.2.2 Early Buildings
  - 6.2.3 Commercial Centre
- 6.3 Mt Eliza
- 6.4 Mt Martha

## **7.0 Defence of the Commonwealth**

### **Criteria for Assessing Sites & Areas**

The following criteria were used to assess the cultural significance of sites, allowing comparison of each site with other similar sites within the locality, the region or the State.

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#### **1.0 Interpretive ability**

Sites will be ranked according to the capacity of their physical fabric and/or surviving documentation to illustrate aspects of the key themes by means of:

- 1.1 the amount of the original fabric, which survives
- 1.2 the degree to which later changes or additions provide evidence of change over time within a key theme compared with sites where changes have largely obliterated earlier fabric.
- 1.3 The extent of data in the form of maps, plans, written or oral information through which the site can be interpreted.

#### **2.0 Age**

- 2.1 Within a theme the sites that are the oldest are likely to be ranked more highly than those of later periods.
- 2.2 Where themes encompass a number of historical phases, for instance 'tourism' or 'township development', sites will be assessed for their representativeness of important stages. For instance, an early example of a post-war holiday house might rank as highly as an early example of a nineteenth century summer house.

#### **3.0 Specific Associations with the Site**

Sites will be ranked according to the degree to which they have been:

- 3.1 Associated with a key person. An association with a person of state or national significance will lead to the site being ranked as of state significance. An association with a person of local significance will lead to a ranking of local or regional significance.
- 3.1.2 The degree of association with a key person. For instance, the major home, design creation or workplace of a key person will be more significant than a site with more tenuous links.
- 3.2 Directly linked with key events in local or state history
- 3.3 Associated with community activities or values as compared with those of individuals.
- 3.4 The venue for major activities within a key historical theme
- 3.5 Viewed by the community as a symbol or landmark of one of the key historical themes.
- 3.6 Demonstrate a typical lifestyle for one of the key historical themes.

#### **4.0 Rare or Unique Sites and Fabric**

Sites will be ranked according to:

- 4.1 their association or illustration of work or leisure activities, cultural values or modes of construction which are no longer held or carried out in the state or study area.
- 4.2 Their representativeness of places which have now been largely removed from or modified in the state or study area
- 4.3 Their representativeness of an activity or type of landscape that was widespread in the study area but has now largely disappeared or ceased.
- 4.4 Whether they are the sole example of a particular activity or event in the state.
- 4.5 Whether they represent a well-known landmark in the state.

#### **5.0 Sites not directly related to themes**

- 5.1 a place may be linked with a prominent state or local figure or may be an important landmark to the local community, or related to a major event in state history, but unrelated to any of the key historic themes. These will be assessed individually under the criteria listed in 1-4.
- 5.2 Sites which are linked to more than one of the historical themes may be ranked more highly than those which illustrate only one theme.

#### **6.0 Sites of Aesthetic or architectural interest**

- 6.1 Aesthetic recognition by those expert in the field over a sustained period
- 6.1 Design or stylistic interest as a particularly evocative example of or an early use of a particular design style or theme
- 6.2 Sites associated with an important or recognised designer's work, as a good and/or early example (see also 3.1.2)

#### **7.0 Sites of technical or scientific interest**

- 7.1 Sites which illustrate technical innovation or skill.

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7.2 Sites which by their scientific interest have attracted study over a sustained period.

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**Bibliography & Sources Abbreviations**

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The following sources and abbreviations were used in this volume (see also Vol 2 bibliography)

**Newspapers, Periodicals and Pamphlets (no author)**

'Argus'  
AHB 'Australian Home Builder'

**Sources (published, unpublished, oral) & Abbreviations**

ABCN 'Australasian Builder & Contractors News'  
ADB 'Australian Dictionary of Biography' and Index (various editors)  
AHC Australian Heritage Commission nominations, registrations  
APP. Application under the Lands Act for Torrens conversion (see RGO, TO)  
Armstrong Collection (Ian Armstrong's postcard collection, Mornington)  
BD 1875 Bailliere, 'The Victorian Official Post Office Directory'  
BDM 'Pioneers Index' births deaths & marriages (Informit, RMIT CD ROM)  
BEMJ 'Building Engineering & Mining Journal'  
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Cavanaugh, 'The Melbourne Cup' (Melb., 1983)  
CofV Smith 'The Cyclopaedia of Victoria...' (Melb. 1903-5)  
Cox, Henry 'Victoria Australia sheet X Port Phillip...' coastal survey plan 22 (CPO, 1862)  
CPO Central Plans Office historical map collection  
Croll, RH 'The Open Road in Victoria' (Melbourne, 1928)  
CS18a Smythe, 'Survey the Coast of Port Phillip...' (CPO, 1841)  
CS22 Cox, Henry 'Victoria Australia sheet X Port Phillip...' coastal survey plan 22 (CPO, 1862)  
D1891 Sands & McDougall 'Melbourne Directory'  
Davies & Stanbury 'The Mechanical Eye in Australia'  
de Serville, 'Port Phillip Gentlemen' (Melb., 1980)  
Early History of Mount Eliza' (SLV Biog. File, nd.)  
EH Environmental History (Vol 2)  
ER Victoria Electoral Roll  
Gibney & Smith 'A Biographical Register 1788-1939' Vols. I&II  
HBC Historic Buildings Council  
HM Mornington Chamber of Commerce, 'Historic Mornington' (walking tour, nd.)  
HOA Australian Heritage Commission 'Heritage Of Australia' (Macmillan, 1981)  
Johnson, DL 'The Architecture of Walter Burley Griffin' (Melb. 1977)  
Kerr, 'The Dictionary of Australian Artists to 1870',  
Lewis (ed) '200 Years of Concrete in Australia' (Syd., 1988)  
Lewis (ed) 'Historic Churches Study' (National Trust of Australia, 1991)  
M1889 Bonney, 'New Map of the Shire of Mornington' (Unique Advertising Combine., c1889) SLV X 821.3 BJE  
Moorhead, 'Mornington in the Wake of Flinders' (Mornington Shire, 1971)  
MPHS collection -Mornington Historical Society Collection  
MUA Melbourne Univ. Archives  
MUAI Melbourne University Architects Index (M Lewis, Ed)  
Municipal Association of Victoria, 'Addresses to HRH The Duke of Cornwall & York.. from the Municipalities of Victoria', 1901  
NTA National Trust of Australia, (Vic) files  
O'Sullivan, Dale oral source  
Peck, Harry, 'Memoirs of a Stockman' (Stock & Land)  
Polya, R, 'Nineteenth Century Plant Nursery Catalogues of S.E. Australia', 1981)  
PRO Public Records Office  
Public Records Office 'Statistics and Civil Establishment..1856'

Shire of Mornington Heritage Study  
Significant Sites & Areas

PWD Public Works Department, Vic. Gov.  
RB Municipal rate books (shire and roads board): 1893, 1900- held at Mornington, 1863-1892 (incomplete) at Frankston.  
RGO Registrar Generals Office  
RHSV Royal Historical Society of Victoria  
Rosenthal, 'Look Back with Pride' history of the St Kilda synagogue  
RP Roll Plan, CPO  
RP31 'Plan of the Frankston & Moorooduc Parishes..' (CPO, 1855)  
RS Reserve File, DCNR  
RVIA Royal Victorian Institute of Architects  
SLVBI or SLV Biog. Index State Library of Victoria Biographical Index (fiche)  
Smith 'The Cyclopaedia of Victoria..' (Melb. 1903-5)  
SN Search Notes, RGO  
SOTFOFY 'Some of the Fruits of Fifty Years..' (Massina & Co. 1897)  
Sutherland, 'The History of the Presbyterian Church of Victoria' (1877) TO Titles Office of Victoria  
Tourist Development Authority of Victoria, 'Where to go' (nd)  
Trethowan, 'Banks of Victoria..' HBC report  
VB Valuation Book, or municipal valuer's field book  
VC Valuation Card, municipal valuer's card index  
VG1865 Bailliere 'Victorian Gazetteer'  
VMD Victorian Municipal Directory  
VYB Victorian Year Book  
V&M Sutherland, 'Victoria & Its Metropolis..' (Melb., 1888)  
V&R Education Dept. of Victoria, 'Vision & Realisation' (3 vols.)  
Ward, A 'Victoria's Railway Stations' (HBC study)  
Watts, 'Historic Gardens of Victoria..' (Melb. 1983)  
Watts, 'The Gardens of Edna Walling' (Syd., 1991)  
WD 1899-1900 Wise, 'Post Office Directory of Victoria'  
WWA 1962 'Who's Who In Australia'

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**NAME: CHURCH OF ENGLAND HALL**  
**002 ALBERT STREET, Mornington**

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TYPE: HALL  
MELWAY MAP REFERENCE: 104 D10  
SURVEY DATE: 1993-4

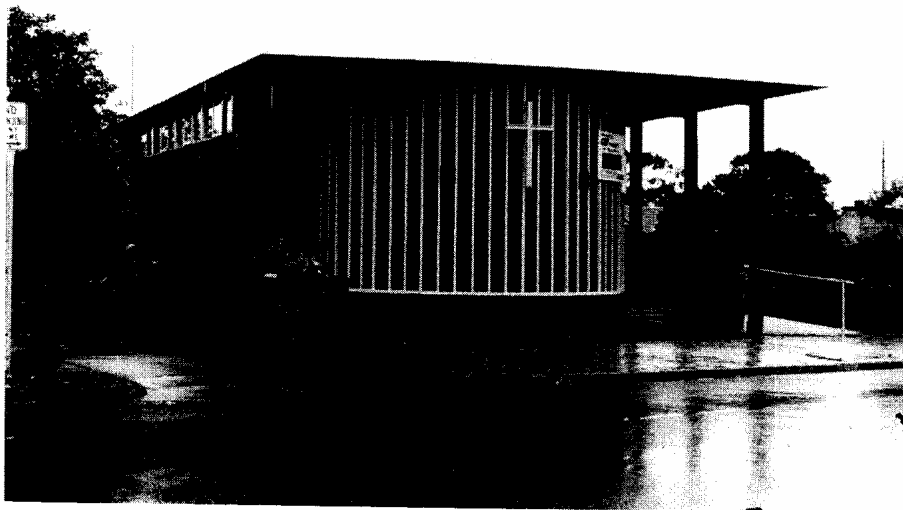
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1959-60

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: S**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to Victoria

**FIRST OR MAJOR OWNER/OCCUPIER:**

ANGLICAN CHURCH

**DESIGNER:**

CHANCELLOR & PATRICK

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**HISTORICAL THEMES REPRESENTED: 6.2**

CIVIC & TOWNSHIP DEVELOPMENT (Evidence of urban development in a once dominantly rural context, town surveys, civic and religious buildings, street plantings)

**CRITERIA SATISFIED BY THE SITE: 1.1, 3.2, 3.4, 3.5, 6.1, 6.1**

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

---

**HISTORY:**

The foundation stone was laid by R. Rev. J. D. McKie, coadjutor, Bishop of Melbourne, 8.11.1959. The architects were Chancellor & Patrick (then of South Yarra), the estimated cost £15000 and the builder was Mornington builder, G.E. Markin. The proposed design of some 54 squares included a kindergarten facing Albert Street, with a semi-circular end, entered from a porch and foyer which also served the hall. Like the Albert Street end, the hall's stage created a drum-like form with a sub-stage beneath. Next to the foyer was a kitchen which served both spaces. The elevation shown to the client stressed long horizontals, with a roof line floating over a low masonry wall ('Colortone') facing Octavia Street. A masonry planter box created another rectangular form on the elevation. The council had approved the sketch design by February 1959 and issued the building permit by July but the Commission of Public Health had some 18 points they needed clarification on and many suggested internal finish options, in place of those proposed, and even noted that the bearers were not laid out as normal practice. The Commission had more requirements to met when the building was completed in early 1960, stating among other things that the stackable chairs should be stored in a maximum number of 4 per stack. A proposal to add a light control room was made in 1967.

---

**DESCRIPTION:**

(Refer History)  
This is an unusual Modernist treatment for a rural township hall. It illustrates aspects of international works such as Phillip Johnson's New York Theatre of the Dance or Le Corbusier's Villa Savoye (1927-31) which combine discrete and often contrasting geometric forms. In this case it is a combination of the cylinder (curved glazed screen) and the rectangle (frame and roof), the former inside the latter. It also contrasts with Chancellor & Patrick's other works at Mount Eliza which follow a more conservative design formula, albeit also in an innovatory fashion.

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**CONDITION:**

Generally externally original.

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1 fn 1.101050200, drng. 329/2 n.d.  
2 ibid.  
3 loc.cit. letter 10.3.59  
4 loc.cit. 4.4.60 letter  
5 ibid.

Shire of Mornington Heritage Study  
Significant Sites & Areas

**SIGNIFICANCE:**

This Church of England hall is significant on a State-wide basis for its innovative architecture as applied to a rural township's parish hall and as the work of noted peninsula designers, Chancellor & Patrick. It embodies an unusual approach to what is traditionally a conservative building use and with its successful combination of geometric forms shows the influence of the International Modernists, interpreted in the new rationalist light of post war architecture in Australia. The hall is also of local importance as the sign of growing infrastructure with the new population growth post-war in Mornington and for its association with public gatherings in the town.

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Shire of Mornington Heritage Study  
Significant Sites & Areas

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**NAME: BENNETT HOUSE**  
**010-014 BANKSIA GROVE, Mount Martha**

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**TYPE: HOUSE**  
MELWAY MAP REFERENCE: 150 J4  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: 513  
LODGED PLAN: 23814

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R = Registered):  
AUSTRALIAN HERITAGE COMMISSION (N = Nominated, R = Registered I = Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C = Classified, R = Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1987

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula

**FIRST OR MAJOR OWNER/OCCUPIER:**

BENNETT,

**DESIGNER:**

SMITH, DES ARCHITECTS

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**HISTORICAL THEMES REPRESENTED: 4.1**

RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 6.1, 6.2**

AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

Drawings (dated 27.11.86) by the Middle Park architectural firm of Arki Aus (Des Smith) were approved by Council in February 1987<sup>1</sup>. The ground level consisted of two bedrooms, a kitchen, study, dining and a semi-detached workshop; upstairs was the 'Rumpus Room'. The builder was L R & G L Smith of East Doncaster, client was B & J Bennett (permanent residence at Moorabin) and the cost estimated at \$75000. It was completed by late 1987. The Bennett family had been on the site for a long period, having commissioned a contemporary Consolidated Home Industries Ltd house there in 1967, the 'Seabreeze 67'<sup>2</sup>. The 1987 house was recognized by the architectural profession thus:

*'Using the existing dumb 1960s beach house language this project reinterprets this language through a restricted orthogonal language in plan, section and elevation, with one eccentric diagonal generated from the proportions of the golden section. Colours and cladding materials further the abstraction and itemization of parts.'*

---

**DESCRIPTION:**

This two-storey house is as described in 'Ardvaak', a possibly intentional parody of the beach house idiom. The typical rectilinear two storey frame (usually timber, sometimes steel) of the 1960-70s is expressed but as an almost abstract layer across the front of the building. Other wall planes protrude from the building to underscore the decorative use of structure to provide diversity of mass and void and juxtaposition of wall planes.

The floor plan shows the entry stair angled into a large living area and what is otherwise a series of connected rectangular rooms with services grouped at one end and bedrooms at the other.

---

**CONDITION:**

Generally externally original.

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**SIGNIFICANCE:**

This house is regionally significant for its innovative approach to what was perceived by the designers as a clichéd medium (the beach house), as reflected in their use of the traditional rectilinear frame of the 1960s-70s as an envelope for more diverse forms and finishes. The house is also significant for its published recognition by members of the architectural profession.

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1 fn 4, 2040, 5100  
2 ibid.

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**NAME: SOLDIERS MEMORIAL & MEMORIAL PARK  
BARKLY STREET, Mornington**

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TYPE: MONUMENT, RESERVE  
MELWAY MAP REFERENCE: 104 D11  
SURVEY DATE: 1993-4

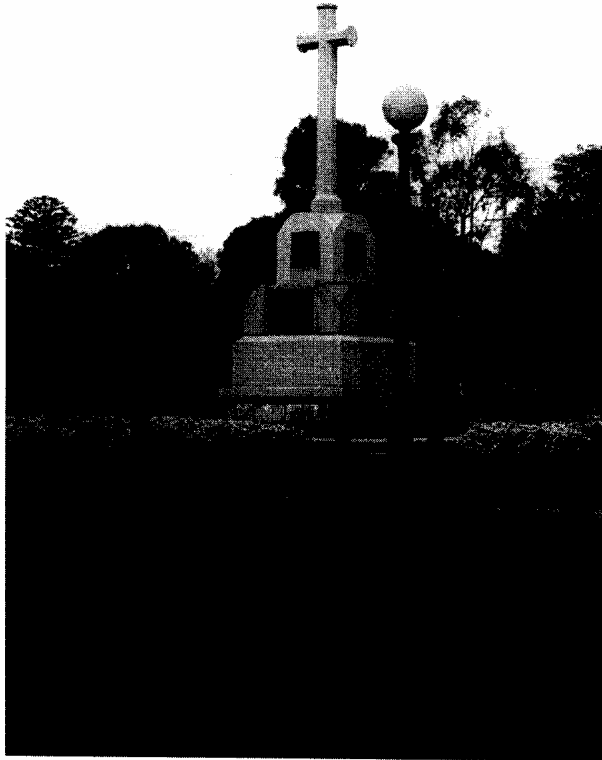
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R = Registered):  
AUSTRALIAN HERITAGE COMMISSION (N = Nominated, R = Registered I = Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C = Classified, R = Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1925-

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: L**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Shire

**DESIGNER:**

HLFSEN, DORA (MEDALLION)

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**HISTORICAL THEMES REPRESENTED: 4.2.2,6.2**

EXTRACTIVE INDUSTRIES (Evidence of timber-getting, fishing, brick making, quarrying, mining practices)  
CIVIC & TOWNSHIP DEVELOPMENT (Evidence of urban development in a once dominantly rural context, town surveys, civic and religious buildings, street plantings)  
RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE:3.2,3.4,3.5**

ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

---

**HISTORY:**

The Governor of Victoria, the Lord Stradbroke, unveiled this memorial at the corner of Main Street and the Pt. Nepean Road in October 1925 and the Archbishop of Melbourne, Dr Harrington Lees blessed it<sup>1</sup>. The memorial was the focus of an avenue of honour (trees) which extended half a mile to the Pt Nepean Road, up Main Street from Vale Street: each tree held the name of one who served<sup>2</sup>.

The memorial was paid for by public subscription and consisted of a granite cross, raised on a stepped podium, and surrounded by a draped chain balustrade. A bronze crusader's sword was fixed to the cross and a medallion ('Australia Mourning Her Dead') which depicts a girl placing a wreath on the head of a dead soldier was attached to the base along with an honour roll. The medallion was created by Miss Dora Hlfesen<sup>3</sup>.

With increased motor traffic along the Pt. Nepean Road, the memorial was shifted to Memorial Park and rededicated in 1970<sup>4</sup>.

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**DESCRIPTION:**

This reserve consists of largely exotic planting except for clumps of coast tea-tree. Centred on the park is the granite (Dromana granite?) memorial cross dedicated to those killed from Mornington in the First War. The cross was relocated there from the intersection of the Pt Nepean Road and Main Street.

---

**SIGNIFICANCE:**

Although shifted from its original site, this monument is locally significant for its symbolism of the great public feeling generated by World War One in Australia and particularly in Mornington. It continues as the focus for community memories of the war through the annual services held there. It is near complete and includes artwork and (probably) materials from local sources.

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1 Moorhead, p.176-  
2 see MPHS collection 'Mornington War Memorial 1914-18' pamphlet 1937, # 2098  
3 'Peninsula Post' 24.10.1925  
4 ibid.

57

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**NAME: ST. ANDREW'S PRESBYTERIAN CHURCH, FORMER  
051- BARKLY STREET, Mornington**

---

TYPE: CHURCH  
MELWAY MAP REFERENCE: 104 F10  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: pt13 CA30  
LODGED PLAN: 1999

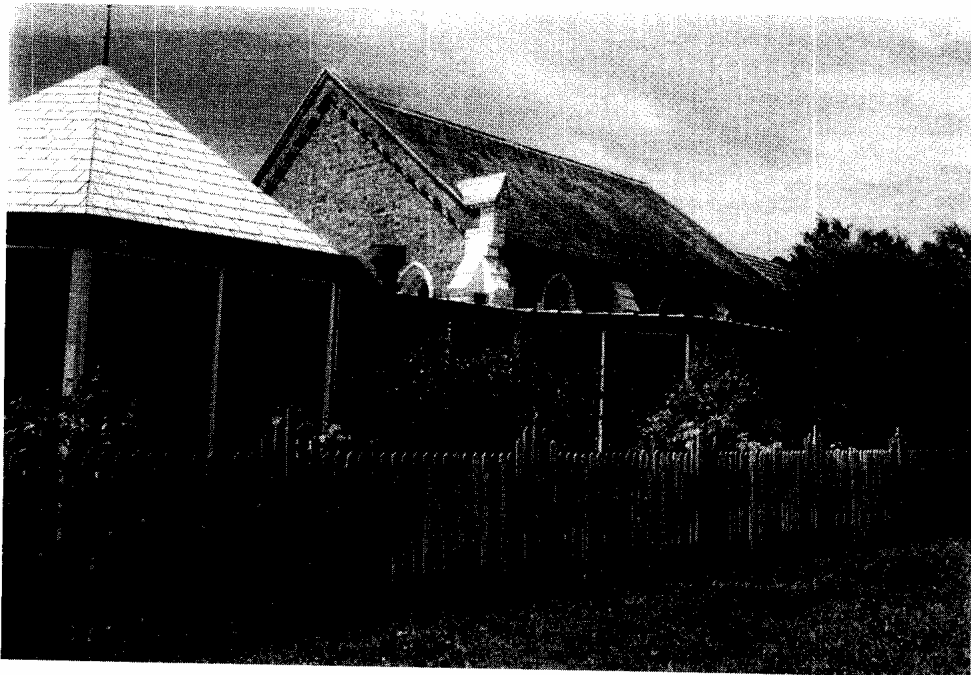
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R = Registered):  
AUSTRALIAN HERITAGE COMMISSION (N = Nominated, R = Registered I = Insufficient Data to Process): 1  
NATIONAL TRUST OF AUSTRALIA (C = Classified, R = Recorded):  
NTA FILE NUMBER: 4462

**CREATION DATE:**

1867-

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: L**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Shire

**FIRST OR MAJOR OWNER/OCCUPIER:**

PRESBYTERIAN CHURCH

**OTHER ASSOCIATIONS: KURZ NOMINEES P/L**

**DESIGNER:**

WEBB, CHARLES

**BUILDER/CONTRACTOR: GROVER, WILLIAM**

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**HISTORICAL THEMES REPRESENTED: 6.2.2**

EXTRACTIVE INDUSTRIES (Evidence of timber-getting, fishing, brick making, quarrying, mining practices)  
CIVIC & TOWNSHIP DEVELOPMENT (Evidence of urban development in a once dominantly rural context, town surveys, civic and religious buildings, street plantings)

**CRITERIA SATISFIED BY THE SITE: 2.1, 3.2, 3.5, 7.1**

AGE (The site is comparatively old, judged within major development eras)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
TECHNICAL ACCOMPLISHMENT (The site demonstrates a high degree of evident technical skill)

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**HISTORY:**

Located on part of Crown Allotment 30 Section 22, the church ownership was vested in the local Presbyterian Church trustees John Barrett, Alex Morrison (q.v.), John Connell and James Butchart<sup>1</sup> St Andrew's was opened in February 1867, after construction by William Grover (Mornington carpenter) using Thomas Allchin's locally made bricks and Charles Webb's design<sup>2</sup>.

**Associations**

The Rev. Caldwell came to the church in 1874 and commenced a long tenure in the town, being one of its more influential citizens<sup>3</sup>. The architect, Webb went on to design many important buildings in the State including the Grand, later Windsor Hotel. Thomas Allchin, the brickmaker, was also an important local identity.

In the mid 1940s the site at 51 Barkly Street held the residence, with the Rev. EW Bishop as occupier, and the next lot east held the school and tennis courts; all care of Paul Ferguson of the Presbyterian Church trustees<sup>4</sup>.

More recent history involved the church (then Uniting) being considered for registration by the Historic Buildings Council in 1979 after redevelopment proposals, one being for a parking lot to be acquired by the Mornington Council. The Mornington Peninsula Historical Society objected to its potential loss in a letter to the Mornington Shire early in 1979<sup>5</sup>.

The society explained that the church had been a central part of Mornington community life for some 112 years. Its removal would break one of the few important links with early Mornington and its pioneers; we strongly urge its retention as a living memorial to these pioneers.<sup>6</sup> The National Trust was brought in but to the historical society's dismay, it failed to find the building significant on a Statewide basis. The Shire urged them to reconsider in October 1979 stating that the church was a site of significance to the Mornington region.

In 1984 a planning permit was granted to Kurz Nominees P/L (K Kurz) to convert the church to a restaurant, using a design by Hoban-Hynes & Associates<sup>7</sup>. Harry Schmidt was one of the first proprietors of the Gallery, later the Old Mornington Restaurant, in late 1984<sup>8</sup>. Another change occurred in the late 1980s when a 'Garden Room' was added to the front corner to a design by the same designers which meant the removal of one of the front windows and erection of an unrelated structure in front of the church<sup>9</sup>.

---

1 Mem. 16490 3 11.1866 75 pounds  
2 Moorhead, p.83 cites 'Argus'  
3 see Glenbank, Barkly St, citation  
4 RB1946-7,888-9  
5 m2.1050.55300  
6 ibid. Don Corkhill sec.  
7 FN2.1050.55300 see plans copy  
8 ibid.  
9 ibid. BA750 1987



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**DESCRIPTION:**

This simple Gothic revival brick parish church, with its gabled buttressed porch, has been altered in its conversion to other uses. Unusual elements include the gabled capping to the buttresses and the corbel table to the porch and main gable. It is of face brick with coloured brick architraves to openings and has a slate roof.

---

**CONDITION:**

A major addition has been placed in front of the church obscuring any full view of the main or south elevations and meaning the consequent removal of one of the front windows (reversible). Brickwork has been painted.

---

**SIGNIFICANCE:**

Despite the additions to the church, St Andrews is locally significant for its evocation of the early growth of Mornington's infrastructure and remains a symbol of the attainment of a permanent town status. It has been over a long period the focus of Presbyterianism in the district and as one of the town's early public buildings holds associations for many former and current residents. It also embodies the local craftsmanship of Allchin's brickwork and the contractor, Grover.

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**NAME: VICTORIAN RAILWAYS GATE HOUSE  
072 BARKLY STREET, Mornington**

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TYPE: HOUSE, GATE  
MELWAY MAP REFERENCE: 104 E11  
SURVEY DATE: 1993-4

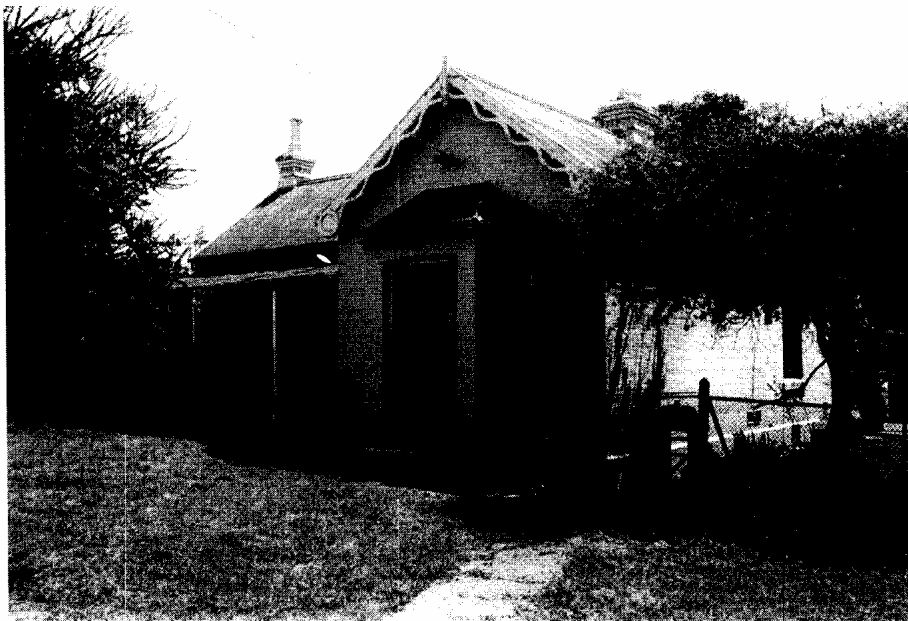
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R = Registered):  
AUSTRALIAN HERITAGE COMMISSION (N = Nominated, R = Registered I = Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C = Classified, R = Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1890

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula

**FIRST OR MAJOR OWNER/OCCUPIER: VICTORIAN RAILWAYS**

**BUILDER/CONTRACTOR:**

PARKER & VICKERS

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**HISTORICAL THEMES REPRESENTED: 6.2,5.1**

TRAVEL & TRANSPORT (Evidence of track, sea, road and rail transport)  
CIVIC & TOWNSHIP DEVELOPMENT (Evidence of urban development in a once dominantly rural context, town surveys, civic and religious buildings, street plantings)

**CRITERIA SATISFIED BY THE SITE:1.3,2.1,3.2,3.5,3.6,4.2,6.2**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
RARE OR UNIQUE SITES (The site may be now rare in form or function but was perhaps once more common)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

---

**HISTORY:**

During the 1880s vast lengths of railway track were laid across Victoria. Local residents petitioned the Railways Commissioners for the connection of Mornington to Melbourne by train in the mid-1880s and, by 1889, a track from Baxter to Mornington had been completed. Part of the rationale for this line had been the concern of authorities for the defence of the Mornington Peninsula which was seen as a vulnerable point for invasion of the colony. The Hastings line made possible the rapid movement of troops.

By the early 1890s the Mornington train carried fish each day to markets in Melbourne. Although useful as a passenger service, particularly during summer months when cheap excursion fares and 'head of family seasons tickets' were available, the railway was important during the twentieth century as a means of transport of rural produce out of the shire. Moorooduc Station became increasingly busy as the fruit and tree growing industry grew in the twentieth century. In 1910 the Railways Department added a goods siding and shed and 'what is more than some places can get... a large crane to lift the heavy bundles of trees into the trucks' at Moorooduc Station.<sup>1</sup>

Bill Jones of Moorooduc remembers this station as being a hive of activity before the Second World War as trees, fruit, sheep and bullocks were loaded and unloaded. A siding was also built at the Tanti Saleyards early in the century for the loading and unloading of stock.<sup>2</sup>

This house was built in 1890 by contractors, Parker & Vickers, as a Victorian Railways residence<sup>3</sup>. It was described as a gate house and land in the late 1940s early 1950s, care of the Mornington station master and rated to the Railways Commissioners<sup>4</sup>. The house was the railway gate keeper's residence for the level crossing boom gate operation. This type of house was once widespread throughout the State, wherever boom gates were erected, but few survive today after the replacement of gates by alarm lights and bells. This house is one of the few built elements left from the early phase of railway development in Mornington.

---

**DESCRIPTION:**

This brick house has unusual Gothic Revival details (see also Church of England residence, Ross St), but the probable hand-made bricks have been painted. The gables have notable fretted timber barge boards with trailing or looped elements as ornamentation. Chimneys have dog-toothed and corbeled cornices, the roof forms are gabled and clad with corrugated iron and the front verandah is in a skillion form, set beside a protruding gabled room bay. This bay has a further independently roofed window bay.

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1 MS 18/21910  
2 Moorhead, p.180  
3 see VRPR contract 4532  
4 RB1949.39

Shire of Mornington Heritage Study  
Significant Sites & Areas

**CONDITION:**

The bricks have been painted, the verandah ornament removed and the gable finials altered. Presumably there was once a timber picket boundary fence.

---

**SIGNIFICANCE:**

This former gate house is regionally significant because it represents a type of residence which was once widespread in the State but is now rare, particularly in a brick form. It is the last railway building left from the opening period of the Mornington line. The house retains unusual details in the form of the barge boards and is among the oldest group of externally near intact suburban residences (designed for a small allotment) in Mornington.

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Shire of Mornington Heritage Study  
Significant Sites & Areas

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**TYPE: HOUSE**  
**088 BARKLY STREET, Mornington**

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MELWAY MAP REFERENCE: 104 F11  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: 1  
LODGED PLAN: A960

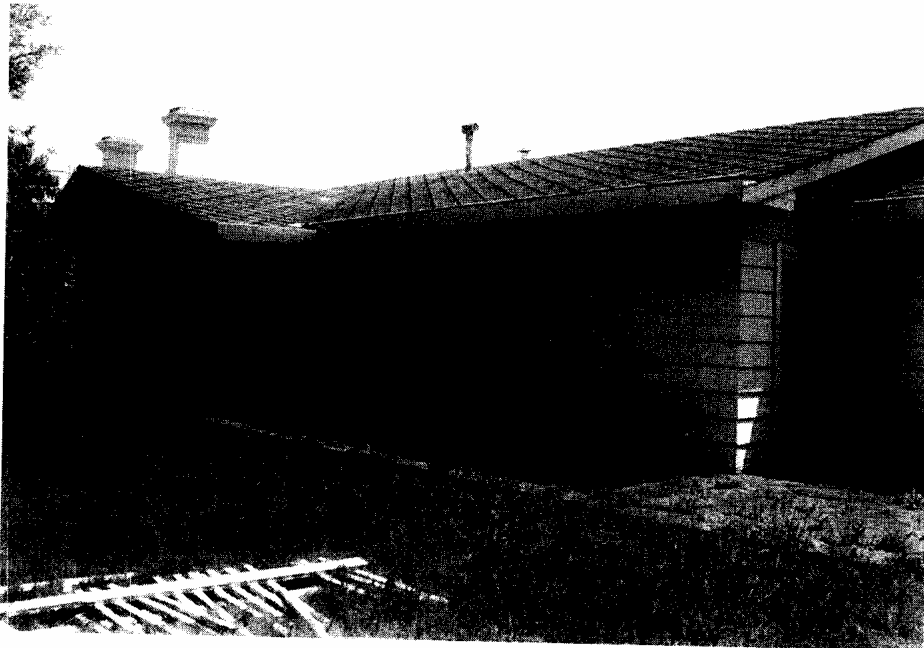
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1948-50

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: L**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Shire

**FIRST OR MAJOR OWNER/OCCUPIER:**

WOOLNOUGH, DAISY A

**OTHER ASSOCIATIONS: JOYNER, AE & DL**

**DESIGNER:**

CHANCELLOR, DAVID ?

**BUILDER/CONTRACTOR: WOOLNOUGH, WR ?**

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**HISTORICAL THEMES REPRESENTED: 6,2,4,1?**

CIVIC & TOWNSHIP DEVELOPMENT (Evidence of urban development in a once dominantly rural context, town surveys, civic and religious buildings, street plantings)  
RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE:1,3,2,2,3,1,6,3**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

This house was owned by Daisy A Woolnough of Glen Iris Road, Glen Iris when it was erected in c1948 for an estimated 1500 pounds; it had previously been a vacant site, lot 1 of the Caringa Estate<sup>1</sup>. AE & DL Joyner owned it by the 1970s<sup>2</sup>. The noted architect, David Chancellor is assumed to have been the designer of the house because of its distinctive flared gable but this has not been verified.

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**DESCRIPTION:**

This distinctively formed house has herringbone pattern fibrous cement tiles (typical of the 1930s-) to its shallow gabled roofs, a square top picket fence (residual from an earlier house?) and cypress hedges, with a little planting from c1950s.

The design is identifiable as, if not typical of, the work of Chancellor & Patrick, with the flared gabled ends and intersecting roof forms. Inside it also has the typical attributes of a large living area opening via multi-paned glazed doors onto a terrace at the rear and the yard at the front, with services at one end and bedrooms at the other<sup>3</sup>. Another element typical of the time was the wide horizontal wall boards, mitred at the corners rather than taken to a corner bead.

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**SIGNIFICANCE:**

This house is regionally significant as potentially one of the earliest works of David Chancellor (later Chancellor & Patrick), a notable designer on the peninsula<sup>4</sup>. The house possesses a distinctive roof line (signature flared gable of Chancellor) and is an early example to be built after World War Two, given building materials shortages and limitations on their use for private projects. It symbolises the beginning of post war growth in Mornington's population.

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1 rate card RB1949,45; RB1951,49 NAV changes 11 to 58 pounds  
2 Mornington Shire BA514  
3 see building permit application plan, SOM  
4 designer to be established

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**NAME: GLENBANK, LATER ANDREW KERR HOME FOR CHILDREN  
107-109 BARKLY STREET, Mornington**

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TYPE: HOUSE, TREES  
MELWAY MAP REFERENCE: 104 F10  
SURVEY DATE: 1993-4

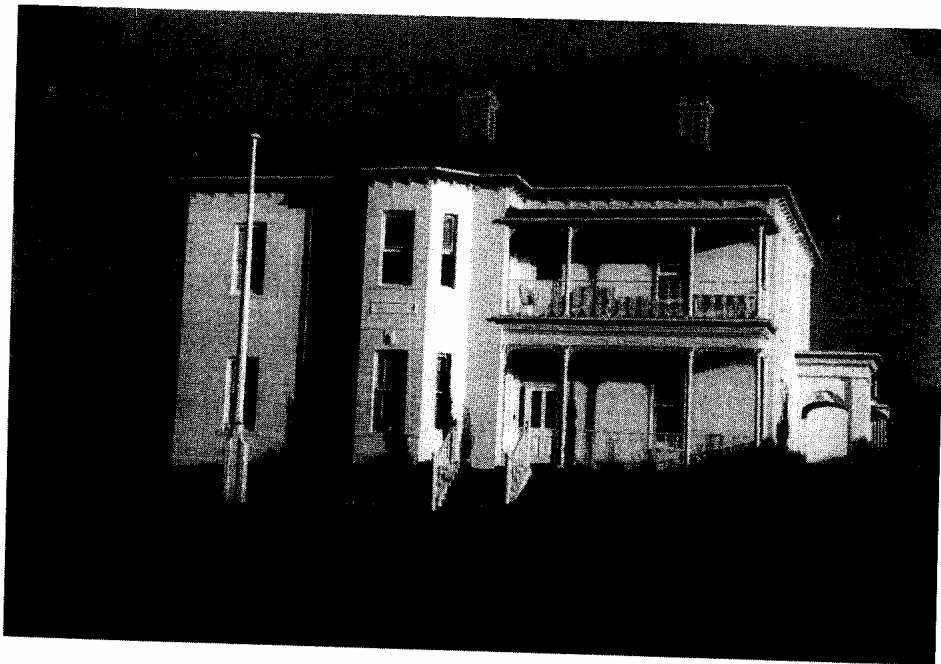
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1875

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R\***

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula

**FIRST OR MAJOR OWNER/OCCUPIER:**

CALDWELL, REV JAMES

**OTHER ASSOCIATIONS: KERR, MRS & MRS ANDREW**

**DESIGNER:**

POULTON, E

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**HISTORICAL THEMES REPRESENTED: 4.4, 6.2**

RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

CIVIC & TOWNSHIP DEVELOPMENT (Evidence of urban development in a once dominantly rural context, town surveys, civic and religious buildings, street plantings)

**CRITERIA SATISFIED BY THE SITE: 2.1, 3.1, 3.5, 3.2**

AGE (The site is comparatively old, judged within major development eras)

ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

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**HISTORY:**

St Andrew's Presbyterian Church was served by visiting clergy until the arrival of the Rev. JA Caldwell in 1874. He had Glenbank built soon afterward and stayed as minister for another 28 years<sup>1</sup>. He was then superintendent of the Sunday School and member of the Kirk Session until his death in 1907<sup>2</sup>.

Large for the home of a Presbyterian clergyman, Glenbank was built with the fortune inherited by Mrs Alice Caldwell, the daughter of William Lindsay who had settled at Hobart during 1812<sup>3</sup>. He died in 1863, a wealthy man who owned a considerable amount of property, including two hotels.

As well as owning Glenbank, the James Caldwell family also had Hope Terrace (165-9 Gipps Street, East Melbourne) built in 1870 by James Harper when Caldwell was the minister at St George's Presbyterian Church, Collingwood. The Caldwells owned the terrace until c1915<sup>4</sup>.

James (Jim) Caldwell recalls that his father John was born at Glenbank in 1880, the second youngest in a family of eight<sup>5</sup>. These included five boys, Thomas, James, William, Hugh and John and three girls, Alice, Jean and Sarah<sup>6</sup>. The Caldwells were perhaps the worst affected among the district families by the Football Disaster when three of their sons (James, William and Hugh) were drowned (along with others in the Mornington football team) on the night of the 21 May 1892<sup>7</sup>. Another tragedy took Jean Caldwell in 1914 on the sea crossing from Northern Ireland to England<sup>8</sup>. The Caldwells sold Glenbank c1918 when James Caldwell, grandson of the Rev. James Caldwell, was eight years old<sup>9</sup>.

On the 27th of October 1921, the Governor General, Lord Foster opened the Andrew Kerr memorial Home for Children in this building<sup>10</sup>. It was noted that this was the first visit of a Governor General to the district. Mrs Andrew Kerr, Mrs Kathleen Kerr-Parker and Mr Critchley-Parker had donated the house to the Church of England Trust Corporation (Melbourne Diocese) as a memorial to Sergeant Andrew Kerr who was killed in action at Fleur-baix, France, 1916. The object of the home was as a holiday home for homeless children, irrespective of creed, which it did for another 19 years. Miss Hale was the first matron and worked under the direction of a committee led by Mrs AE McLennan (hon. sec.) but little was spent on the house maintenance and finances were low. In 1941, the Mission of St James and St John was requested to manage the home, under matron Mrs Currey, continuing the care of orphaned or disadvantaged children. Archbishop Booth reopened and dedicated the building 1956, describing it as a house of beauty befitting the needs of children<sup>11</sup>.

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1 1875 date on door top light  
2 Moorhead, pp. 83, 121, 124, 129, 138  
3 J Caldwell pers. com. 13.3.94  
4 see Butler & Burchett, 'East Melbourne Conservation Study' 1979 p.78  
5 J Caldwell pers. com.  
6 *ibid.*  
7 MPHS collection 'History of Andrew Kerr' pamphlet # 3684b  
8 J Caldwell pers. com.  
9 *ibid.*  
10 *ibid.*  
11 *ibid.*



Shire of Mornington Heritage Study  
Significant Sites & Areas

An early photograph of Glenbank shows the house as a multi-coloured brick Italianate hipped roof villa with a skillion form two-level verandah with panelled iron friezes and balustrading'. The carriage gates shown in the foreground and flanking timber picket fence are made up of a double palisade (spade head) picket with capped posts. On either side of the gateway, the fence graduates to a post and rail fence for the majority of the front boundary.

---

**DESCRIPTION:**

This is the former Rev. J. A. Caldwell home, a two storey, now cemented Italianate style house. It has been altered and added to, and a recently a bullnose profile Edwardian period verandah has been added to the facade.

The garden is gone except for two good 'Araucaria heterophylla' specimens which contribute to the house period.

This is Mornington's largest private 19th century town residence.

---

**CONDITION:**

The verandah has been rebuilt in an unrelated form, the coloured brickwork cemented over and the grounds denuded of planting.

---

**SIGNIFICANCE:**

Glenbank is significant within the Mornington Peninsula as the long-term (altered) home of one of Mornington's most distinguished and best known 19th century figures, the Rev. James Caldwell and has lasting associations with the Mornington Football Disaster which attracted the public's attention State-wide. Although altered, the 1875 date is early for the use of what became a common villa style in the 1880s-90s and the house stands out as the largest 19th century house built within the Mornington township domain. Its later role as a holiday home for children marks a further development of the area in the 1920s when motor access allowed more public bodies and private persons to seek out Mornington as a holiday destination. Mornington was a popular place for retreats or summer camps for a wide variety of community groups.

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<sup>1</sup> MPHS collection Book 4, p. 20 donated by Mrs Gwen Taubert, niece of George Wharington who spent his annual holidays there in 1921

Shire of Mornington Heritage Study  
Significant Sites & Areas

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**TYPE: HOUSE, GARDEN**  
**022 BATH STREET, Mornington**

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MELWAY MAP REFERENCE: 104 F9  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: 6  
LODGED PLAN: 7822

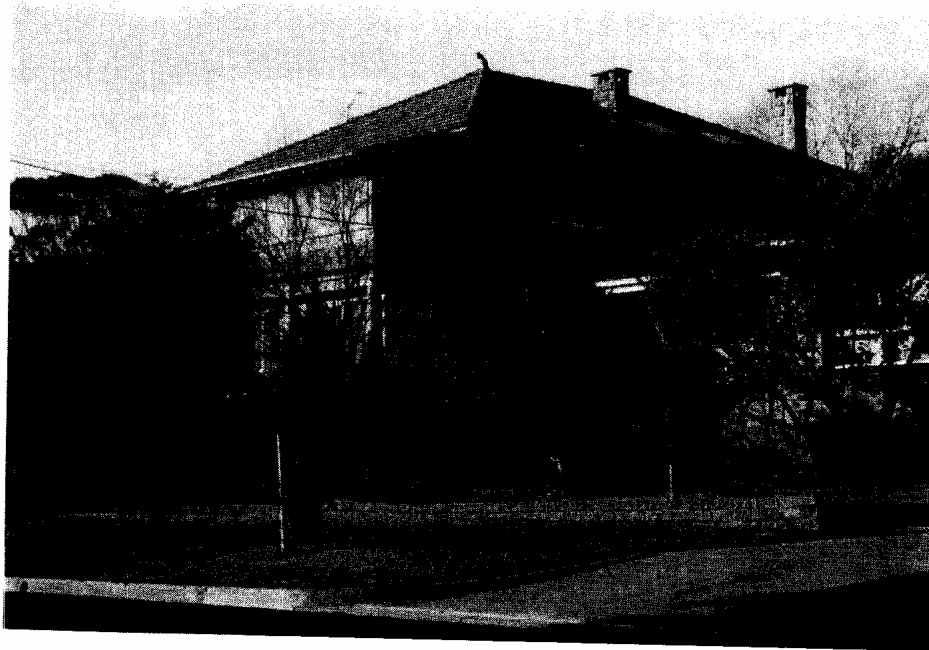
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1923

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula

**FIRST OR MAJOR OWNER/OCCUPIER: SILLING, THOMAS**

**OTHER ASSOCIATIONS: GOLDBERG, MRS PHEOBE ?**

**BUILDER/CONTRACTOR: SILLING, THOMAS**

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**HISTORICAL THEMES REPRESENTED: 6.2,4.1**

CIVIC & TOWNSHIP DEVELOPMENT (Evidence of urban development in a once dominantly rural context, town surveys, civic and religious buildings, street plantings)  
RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE:3.1.2,6.2**

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

---

**HISTORY:**

In the 1920s-1930s the Mornington builder, Thomas Silling, owned and occupied this house, from its construction in 1923, and used it on his letterhead as an example of his work<sup>1</sup>. Silling was active in the district, building private houses as well as toilet blocks in the Mount Martha Camping Reserve<sup>2</sup>. Mrs Pheobe Goldberg who owned the house, Oakwood, and 14 acres nearby also lived in Elsternwick and owned this house in the early 1940s and early 1950s<sup>3</sup>. By the 1980s, the house was owned by the Presentation Sisters Generalate, being linked to the Elsternwick Presentation Convent<sup>4</sup>.

---

**DESCRIPTION:**

This two-storey house is constructed from quarry-faced limestone masonry, has a simply hipped terra-cotta tiled roof (Marseilles pattern) and expressed roof rafters. An unusual two-storey round corner room bay with shingled walls is attached to the south-west corner and a skillion (sleepout?) porch on the south-east corner is set over a verandah supported on tapered cement columns. Chimneys are also of stone and the sash windows are grouped. The overall effect evokes Arts & Crafts principles in the favoured use of natural materials, some being from the locality. The largely exotic garden is of the period.

---

**CONDITION:**

The verandah has been enclosed and the balcony glazed in (used as sleep-out?). Otherwise the trim colours and front fence type are related to the era.

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**SIGNIFICANCE:**

This house is architecturally significant within the region for its picturesque elevational composition, particularly the use of the shingled round room bay, and the external integrity to its construction date. The use of local stone is also of note especially in a two storey form and as a complement to the former natural timber finish of the shingling. The use of the house to advertise the work of its builder is also significant.

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1 RB1922-3, 1027 to be revalued; RB1924,1096; see RS4898 quote 24.10.34

2 *ibid.*

3 RB1941-2,478; RB1949,116

4 fn1,1070,02200

Shire of Mornington Heritage Study  
Significant Sites & Areas

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**NAME: MOOROODUC HALL**  
**site 6 BENTONS ROAD, Moorooduc**

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TYPE: HALL  
MELWAY MAP REFERENCE: 146 J9  
SURVEY DATE: 1993-4

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1916

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: L**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Shire

**FIRST OR MAJOR OWNER/OCCUPIER:**

MOOROODUC PROGRESS ASSOCIATION

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**HISTORICAL THEMES REPRESENTED: 6,3,4**

PASTORALISM & AGRICULTURE (Evidence of pastoral and selection eras, changes in agricultural practices)

**CRITERIA SATISFIED BY THE SITE:3,3,3,4,3,5**

ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

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**HISTORY:**

Moorooduc Progress Association was formed in 1909. One of the Association's projects was to construct a local hall and land was given by Mr Edward Jones in Derril Road (corner Bentons Rd) as a site for a tin hall which was opened in 1915. Apparently there was dissension in the ranks of the Progress Association about the siting of the hall and another public hall-this time brick- was duly built and opened in 1916. The tin hall eventually was sold to the Anglican Church in 1932 and became St Paul's Anglican Church.

---

**DESCRIPTION:**

This is a simply gabled face red brick hall facing Bentons Road, at the Derril Road corner. Windows are multi-paned and the main double doors framed with vertical board infill. The brick hall in Derril Road remains today as Moorooduc Hall, by the Moorooduc recreation reserve. The little settlement based around these buildings At the corner of Derril and Tyabb Roads is visually very evocative of rural community life early this century, with its cluster of community buildings, CFA hut and former store. At the same time, the wider landscape of Moorooduc, with its windbreak plantings of pines, farmhouses and remnants of old farm buildings set amongst paddocks and pastures also remains as evidence of what much of the Shire of Mornington must have looked like in earlier days.

---

**CONDITION:**

There is an added bay in clinker brick adjacent to Derril Road but otherwise the hall is externally similar to when it was built.

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**SIGNIFICANCE:**

Although austere architecturally, the Moorooduc hall is significant locally as an externally well-preserved community building of long-standing which offers material evidence of the efforts early this century among the Moorooduc community to build a social gathering place. It stands with other community structures as the material evidence of a once self-contained Moorooduc community group which over time has been affected by increasing urbanisation and the centralising of services.

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Shire of Mornington Heritage Study  
Significant Sites & Areas

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**NAME: LYNDEMERE**  
**011 BRADFORD ROAD, Mount Martha**

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TYPE: HOUSE  
MELWAY MAP REFERENCE: 150 C8  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: 71 CA34  
LODGED PLAN: 7098

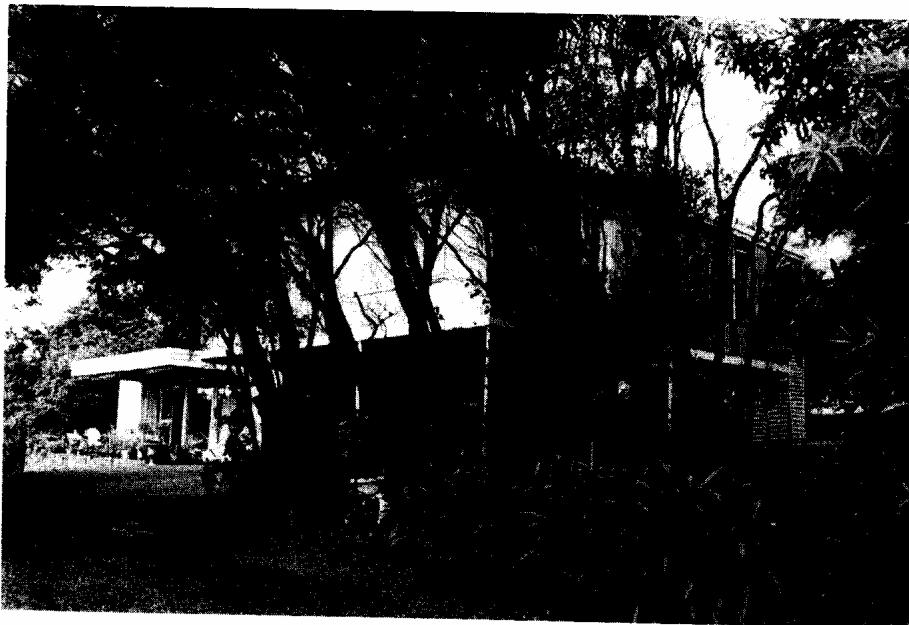
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1953-

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: L**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Shire

**FIRST OR MAJOR OWNER/OCCUPIER:**

WALLACE-MITCHELL, R

**DESIGNER:**

CHANCELLOR & PATRICK

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**HISTORICAL THEMES REPRESENTED: 4.1**

RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 6.2, 6.3**

AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

Betty Lois Challenor of the Esplanade, Elwood, owned this site in the 1940s<sup>1</sup> but it was the Wallace-Mitchell ownership which gained the site some architectural fame. Construction drawings prepared for R Wallace-Mitchell (of Sth Yarra) late 1953 by Frankston architect, David Chancellor, show a simple rectilinear open planned one-bedroom house, clad with vertical KDHW boarding<sup>2</sup>. The builder was the prolific Frankston builder, Arthur Moore<sup>3</sup>. Designed by David Chancellor the house was used in a publication<sup>4</sup>. Five years after its initiation, the house was to be extended to the south (3 squares), this time designed by Chancellor & Patrick and set on a concrete slab. Otherwise the treatment was identical, with car accommodation afforded by a Biltwell Accessories 'Swing Easy' tilting garage doors on the east and west faces<sup>5</sup>. This was not carried out<sup>6</sup>. The next owner, R Cameron (of Balaclava Hardware), applied in 1960 to build another garage detached from the house, modifying a standard timber-clad design by lopping off the gabled roof and using a skillion instead<sup>7</sup>. The builder (and designer?) was TA Franks of Mount Martha<sup>8</sup>. The next proposal was more damaging to the original simple design of the house. New owners, Mr & Mrs N Jarvie (also of Balaclava) commissioned a laundry and pantry extension in 1969 at one end of the house which, although it approximated the general finish and form of the original, ignored the modular construction. The builder (and designer?) was HG Jacobs & Sons<sup>10</sup>. However the most contrasting proposal to date was a large two storey cement-sheet extension set on stilts between the original house and Bradford Road. This also was to be built by Jacobs during 1970<sup>11</sup>.

---

**DESCRIPTION:**

The north wing of this complex is a simple rectilinear open planned formerly one-bedroom house, clad with vertical KDHW boarding<sup>12</sup>. Classical in concept, the roof was almost flat, and the fascia deep and overhanging a stone terrace. The timber frame is expressed on the exterior and the glazing inserted as full-height panels (some sliding) or highlight windows where wall panels stopped just short of the roof line to maintain the modular expression. Rubble stone panels infilled below the sill line of full-height glazing. Another element which was new at the time was the sashless glazing set on Cowdroy tracks. Inside the space originally flowed past room dividers and island benchtops, leaving only the bathroom enclosed. The original cost was estimated at £2000.

- 
- 1 FN4,1100,01100  
2 FN4,1100,01100  
3 ibid.  
4 Callister, W: Chancellor and Patrick Work on the Peninsula, typescript 1991).  
5 ibid.  
6 ibid. see permit 10987  
7 ibid.  
8 ibid.  
9 ibid.  
10 ibid.  
11 ibid.  
12 FN4,1100,01100

Shire of Mornington Heritage Study  
Significant Sites & Areas

**CONDITION:**

There was a laundry and pantry extension in 1969 at one end of the house which, although it approximated the general finish and form of the original, ignored the original modular construction. A large two storey cement-sheet extension was set on stilts between the original house and Bradford Road in 1970.

---

**SIGNIFICANCE:**

The north wing of this house is architecturally significant within the Mornington Shire for its associations with the noted peninsula architects, Chancellor & Patrick, and still evokes the firm's skillful manipulation of internal space and simplicity of external composition. Period elements such as the rubble Moorooduc stone are valuable details. It was also used in promotional publications highlighting what became known as the Peninsula Style of beach house design. It was also built soon after the restrictions of post World War Two and thus was the forerunner of a new Modernist architectural wave which has swept over Mount Martha and parts of Mornington.

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Shire of Mornington Heritage Study  
Significant Sites & Areas

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**NAME: CALDWELL COTTAGE**  
**004 CALDWELL STREET, Mornington**

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TYPE: HOUSE, GARDEN  
MELWAY MAP REFERENCE: 104 F10  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: 3 (18-20)  
LODGED PLAN: 85649\*

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R = Registered):  
AUSTRALIAN HERITAGE COMMISSION (N = Nominated, R = Registered I = Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C = Classified, R = Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1916-17

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: L**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Shire

**FIRST OR MAJOR OWNER/OCCUPIER:**

GRANTLEY, MRS ELIZABETH (& FREDERICK?)

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**HISTORICAL THEMES REPRESENTED: 6.2, 4.1**

CIVIC & TOWNSHIP DEVELOPMENT (Evidence of urban development in a once dominantly rural context, town surveys, civic and religious buildings, street plantings)  
RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 6.2**

AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

---

**HISTORY:**

The wife (?) of a journalist, Frederick Grantley, owned this site when a house was erected there in 1916-17 and when the address was still Barkly Street<sup>1</sup>. The Grantley family owned the three lots from the corner of Caldwell Street, on the Glenbank Estate, each fronting the Tanti Creek<sup>2</sup>. More recent owners include William Watt Leggatt who had the house from the mid 1930s to c1970, then Dorothy (his widow) & Thomas (Melbourne solicitor) Leggatt, Mr & Mrs Philip Goldstein (managing director) previously of North Caulfield, and Garrick & Jennifer Bellew (c1981)<sup>3</sup>. New owners, C & H Hazewinkel added a family room c1981 and Robert & Kerry Denman proposed to add a studio c1993<sup>4</sup>.

---

**DESCRIPTION:**

This house has rough-cast stucco walls over a weatherboard base and a terra-cotta tiled roof, like number 10, but has an unusual angled room and associated window bays projecting to the west in plan. Recent garden has used plants of the period with cordylines and remnant 'Leptospermum laevigatum' (Coastal tea-tree).

---

**CONDITION:**

Generally externally original, as seen from the street (part obscured).

---

**SIGNIFICANCE:**

This house is locally significant primarily for its interesting architectural form, and its relatively early and complete external condition. Small houses of this era which exhibit conscious design elements are a minority in the Shire. The garden, with its creek side setting, provides a mature and, in part, related setting for the house.

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1 RB1916-17,454 house being erected; Grantley not listed in 'Oxford Companion...'  
2 MSC estate plans  
3 RB1935-6,176; FN1.1140,50400  
4 ibid.

Shire of Mornington Heritage Study  
Significant Sites & Areas

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**TYPE: HOUSE**  
**010 CALDWELL STREET, Mornington**

---

MELWAY MAP REFERENCE: 104 F10  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: 22 pt CP8  
LODGED PLAN: 6726

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R = Registered);  
AUSTRALIAN HERITAGE COMMISSION (N = Nominated, R = Registered I = Insufficient Data to Process);  
NATIONAL TRUST OF AUSTRALIA (C = Classified, R = Recorded);  
NTA FILE NUMBER:

**CREATION DATE:**

1920-22

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: L**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Shire

**FIRST OR MAJOR OWNER/OCCUPIER:**

JONES, MRS DAISY J

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**HISTORICAL THEMES REPRESENTED: 6.2.4.1**

CIVIC & TOWNSHIP DEVELOPMENT (Evidence of urban development in a once dominantly rural context, town surveys, civic and religious buildings, street plantings)  
RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE:3.6**

ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

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**HISTORY:**

Charles Graves sold land in the Glenbank estate to Mrs Daisy Jones of Elsternwick c1920 and a house was erected there by 1922. Percy Butler Rumley had the site by c1933<sup>1</sup>

---

**DESCRIPTION:**

This house has rough-cast stucco walls over a weatherboard base with distinctive field stone-faced porch pillars, terra-cotta tiled roof and is unusually intact for Mornington and its age. There is a remnant cypress hedge which is related to the construction date of the house at the front (recently part removed) and a cypress specimen at the rear.

---

**CONDITION:**

Generally externally original except for the loss of the front fence and part of the cypress hedge.

---

**SIGNIFICANCE:**

The house is of local interest for its evocation (with 4 Caldwell Street) of the beginnings of the Glenbank Estate and its relative integrity to early this century. It also marks the recommencement of house construction in Mornington after the cessation of building during the war and possesses some locally notable details such as the use of field stone.

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<sup>1</sup> RB1932-3,230 RB1920-1,609; RB1919-20,436> . . . During the late 1940s early 1950s this property measured some 260x111 feet of the Glenbank Estate and was occupier-owned by Newman & Gertrude Stirling. Later owners were Derrellt and Hirst. Recent owners include Terence & Wendy Piggott, and Mornington builder, John Duignan, and Peter Evans & Linda Pearce

Shire of Mornington Heritage Study  
Significant Sites & Areas

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**NAME: SUGAR GUM ROW  
CARAAR CREEK LANE, Mornington**

---

TYPE: TREES  
MELWAY MAP REFERENCE: 104 J8  
SURVEY DATE: 1993-4

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R = Registered):  
AUSTRALIAN HERITAGE COMMISSION (N = Nominated, R = Registered I = Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C = Classified, R = Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1920c

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula

**FIRST OR MAJOR OWNER/OCCUPIER: TALLIS, GEORGE**

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**HISTORICAL THEMES REPRESENTED: 4.1,6.2**

**CIVIC & TOWNSHIP DEVELOPMENT** (Evidence of urban development in a once dominantly rural context, town surveys, civic and religious buildings, street plantings)  
**RESORT DEVELOPMENT** (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.1,2,2.3,1,4.3**

**AGE** (The site is comparatively old, judged within major development eras)  
**INTERPRETIVE ABILITY** (Physical or documentary evidence of a site allows historical interpretation)  
**ASSOCIATIONS** (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
**RARE OR UNIQUE SITES** (The site may be now rare in form or function but was perhaps once more common)

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**HISTORY:**

One of several large houses built along the bay frontage of the peninsula, Beleura was also based on an old pastoral lease home site taken up by Stratton c1840. Playne and then Hunter held the lease. After freeholds were surveyed in the area, James Butchart purchased this property and had built the first stage of the house before 1865<sup>1</sup>. Butchart was dead by 1869 and the site went to Charles Bright who leased it to the Hon. Caleb Jenner MLC until he purchased it in 1888<sup>2</sup>. George Tallis (1869-1948) acquired it around World War One and subdivided off the Beleura Hill estate which yielded home sites and public reserves along the then Point Nepean Road where the driveway (Tallis Drive?) had once started. The lodge there was burnt in 1887<sup>3</sup>. Then '...There were paths winding in and out through the tea-tree scrub on the foreshore...'. This road may have been part of Beleura's drive. John Tallis also noted the lemon-scented gums in his garden in 1960<sup>4</sup>. It was the Progress Association's idea in 1901 that Australian sugar gums be planted, in Queen Street, rather than the oaks and elms favoured by many of the councillors. While some councillors argued that gums would break up the roads, the Association suggested that sugar gums were more suited to local conditions and, more importantly, would grow more quickly.<sup>5</sup> In the same era the State Nursery at Macedon provided trees to local councils free except for cartage costs; sugar gums were among the most popular trees taken from the nursery. This fashion may have inspired the tree choice.

The Beleura-on-the-Sea estate was initiated in 1918 and included this road, then known as Beleura Road and marked as private, as the entrance to Beleura itself<sup>6</sup>. As late as 1957 (aerial view) the road and trees were still on the Tallis property. In 1934 Tallis offered to pay for the construction of a beach-front road from Beleura to Ranelagh, along with tree planting at Beleura itself<sup>7</sup>.

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**DESCRIPTION:**

This is a mature and significant sugar gum row planted on what was once Beleura's private drive, adjacent to a mixture of exotic and gum planting in private land.

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**CONDITION:**

The trees appear to be generally in good health.

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**SIGNIFICANCE:**

This sugar gum row is significant to the peninsula for its maturity and fine representation of a popular choice for street or driveway trees among local councils and private owners throughout the

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1 Tallis, 'Beleura Mornington', 1960,np  
2 ibid  
3 ibid  
4 ibid  
5 MS 9/5/1901  
6 LP 7120 sale poster copy held  
7 SOM Minutes 8.6.34

Shire of Mornington Heritage Study  
Significant Sites & Areas

State early this century. Its planting may also mark the beginning of the Beleura-on-the-sea Estate in 1918 and is linked with the other plantings at the important Beleura property.

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**NAME: LEMON SCENTED GUM PLANTATION  
030 CARAAR CREEK LANE, Mornington**

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TYPE: TREES  
MELWAY MAP REFERENCE: 104 J8  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: 2  
LODGED PLAN: 44197

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1920c ?

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula

**FIRST OR MAJOR OWNER/OCCUPIER: TALLIS, GEORGE**

**OTHER ASSOCIATIONS:**

TALLIS, JOHN

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**HISTORICAL THEMES REPRESENTED: 4.1**

RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.3, 2.2, 3.1**

AGE (The site is comparatively old, judged within major development eras)

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)

ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

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**HISTORY:**

One of several large houses built along the bay frontage of the peninsula, Beleura was also based on an old pastoral lease home site taken up by Stratton c1840. Playne and then Hunter held the lease. After freeholds were surveyed in the area, James Butchart purchased this property and had built the first stage of the house before 1865<sup>1</sup>. Butchart was dead by 1869 and the site went to Charles Bright who leased it to the Hon. Caleb Jenner MLC until he purchased it in 1888<sup>2</sup>. George Tallis acquired it and subdivided off the Beleura Hill estate which yielded home sites and public reserves along the then Point Nepean Road where the driveway (Tallis Drive?) had once started. The lodge there was burnt in 1887<sup>3</sup>. Then '...There were paths winding in and out through the tea-tree scrub on the foreshore...'. This road may have been part of Beleura's drive. Aerial views show this road was part of Beleura in 1957 and John Tallis also noted the lemon-scented gums in his garden in 1960<sup>4</sup>.

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**DESCRIPTION:**

This lemon scented gum grove is planted adjacent to mature exotics and appear to have been once part of the Beleura grounds. There is also a poplar row and young lillypilly along the boundary of the old Beleura Hill estate and other 'Eucalypts' eg red ironbark; pines, and cypress.

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**SIGNIFICANCE:**

These gums are significant within the Mornington Peninsula for their maturity, rarity and particularly their link with the important Beleura house and Sir George Tallis. The trees have also been publicised in a pamphlet, offering a further avenue for interpretation.

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1 Tallis, 'Beleura Mornington', 1960.np  
2 ibid  
3 ibid  
4 ibid

Shire of Mornington Heritage Study  
Significant Sites & Areas

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**NAME: BOYLE HOUSE**  
**006 CHANNEL STREET, Mornington**

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TYPE: HOUSE, GARDEN  
MELWAY MAP REFERENCE: 104 H9  
SURVEY DATE: 1993-4  
Moorooduc PARISH  
ALLOTMENTS/SUBDIVISION LOTS: 77  
LODGED PLAN: 7120

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1976c

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula

**FIRST OR MAJOR OWNER/OCCUPIER: BOYLE, J M**

**DESIGNER:**

JACKSON & WALKER

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**HISTORICAL THEMES REPRESENTED: 4.1**

RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.3, 6.1, 6.2, 6.3**

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

John M & Margaret Boyle (wine & spirit merchant, then of Armadale) purchased this lot in 1975 from the Harvey family<sup>1</sup>. Prior to that, the lot had been owned by Mary Johnston, a spinster of Malvern, and was originally part of the Beleura-on-sea estate of 1918. In August of that year Mt Eliza builder, Noel R Armstrong & Associates applied on their behalf to build a house estimated to cost some \$46000; their architects were Daryl Jackson & Evan Walker<sup>2</sup>.

A new garage wing proposed in 1977 was the subject of a letter to the Shire from John Boyle, reassuring them of the carport's environmental qualities... 'the whole building including the garage has been executed to the highest design standards by a leading firm of architects with maximum regard for the surrounding environment.' He noted additional planting of Australian natives which would soon conceal the addition<sup>3</sup>. The project would enhance and complement the environmental virtues of the area.

Another stage of the project was a new masonry, wire and timber front fence, also designed by Jackson & Walker, in 1978. Later owners included Peter & Janette Newman from the early 1980s, S&S Mantell and D & J Botterill<sup>4</sup>.

The house won the RAIA/Age House of the Year Citation 1976, for architects Daryl Jackson & Evan Walker P/L.

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**DESCRIPTION:**

The construction drawings for the house showed bagged brick construction (inside and out) and a relatively formal layout, suggesting that it was not an ordinary beach house. Added to the cellular planning of the interior was the imposition of curved wall forms which were expressed on the exterior as garden walls or entry screens. There was a formal dining area, open-plan kitchen and living, three bedrooms and a 'pit' surrounding a large fireplace next to the entry<sup>5</sup>. Upstairs, a mezzanine held a study which looked over the kitchen, change room and living area below<sup>6</sup>. This was accommodated under a long skillion roof form which echoed another, smaller skillion over the bedroom below. Another reflection of contemporary trends was the use of solar panels on the roof.

The internal treatment included patent glazing, and limed timber which aligned with use of 'Cel-cured' pine vertical boarding in external panels.

Elements already on the site included a large pine tree and a tea tree front fence. Notes on the drawing required retention of existing 'bush' and grass<sup>7</sup>. The skillion garage, located in front of the building, was added in 1977 to complete the design<sup>8</sup>.

The house has a 'bush style' garden with 'Casuarina sp.' and 'Pittosporum sp.' dominant.

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1 FN1.2180,50600  
2 *ibid.*  
3 *ibid.* letter to Shire rec. 25.3.77  
4 *ibid.*  
5 *ibid.*  
6 *ibid.*  
7 *ibid.*  
8 permit 18436

Shire of Mornington Heritage Study  
Significant Sites & Areas

**CONDITION:**

Generally externally original, given the completion of the design in 1977.

---

**SIGNIFICANCE:**

The Boyle House is significant to the peninsula as a RAIA (Vic) prize winner, particularly in a period of housing growth in the area, thus promoting a certain type of beach house design for those houses which followed. The house is the work of a notable and highly influential architectural firm (Jackson & Walker) of the era and their design is still near externally complete.

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**NAME: MOUNT MARTHA LATER MORNINGTON CEMETERY  
CRAIGIE ROAD, Mount Martha**

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**TYPE: CEMETERY, MONUMENTS**  
MELWAY MAP REFERENCE: 145 C9  
SURVEY DATE: 1993-4

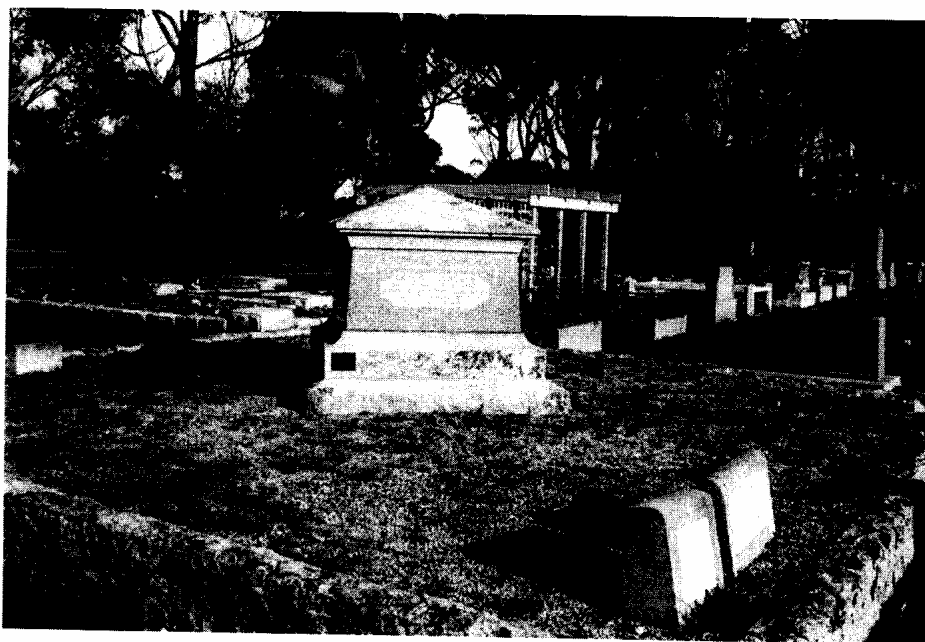
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R = Registered):  
AUSTRALIAN HERITAGE COMMISSION (N = Nominated, R = Registered I = Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C = Classified, R = Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1855-

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: L**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Shire

**FIRST OR MAJOR OWNER/OCCUPIER:**

MORNINGTON CEMETERY TRUST?

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**HISTORICAL THEMES REPRESENTED: 6.1**

CIVIC & TOWNSHIP DEVELOPMENT (Evidence of urban development in a once dominantly rural context, town surveys, civic and religious buildings, street plantings)

**CRITERIA SATISFIED BY THE SITE: 1.2,2.1,2.2,3.2,3.5,6.2,7.1**

AGE (The site is comparatively old, judged within major development eras)

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)

ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

TECHNICAL ACCOMPLISHMENT (The site demonstrates a high degree of evident technical skill)

AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

Permein surveyed this 18 acre reserve in 1855 as an adjunct to the old Osborne township, but the plan was titled Mount Martha cemetery<sup>1</sup>. The cemetery was just east of a spring and just north of swamp extending from what was then called the Chechingurk Creek<sup>2</sup>. The cemetery faced Craigie Road reserve which led, in turn, to the Moorooduc Road which was then the main road to the heads.

The Mornington cemetery contains graves of Football Disaster victims among other well known families of the area and beyond<sup>3</sup>. Historically interesting headstones include: William Parkinson Wilson MA, first professor of mathematics, Melbourne Univ.

Local pioneer, Edward Downward, born England 1810, came to Australia in 1820 and Mornington in 1856, died at Balnarring 1893 also wife Elizabeth. There are also the memorials to Lewis Alex Grant, James Smith Adams, Elizabeth Wilson Kerr (1898-1985) and the architecturally significant pedimented George Griffeth memorial (Two bays Nursery) which has been placed on an angle in a stone edged square podium. The Thomas Fleming grave which possesses iron railings and a polished stone capping.

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**DESCRIPTION:**

This is an historic area with mature landscape. The memorial gates were donated by H.H Bawden in memory of his wife Florence (1963) and other distinctive memorials both architectural and historic include those for the football disaster victims.

There is a mature landscape of cypress ('Cupressus torulosa') also indigenous plants which are integral to the character of the cemetery setting, including several species of indigenous plants growing on the graves.

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**CONDITION:**

The cemetery appears to be evolutionary, having presumably had its perimeter fence replaced on many occasions and major planting changes.

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**SIGNIFICANCE:**

The Mornington cemetery is locally significant for the historical interpretation its headstones allow of past events and former residents in, or persons connected with, the Mornington district. Some of the headstone are of aesthetic interest and others show technical accomplishment in the working of stone not seen elsewhere in the shire. Remnant indigenous and formal exotic plantings are also of local interest.

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1 CPO cem 199  
2 CPO RP31 1855  
3 Moorhead, pl.10

Shire of Mornington Heritage Study  
Significant Sites & Areas

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**TYPE: HOUSE**  
**006 CRAIGROSSIE AVENUE, Mornington**

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MELWAY MAP REFERENCE: 104 G9  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: 18 CS9  
LODGED PLAN: 7494

**PRECINCT:**

Esplanade Mornington Modernist House Group

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R = Registered):  
AUSTRALIAN HERITAGE COMMISSION (N = Nominated, R = Registered I = Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C = Classified, R = Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1955

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula

**FIRST OR MAJOR OWNER/OCCUPIER: SHANASY, DR F**

**DESIGNER:**

CHANCELLOR & PATRICK

**BUILDER/CONTRACTOR:**

FROST, A W

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**HISTORICAL THEMES REPRESENTED: 4.1**

RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.3,3.6,6.2,6.3,7.1**

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)

ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

TECHNICAL ACCOMPLISHMENT (The site demonstrates a high degree of evident technical skill)

AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

The construction drawings for a 17 square two-storey house were prepared by Frankston architects, Chancellor & Patrick, in 1955 for Dr.F Shanasy, and a building permit gained in May. The owner lived at Bayanda Road, Glen Iris and the builder was AW Frost of Albert Street, Port Melbourne. The estimated cost was 5700 pounds.

The house was used in a trade publication, featuring its external natural timber finish, since painted<sup>1</sup>. The drawings survive allowing interpretation of the design intentions.

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**DESCRIPTION:**

This two-storey timber house is in an unusual Modernist triangulated form, resembling in a simplistic way the Melbourne Olympic Pool. Contemporary designers such as Robin Boyd, Eggleston Macdonald & Secomb, and Peter McIntyre used structure-inspired design in the 1950s for houses near Melbourne while many other architects, such as Mockeridge Stahle & Mitchell and John & Phyllis Murphy used the shallow skillion roof form seen in this example.

Typically the understorey was left open for cars in this design with the elevated living area commanding bay views. The first floor plan had two bedrooms and an open-plan living room-kitchen which opened onto a wide terrace. A third bedroom and car parking occupied the ground level<sup>2</sup>. The structure was unusual in its use and expression of triangulation, using timber truss construction. Wall cladding was vertical boarding on the upper level and masonry on ground level. A tool shed was added in 1958<sup>3</sup>.

The garden has been altered but there are mature trees and the house contributes to a Modernist residential precinct which extends down the Esplanade.

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**CONDITION:**

Work was done to the house by WH Saunders in 1968 for a new owner, Mr AJ Ferguson (of AJ Ferguson & Co., Swanston Street, Melbourne), and included a brick-clad rumpus room next to the ground-level bedroom<sup>4</sup>. Drawings were done in 1980 for Mrs & Mrs NA Ferguson by architect, Lynton Bailey, which all but filled in the ground level, leaving one bay for cars. The old bedroom had become a sitting room, the rumpus room a bedroom and now another room was to be added, ex-

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1 FN1.1170.00600  
2 ibid  
3 Callister, W Chancellor and Patrick Work on the Peninsula, typescript, 1991  
4 FN1.1170.00600  
5 ibid, permit 4309  
6 ibid.



Shire of Mornington Heritage Study  
Significant Sites & Areas

tending the sitting room. Most new construction matched existing in the choice of external materials, with the exception of new sliding aluminium windows facing into the block<sup>1</sup>.

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**SIGNIFICANCE:**

This house is significant within the Mornington Peninsula for its links with the noted architectural firm of Chancellor & Patrick and avant-garde stylism current soon after World War Two among young designers. With its triangulated structure-inspired form, the house is particularly evocative of the rationalist philosophies which were current at the time. It also contributes to a fine group of Modernist buildings.

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<sup>1</sup> *ibid.*, drawing dated 3.3.80

Shire of Mornington Heritage Study  
Significant Sites & Areas

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**NAME: HALI WAL**  
**008 CRAIGROSSIE AVENUE, Mornington**

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TYPE: HOUSE  
MELWAY MAP REFERENCE: 104 G9  
SURVEY DATE: 1993.4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: 17  
LODGED PLAN: 7494

**PRECINCT:**

Esplanade Mornington Modernist House Group

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1950

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula

**FIRST OR MAJOR OWNER/OCCUPIER: HARBIG, RICHARD P**

**OTHER ASSOCIATIONS:**

ARTHUR, L & D

**DESIGNER:**

BOYD, ROBIN

**BUILDER/CONTRACTOR: KEYS, G**

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**HISTORICAL THEMES REPRESENTED: 4.1**

RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1,3,2,2,6,1,6,2,6,3**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

The construction drawings for this house were prepared by Robin Boyd, then of Riversdale Road, Camberwell 5.12. 1949<sup>1</sup>. It was to cost 3000 pounds. His client was company director, Richard P Harbig of 8 Willis Street, North Balwyn, and the builder was G Keys of 10 Wellington Street Mornington<sup>2</sup>. The permit was issued by Council in February 1950 and a tool shed followed in October. Harbig commissioned alterations in 1955 and the builder was G E Martin of Mornington<sup>3</sup>. By 1970 the new owners were Lewis & Dorothy Arthur (estate agents), once of Main Street, Mornington who purchased the house for five times the original construction cost estimate<sup>4</sup>. Around this time the address changed from Beleura Hill Road to Craigrossie. In 1976, the Arthurs (L P) commissioned another addition to the north end of the house. J C Hearn of Mount Eliza was the builder. Robin Boyd, as a writer and designer, is perhaps the most celebrated of the post Second War architects who revolutionised the approach to both civic and housing design, pursuing in this period a rationalist Modern approach which reduced the design outcomes to a minimum ('less is more'), often combining structural (sometimes pseudo-structural) with design forms. This house is among the earliest group designed by Boyd and, like its neighbour, shows clearly the favoured rationalist philosophies. The drawings survive allowing interpretation of the design intentions.

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**DESCRIPTION:**

The original house had two bedrooms, a living room, kitchen, balcony and bathroom over a laundry, store and parking areas. A long balcony to the west elevation was angled to the otherwise simple rectangular form of the house. The roof was of bituminous felt set on pine decking, insulation, Oregon rafters and the fibrous plaster ceiling lining beneath. Part of the wall cladding was weather-board and part cavity masonry; the balustrade was wire mesh<sup>5</sup>.

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**CONDITION:**

The 1955 work filled in part of the long balcony to add to the two bedrooms, disrupting some of the house's original simplicity. The 1976 addition to the north end of the house, added bed and dressing rooms and like the earlier addition, similar profiles and materials to the original were used on the new work. J C Hearn of Mount Eliza was the builder.

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1 fn1,1170,00800  
2 ibid  
3 ibid  
4 ibid  
5 fn1,1170,00800

Shire of Mornington Heritage Study  
Significant Sites & Areas

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**SIGNIFICANCE:**

Although altered, Hali Wal is significant within the Mornington Peninsula because it epitomises the beach house tradition furthered by Boyd, Chancellor & Patrick and others on the peninsula. It is an early example of the post-war houses which quickly spread across parts of the shire and in this case is relatively well preserved in the public view. Its association with Boyd lends it further significance, being among the earliest surviving of his designs (see his own Riversdale Road house). The house contributes to an important Modernist residential precinct.

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**NAME: BALCOMBE ARMY APPRENTICE SCHOOL OFFICERS MESS, NOW  
FUSION  
off CUMBERLAND DRIVE, Mount Martha**

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TYPE: DEFENCE, RECREATION  
MELWAY MAP REFERENCE: 145 C12  
SURVEY DATE: 1993-4

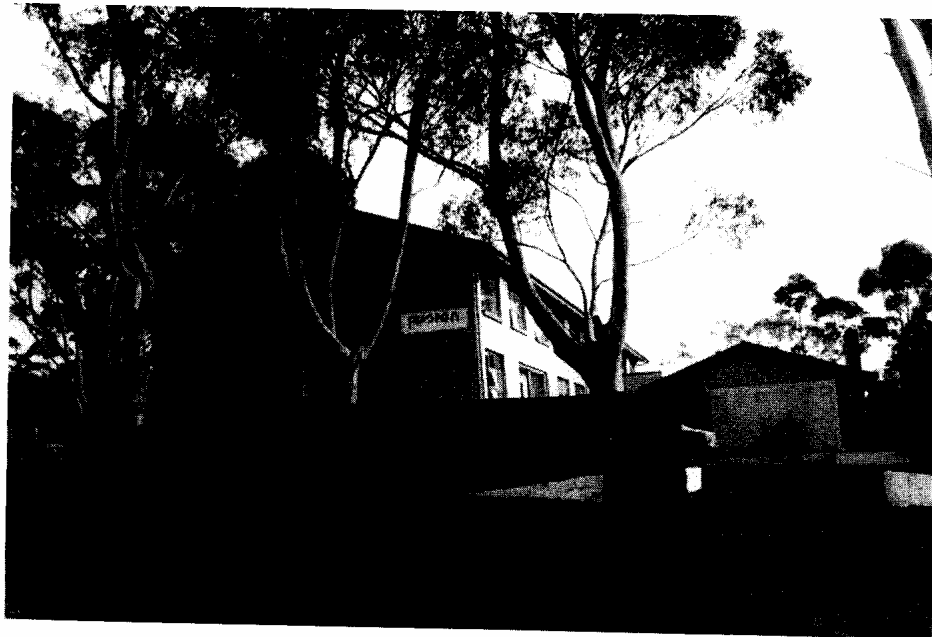
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R = Registered):  
AUSTRALIAN HERITAGE COMMISSION (N = Nominated, R = Registered I = Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C = Classified, R = Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1955c??

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: L**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Shire

**FIRST OR MAJOR OWNER/OCCUPIER:**

AUSTRALIAN GOVERNMENT

**HISTORICAL THEMES REPRESENTED: 7**

DEFENCE OF THE COMMONWEALTH (Evidence of defence installations or encampments)

**CRITERIA SATISFIED BY THE SITE:3,2,3,5**

ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

**HISTORY:**

The Annual Militia Camp was staged on Beleura farm and at Mount Martha in 1938 as a precursor to a more permanent occupation for defence forces as a build-up for World War Two<sup>1</sup>. The declaration of war in 1939 meant militia training in many parts of the shire but the future Balcombe camp was the focus from its occupation at the end of 1939 by Melbourne University Rifles and in 1940 the 4th Division arrived with military trainees, altogether numbering around 3000 camped at Mount Martha and further inland. A special Camp Post Office was set up at the Moore Street Bay Road corner to supplement the existing office.

Late in 1940, the Commonwealth Government purchased 209 acres of farming land from the Henty family (Glynt) and R Ostberg (formerly Latta's Nepean Park farm and orchard) and named the site Balcombe Camp<sup>2</sup>. Huts were built and the camp used for AIF reinforcement training<sup>3</sup>.

According to Victor Austin's *To Kokoda and Beyond, the Story of the 39th Battalion* some of the men who volunteered for the 39th battalion which fought on the Kokoda Trail did so from the Mount Martha camp. They were from the 4th Division Engineers and the 6th Battalion of the Royal Melbourne regiment which was clearing and preparing the military camp site at Mount Martha. Accounts of life at Balcombe suggest that, in contrast to other Army training camps, it was very pleasant<sup>4</sup>.

After Pearl Harbour in 1941 and the consequent American involvement in the war, Balcombe was used as an American headquarters and for rest and rehabilitation of American servicemen in 1942. The American First Marine Division memorial gateway (1954) commemorates this event.

The army's 'occupation' of Mt Martha was not confined to the Balcombe site. Wives of Australian servicemen, for instance, were accommodated at 'Grandview', a Mt Martha guesthouse, and Mt Martha House was occupied by US Marines<sup>5</sup>. After the arrival of US troops in the Pacific, Balcombe Camp was used as a rehabilitation centre for them. Camp Manyung, at Mt Eliza, was also used for such a purpose. The Army purchased the Mount Martha Guest House and 2.03 ha in 1951 which became No. 30 W.R.A.A.C. Barrack for the next twenty years<sup>6</sup>.

The Army Apprentices School was set up at the camp after the war had ended, after approval in 1948<sup>7</sup>. Former internment camp huts from the Rushworth area (1940-) were combined with refurbished huts on site to provide the basis for the camp. The huts were added over a long period as it was not a technical training school at first<sup>8</sup>.

All of the huts have now been removed from Balcombe, which has since been closed and subdivided for a residential estate. What appears to be the Apprentice School officer's mess, currently used by a community group (Fusion), and the remnant planting of the grounds are the only physical evidence left of a relationship with the army that lasted for over forty years.

Allan Van Surveys laid out the concept plan which divided the former camp up for residential use in 1985 while the current occupiers of the building, the youth welfare group Fusion, had begun working on the peninsula early 1984 and two months later had taken over the former mess and kindergarten as an extension to their work. The group gained a six year lease of the building in 1987 and the Shire upgraded the fire services in response<sup>9</sup>. Fusion continued to do valuable youth work in the community.

- 1 Moorhead, p.203-
- 2 ibid.
- 3 ibid.
- 4 book supplied by David Duff
- 5 Moorhead, p.209
- 6 FN4,3200,46600 title
- 7 Moorhead, p.207
- 8 D Duff pers.com.
- 9 FN370/713150 Fusion submission to gain extended use of building 12.85
- 10 ibid.

Shire of Mornington Heritage Study  
Significant Sites & Areas

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**DESCRIPTION:**

This two level brick building (now painted) was once the officers' mess at the Balcombe military camp<sup>1</sup>. Its shallow gabled roof form suggests it was built as part of the apprentice school occupation after 1948, appearing to have been built in c1955.

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**CONDITION:**

Generally externally original except for painted brickwork.

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**SIGNIFICANCE:**

Although not appearing to be part of the original Balcombe AIF Camp, this building is locally significant because it is symbolic of the presence of the army in one form or another on this site over a lengthy period and during an era which is remembered by many in the Mornington community. The building, the memorial gates, oval, gym and planting remnants (including mature cypress and formal gum plantings) are the only obvious traces of this once important site.

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<sup>1</sup> S&WC, Bob Barker, pers.com., see also MSC photo

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**NAME: TANTI PARK FARM COMPLEX, NOW PART COMMUNITY CENTRE  
005 CURRAWONG STREET, Mornington**

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TYPE: FARM COMPLEX  
MELWAY MAP REFERENCE: 104 J12  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: CA13,pt12  
LODGED PLAN: 74388

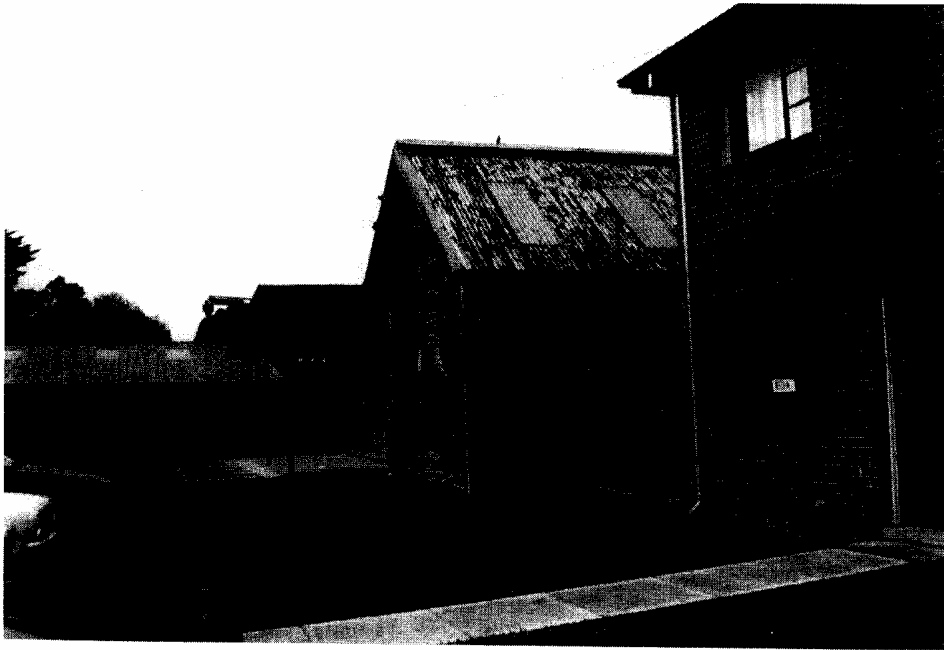
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1855-62c

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R\***

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula  
\*Part Altered

**FIRST OR MAJOR OWNER/OCCUPIER:**

ROBERTSON, WILLIAM ?

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**HISTORICAL THEMES REPRESENTED: 3.2**

PASTORALISM & AGRICULTURE (Evidence of pastoral and selection eras, changes in agricultural practices)

**CRITERIA SATISFIED BY THE SITE: 1.2, 2.1, 3.5, 4.1**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
RARE OR UNIQUE SITES (The site may be now rare in form or function but was perhaps once more common)

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**HISTORY:**

The Tanti Park Sheep Farm, at Tanti Park, was reputedly on land originally purchased by William Robertson, and later held by the Tanti Park Estate Company before the turn of the century<sup>1</sup>. The 1855 parish plan shows Robertson as owner, with one of the early tracks passing to the north of this complex en-route to a pastoral head station on the coast<sup>2</sup>. No improvements are shown here. The 1862 Cox plan shows a small complex here linked by a track, heading south-west, to the Mornington Telegraph Line and the future route of the Nepean Highway<sup>3</sup>. The complex is sited at the corner of two fence lines which extend east and north. Five distinct structures are shown, one facing a circular enclosure which may be a carriage sweep<sup>4</sup>. The same area is shown in c1889 as the property of the Tanti Park Estate Co. and in the same era a dense complex of buildings is shown there with adjacent paddocks appearing to be lined with trees<sup>5</sup>.

James Mitchell owned and occupied Tanti Park (560 acres) around 1900 and, before that, the Tanti Park Company had leased it to JS Adams Jnr. until the Commercial bank foreclosed and sold it to Mitchell<sup>6</sup>.

This century, it passed through several hands before being bought by Edward Grigg in the 1930s. *Alive and Well and Living in Mornington*,<sup>8</sup> 1979, p 105. An aerial view from 1957 shows the farm with the same drive alignment and general configuration of that shown in the 1862 plan, but now with a mature hedge forming a square enclosure to the complex and the old buildings set around a circular drive at the rear of the later house.

Purchased by the Housing Commission of Victoria in 1964 and subdivided into the Tanti Park estate, the farm had some remnant buildings which have been incorporated into community buildings on the estate. The buildings, or their remains, represent various stages of the farm's history and include a house built in the 1930s, an old dairy, shearing shed and stables. Wind break trees planted around the farm buildings add to the impression of a farm complex, despite the fact that the community centre is now a mixture of old and new buildings surrounded by a modern housing estate.

A proposed development plan prepared by the Mornington Shire (the owners since 1973) showed an intended community centre superposed on the existing farm<sup>7</sup>. The 1973 plan shows the complex then as a brick dwelling facing Currawong Street (with a lilly-pilly on the front lawn), and a farm complex extending east towards Carramar Street. Near the house were fowl pens, then next east was a group of two-storey storage buildings (intended then as toilets, child minding centre and meeting rooms), flanked by a double garage. Next east were extensive horse stalls (intended to be part occupied by scouts), workroom and double garage (for the guides). More garages and a farrier's building were to the north<sup>10</sup>.

The Shire's plan was the basis for detailed consideration by community (Tanti Park Community Association, 1st Tanti Park scouts, preschool association, primary school, junior football, YWCA, Rotary, Apex) and arts (Embroiderers' Guild) groups of their potential use and contribution to the

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1 Thomas Hast, *Alive and Well and Living in Mornington*, 1979, p 105.  
2 CPO RP31  
3 CPO CS22  
4 *ibid.*  
5 SLV Slater 821.312 A  
6 RB1901-2,141; RB1892-3,531  
7 D  
8 FN1,3160,00500, 370/70730  
9 SOM plan proposed development, 299/cb/3, 30.1.73  
10

Shire of Mornington Heritage Study  
Significant Sites & Areas

renovation and conversion of the existing buildings, such as the conversion of the timber shearing or wool shed (and brick horse stall) to a scout hall, carried out by builder JJ Kamps<sup>1</sup>. The general need for the complex was expressed in terms of the rapidly growing population in the Tanti Park and Summerhill Estates and the funding from council and unemployment relief funds<sup>2</sup>.

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**DESCRIPTION:**

This former farm complex includes one gabled structure (stables?) of Moorooduc stone rubble construction, one of machine-made bricks and two-storeys and another of slop or hand-moulded bricks (damp affected) all now absorbed into the new community centre which was opened 28 May 1978<sup>3</sup>. The preschool centre was opened 24.8.1974 and designed by Brian J Williams. Nearby is a 1930s brick house (number 5) which appears to have been the last farm house with cypress wind rows also from that era. This house has some period garden (privet hedge) and a wire-fabric fence.

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**CONDITION:**

The 1850s complex has been dissipated and altered. New unrelated structures have also been introduced to the site. The 1930s farm house is near externally complete with some of its landscape setting.

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**SIGNIFICANCE:**

The former Tanti Park complex is significant within the Mornington Peninsula as evidence of early farm structures from the earliest period of permanent settlement and demonstrates building techniques and materials specific to that era. It is among the oldest group of small farm buildings on the peninsula.

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1 SOM letter 11.6.74  
2 SOM letter 29.20.74  
3 Terry Holman, MSC; see also 1939 aerial

Shire of Mornington Heritage Study  
Significant Sites & Areas

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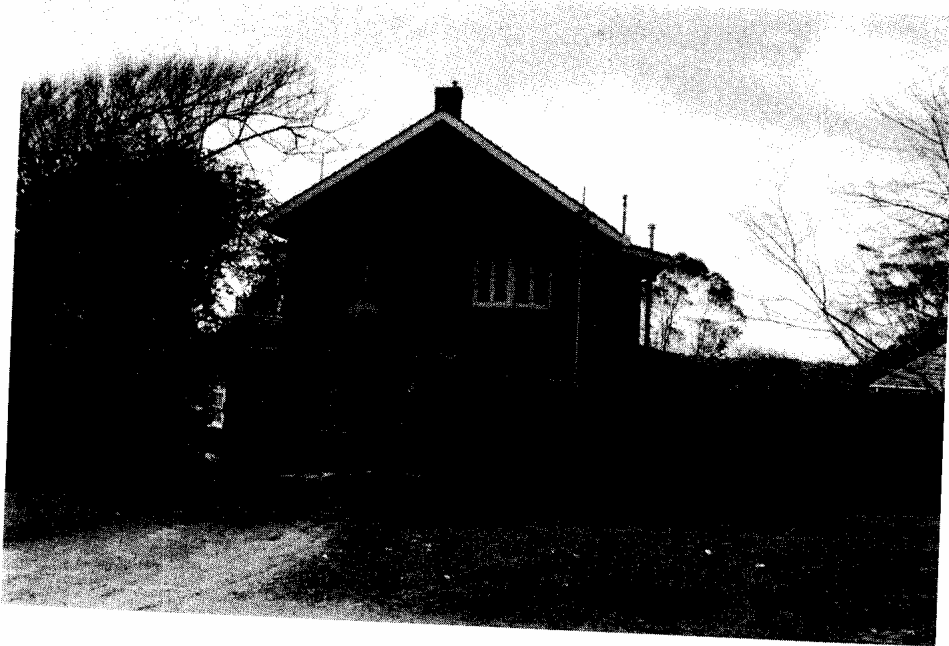
**NAME: GREEN GABLES**  
**001 DOMINION ROAD, Mount Martha**

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TYPE: HOUSE, TREE, GARDEN  
MELWAY MAP REFERENCE: 144 H12  
SURVEY DATE: 1993-4  
ALLOTMENTS/SUBDIVISION LOTS: 8,9/2 CS36

**CREATION DATE:**  
1928c

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R,R,T**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula (house, tree)  
Typical of type and era (garden)

**FIRST OR MAJOR OWNER/OCCUPIER:**

ALSTON, JAMES & MARY

**OTHER ASSOCIATIONS:**

CARNEGIE, ADA ; FAIRBAIRN FAMILY (?)

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**HISTORICAL THEMES REPRESENTED: 4.1**

RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.1, 2.2, 3.1, 3.5, 3.6, 6.2**

AGE (The site is comparatively old, judged within major development eras)

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)

ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

Once part of the Granite Cottage site (qv) and owned by Madame Elsie Etzenberger in the 1920s, this property was sold to JG Alston, a (wind mill) merchant of Majella, St Kilda Road, in c1924<sup>1</sup>. He appears to have replaced a house on the site in 1927 with the present Green Gables<sup>2</sup>. Mrs Ada Carnegie, then of Fenhurst Grove, Kew, was the owner-occupier by 1931 and remained so into the 1940s while also retaining ownership of the adjoining Granite Cottage<sup>3</sup>.

An estate plan of 1937 shows a Mr RS Alston in Dominion Road at the Glen Isla Drive corner and a Mr MA Carnegie in this house, with Granite Cottage situated next north<sup>4</sup>. The Fairbairn family is also thought to have lived here<sup>5</sup>.

**James Alston (1850-1943)**

This was James Alston, the windmill manufacturer whose patented windmills were highly publicised early this century. Alston arrived in Victoria c1861-3, looking for gold initially<sup>6</sup>. He was apprenticed in the iron trade at Ballarat and eventually formed his own agricultural implement manufacturing business in 1874<sup>7</sup>. He began to specialize in windmills principally as a means of pumping water and patented his first design in 1884. So successful was his design that he produced almost only windmills by the 1890s, exporting to other colonies and South Africa.

He moved his business to South Melbourne in 1897 where he developed a large complex in Moray Street. His other products included a steel water trough. Alston was regarded as the last of the type of manufacturer who made Victoria the industrial centre of Australia prior to the onset of tariff protection this century and the tendency to derive rather than invent products<sup>8</sup>.

His wife Mary (nee O'Sullivan) conducted their large house in St Kilda Road and involved herself in many charitable causes such as many of the Melbourne hospitals and held office in many organizations. She worked for the Red Cross during the First War and aided the City Newsboys<sup>9</sup> Society and the RSPCA. She died in 1932 and her husband in 1943.

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1 RB1924.353; RB1924-5.42  
2 RB1927-8.2153 NAV 50 to 140 pounds  
3 see RB1946-7.4614-5  
4 LP14635 copy held  
5 N Clerehan, pers. comm.  
6 Parsons in ADB 7.48  
7 ibid.  
8 ibid.  
9 ibid.

**DESCRIPTION:**

This two storey gabled, Marseilles tiled house appears to have been built from local stone masonry, similar to 457 Esplanade which is sited on the next hill south. Like 22 Bath Street, the house design is consciously picturesque, with hooded off-centre oriels and single-storey gabled and hipped bays juxtaposed against the two storey form. On the north face is a simple colonnaded verandah with an open terrace above and a balustrade of hit-and-miss brickwork. Windows are the casement type with diamond-pane leaded glazing. Notable mature garden specimens (coastal banksia) are reported to be among the largest in the area. The 'Hydrangea sp.' along the fence are also tall.

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**CONDITION:**

Generally externally original.

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**SIGNIFICANCE:**

Green Gables is significant within the Mornington Peninsula for its long connection with the noted Alston family and its high external integrity to that period. Its high, prominent siting highlights the relatively unusual construction material and its architecturally interesting design. Garden elements are also mature and some specimens individually notable for their size.

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Shire of Mornington Heritage Study  
Significant Sites & Areas

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**NAME: GLYNT**  
**029 DOMINION ROAD, Mount Martha**

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TYPE: HOUSE, GARDEN  
MELWAY MAP REFERENCE: 144 J12  
SURVEY DATE: 1993-4

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1914,1919c

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula

**FIRST OR MAJOR OWNER/OCCUPIER: HENTY, HARRY P**

**DESIGNER:**

ANNENAR, H D? 1919?

**BUILDER/CONTRACTOR: APPLEBY, CHARLES 1919**

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**HISTORICAL THEMES REPRESENTED: 4.1,6.4**

CIVIC & TOWNSHIP DEVELOPMENT (Evidence of urban development in a once dominantly rural context, town surveys, civic and religious buildings, street plantings)

RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE:3.1,3.5,6.2**

ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

Owned over a long period by the Leonard Buxton family (via Toronto Investments P/L) and later Dame Rita Buxton, Glynt once stood on 72-3 acres<sup>1</sup>. It was recently owned by the King family<sup>2</sup>. Harry P Henty, a William Street merchant (James Henty & Co.), was the owner when the house was completed on 50 acres of the Mount Martha Estate in c1919 by contractor and English mason Charlie Appleby<sup>3</sup>. The house was thought to have been commenced before the war, in c1914, and completed in its towered form by Appleby in 1919<sup>4</sup>. The name 'Major Henty' was shown on the property in an early estate sale plan but it was the executors of Henty's estate who sold it to Buxton c1927<sup>5</sup>.

The Boston ivy creeper that covers it was planted in 1932 by Bob Barker, as the property's gardener from c1930-1983. He kept two grass courts at Glynt, much used by tennis celebrities and others, liaising with Harry Hopman and travelling to Kooyong to work on the courts there to gain experience<sup>6</sup>. More recent colour photographs of the garden show extensive use of annuals in circular beds such as salvia, marigolds, begonias, and cannas<sup>7</sup>. There is an ornamental lily pond with an island and Canary Island palms thereon along with nesting birds.

**Buxton**

Leonard R Buxton was the director of the Canada Cycle & Motor Co. although he was born in Melbourne in 1896 and educated at Xavier. He was a member of the Peninsula Golf Club among others and lived in Armadale<sup>8</sup>. His wife from 1922, Rita Neunhoffer, was active in charity work, being in the Member Advisory committee of the St Vincents Hospital and general President of all working committees. She was awarded Commander of the British Empire in 1955 and Dame of the British Empire in 1969<sup>9</sup>.

**Henty**

Harry P Henty was the son of Henry & Marion Henty of the pioneering merchant James Henty family and was born in Kew during 1860<sup>10</sup>. Those in the Henry Henty family were Charles J. Gilbert, and Ethel Beatrice and Marion Henty among others<sup>11</sup>. Henry who had taken over his father's (James) business died in 1912 so the commencement of Glynt soon afterward is likely.

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1 RB1926-7,2297; RB1935-6,4047  
2 N Cleehan, pers.com (source Mrs R. D. Batten, once Allison Buxton)  
3 RB1919-20,507; D1910 Henty-William St; Moorhead p.137, Bob Barker, pers.com.  
4 Barker, pers.com.  
5 copy held  
6 Bob Barker, pers.com.  
7 Bob Barker collection  
8 see '500 Victorians' p.86  
9 WWA 1977,183  
10 'Pioneers Index'; see ADB V4,p.381  
11 ibid.

Shire of Mornington Heritage Study  
Significant Sites & Areas

**DESCRIPTION:**

This is a castellated, towered and large stuccoed Tudor revival house which formerly had an extensive garden but has been recently subdivided. The house resembles the larger Castle Delgany at Portsea designed by Desbrowe Annear c1925. Annear also designed summer houses for the Murdoch, Grimwade and Fairbairn families, who were all prominent on the peninsula. The garden has been divided off but once had small and large ponds, lawns, tennis courts, drives, plantations and hedges<sup>1</sup> (inspection required)

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**CONDITION:**

Appears to be generally externally original (inspection required).

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**SIGNIFICANCE:**

Glynt is significant within the Mornington Peninsula for its representation of a new wave of sometimes large summer houses, set in pleasure gardens and built on the Mount Martha Estate after the estate's release in the late 19th century and the cessation of building brought on by the 1890s recession. It is also linked closely with the well-known pioneering Henty family and other prominent persons such as the Buxton family. Glynt's castellated form predates the larger Delgany at Portsea and is architecturally distinctive as well as probably the work of the noted designer Harold Desbrowe Annear.

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<sup>1</sup> NTA nomination form 1978 cites 'Your Garden' article 6.1976



Shire of Mornington Heritage Study  
Significant Sites & Areas

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**NAME: YELLOW ROBINS**  
**038-042 DOMINION ROAD, Mount Martha**

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TYPE: HOUSE, GARDEN  
MELWAY MAP REFERENCE: 150 J1  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: 1 CS36  
LODGED PLAN: 13356

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R = Registered):  
AUSTRALIAN HERITAGE COMMISSION (N = Nominated, R = Registered I = Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C = Classified, R = Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1936c

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: L**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Shire

**FIRST OR MAJOR OWNER/OCCUPIER:**

MORTENSEN, DR HENRY ?

**DESIGNER:**

HAMILTON, R B ?

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**HISTORICAL THEMES REPRESENTED: 4.1**

RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.3, 2.2, 3.6, 6.2**

AGE (The site is comparatively old, judged within major development eras)

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)

ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

The surrounding subdivision of CS36 was laid out by George Maughan, a Mornington surveyor, and declared in 1930<sup>1</sup>

The major owner of the house was the surgeon Dr Henry Mortensen (c/o Collins St, Melbourne or Wallace St, Toorak) who purchased the lot in 1936, and probably erected this house, possibly to the design of Old English specialist and local resident, Robert Hamilton<sup>2</sup>.

Dr Mortensen added a garage c1951 to the design of Charles White and added a sun room c1954<sup>3</sup>.

He also added two glasshouses in this period<sup>4</sup>. Henry & Kathleen Mortensen sold the site to Kim S

& Christine M Price in 1976 who proposed rear additions in the mid 1980s<sup>5</sup>.

James P Mortensen (1926-), Henry's son, was a noted surgeon and urologist, being president of the Urological Society of Australasia and consulting surgeon to St Vincents and Box Hill & District Hospitals<sup>6</sup>.

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**DESCRIPTION:**

This is an Old English style house set in a contributory garden with a gravel drive and some plantings of the era, including golden cypress, and oleander.

---

**SIGNIFICANCE:**

Yellow Robins is significant within the Mornington Shire for its associations with a noted surgeon and more particularly his father. It is a relatively unchanged (externally) and an articulate if unspectacular design in the Old English manner, thus representing an era of substantial summer house construction and a style which had served the area in one form or another since the Mount Martha estate model villa competitions.

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1 FN4.3150.53800.  
2 N Clerehan pers.com.  
3 FN4.3150.53800, see title lot 1 pt4/13356  
4 ibid.  
5 ibid.  
6 WWA 1977 p.799

Shire of Mornington Heritage Study  
Significant Sites & Areas

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**NAME: GREEN ISLAND COMMON SCHOOL, OSBORNE WESLEYAN  
CHAPEL**  
**170 DUNNS ROAD, Mount Martha**

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**TYPE: SCHOOL**  
MELWAY MAP REFERENCE: 105 G6  
SURVEY DATE: 1993-4

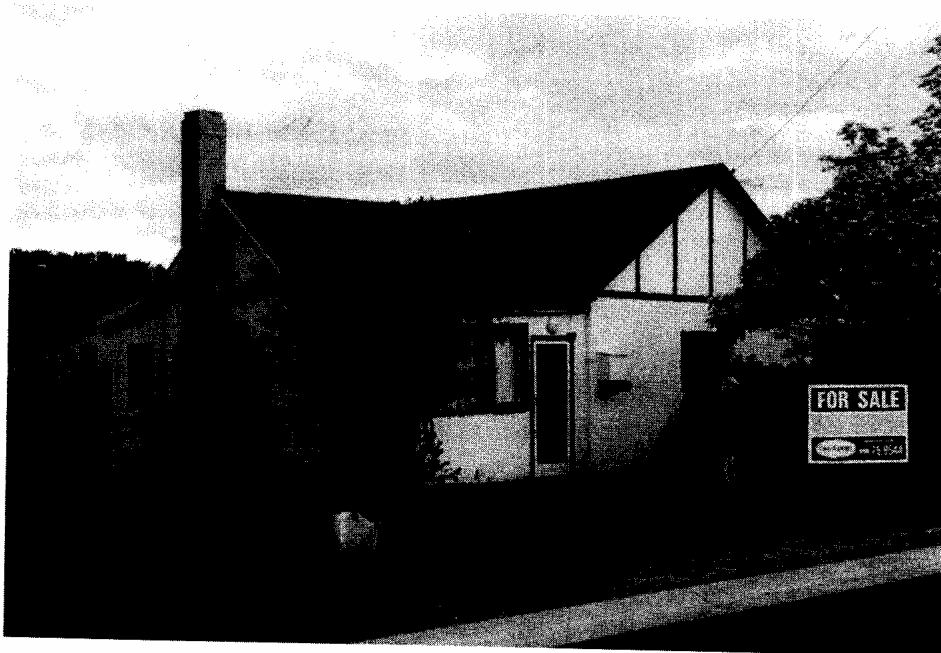
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process)  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1872,pre

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R\***

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula  
\*Part Altered

**FIRST OR MAJOR OWNER/OCCUPIER:**

WESLEYAN CHURCH ?

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**HISTORICAL THEMES REPRESENTED: 6.4**

CIVIC & TOWNSHIP DEVELOPMENT (Evidence of urban development in a once dominantly rural context, town surveys, civic and religious buildings, street plantings)

**CRITERIA SATISFIED BY THE SITE: 1.3,2.1,3.2,3.5**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

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**HISTORY:**

In 1870 a committee was formed to establish a school in the vicinity of Balcombe's The Briars property but it was not until 1872 that a meeting was successful in initiating a Common School with a half-acre site offered by James Wilberforce Stephen (Attorney General)<sup>1</sup>. The site reputedly fronted the Pt. Nepean Road and aligned with the south boundary of the cemetery but did not meet with the agreement of all and appears to have been eventually disbanded<sup>2</sup>.  
Meanwhile the correspondent for the school, A.B. Balcombe, had leased a brick building, reputedly in Green Island Avenue (Melway 145 E6) in mid 1872 until a new school was completed. This leased building was also used as a Wesleyan Chapel. Today's Green Island Avenue did not exist in the c1889 plan and it is likely that this was in fact where Green Island Avenue meets Dunns Road<sup>3</sup>. However no school or church, on this site or nearby, was marked on either Slater's litho or Bonney's plan of c1889<sup>4</sup>. According to Wesleyan history, the first church built in the area was at Dro-mana in 1878 which postdates this structure by at least 6 years<sup>5</sup>.  
Charles Downward was the headteacher from the opening date until his death in 1885. The school's name had changed to Osborne SS2655 in 1884 and reputedly its location in the next year<sup>6</sup>. The school is thought to have been relocated to today's school site, half a mile east of the Stephens site, leaving the old Dunns Road building in private hands. The 1920s renovations and additions to the Dunns Road building suggest another date for the change from church to residence.  
Another school building was added to the present site in 1949 and more classrooms in 1954 to cater for a rapidly increasing enrollment. The site was 6 acres after land acquisition in 1961 and further rooms were added. The original building and residence is thought to have been demolished for this expansion.  
An early photograph of the school by H Bartlett, a Mornington photographer, shows a simple gabled school room with high windows along one side and a single window in the end. This resembles the south wing of the Dunns Road structure<sup>8</sup>.

---

**DESCRIPTION:**

This building is thought to have once been a Methodist Chapel and later a school, being sited close to the old Osborne Township. However the structure has been altered considerably and appears to be on a different site from the original school.  
It consists of a gabled south wing (old school) which intersects with another gabled wing heading north. Both are clad in textured stucco and the north wing has an attached red brick chimney. Strapping has been applied to the gables for a half timbered Old English look, all appearing to be from the 1920s.  
Early planting includes Monterey pine, mature olive tree at rear, and a later 'Coprosma repens' hedge at the front.

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- 1 V&R, V3 p.382; see Moorhead, p.114 1874 voters roll
  - 2 see Moorhead, p.127
  - 3 SLV Bonney plan
  - 4 SLV
  - 5 see Benson, 'A Century of Victorian Methodism' p.425
  - 6 V&R loc.cit., Moorhead, p.128
  - 7 ibid
  - 8 MPHS collection, Book 6
  - 9 pers.com. WC

Shire of Mornington Heritage Study  
Significant Sites & Areas

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**CONDITION:**

The original school wing walls have been refinished, it has an added wing on the north and presumably its highlight windows on that side are now gone or blocked. The window in the west end is new and the roofline subtly changed, with removal of the finial. The early photograph provides an opportunity to restore some of these elements.

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**SIGNIFICANCE:**

Although altered, the former Osborne Wesleyan Chapel is significant within the Mornington Peninsula as perhaps the oldest Wesleyan Church on the peninsula and the oldest public school building. It appears to have served as a public building over a long period and is still known in the community for its earlier role.

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**NAME: BLUE WATERS**  
**005 EARIMIL DRIVE, Mount Eliza**

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TYPE: HOUSE, GARDEN  
MELWAY MAP REFERENCE: 105 C1  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: 15  
LODGED PLAN: 10790

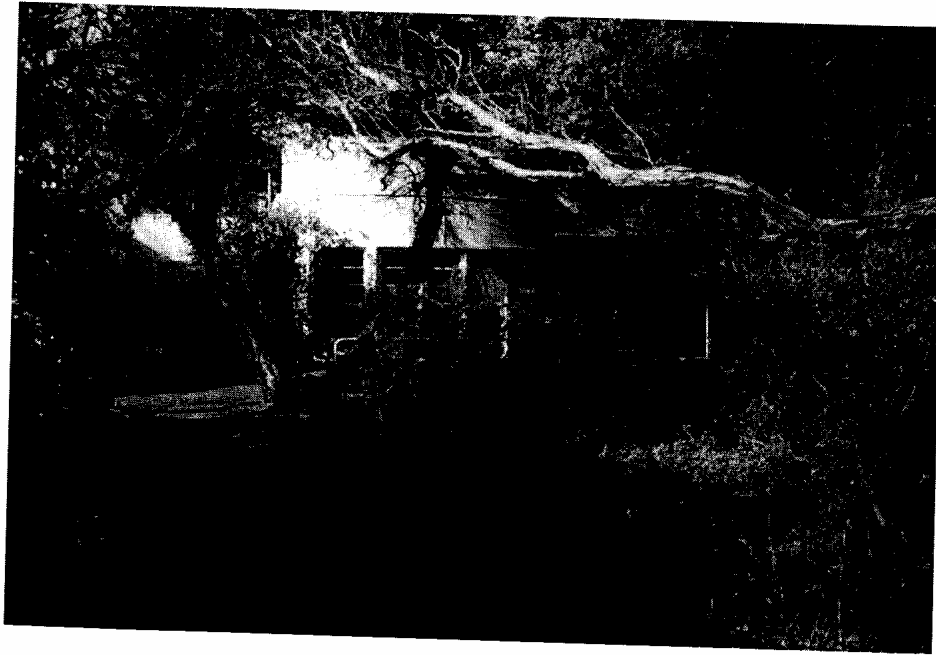
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1939

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: L**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Shire

**FIRST OR MAJOR OWNER/OCCUPIER:**

MCGIVERN, LAWRENCE R

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**HISTORICAL THEMES REPRESENTED: 4.1**

RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.1, 1.3, 2.2, 3.6, 6.2**

AGE (The site is comparatively old, judged within major development eras)

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)

ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

This timber-framed cement-sheet clad holiday house was built in 1939 for Mr & Mrs Lawrence R McGivern, on the Earimil Estate, for 680 pounds<sup>1</sup>. This was after they had acquired the land in 1937 and when Earimil Drive was known as the Esplanade. Additions were made by Mornington builder, JJ Gilson, for Mr Reg. McGivern of Mt Dandenong Rd, Croydon, in 1962, adding a room at the rear in matching materials<sup>2</sup>. Mr McGivern was succeeded as owner by his widow, Mrs ME McGivern, in the early 1970s and she was still the owner in the 1990s<sup>3</sup>. Mrs McGivern "...had been very happy to go regularly during the year, and on holiday at Christmas and Easter. My house there is a small one, only a cottage, and is well cared for."<sup>4</sup>

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**DESCRIPTION:**

The house has cement sheet cladding in part and pipe handrails in the Modernist manner. There is a bush garden with tea-tree hedge and other specimens seemingly in a natural state behind.

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**CONDITION:**

Generally externally original.

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**SIGNIFICANCE:**

Blue Waters is significant within the Mornington Shire as an externally intact and early example of the Moderne/Modernistic style as applied to beach house design before the wave of Modernist houses post-war. Still owned by the constructing family, the house offers a vehicle to gain further insight into life from this era at Mount Eliza.

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1 FN 3.2160,00500 letters to Shire 30.6.92,19.11.92 Mrs ME McGivern, owner; RB1939-40,2282  
2 *ibid.* see plan  
3 *ibid.*  
4 *ibid.*

Shire of Mornington Heritage Study  
Significant Sites & Areas

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**NAME: EARIMIL, LATER KAMALA**  
**008 EARIMIL DRIVE, Mount Eliza**

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TYPE: HOUSE, GARDEN  
MELWAY MAP REFERENCE: 105 C1  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: CA2, lot 12  
LODGED PLAN: 10790

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER: 5626

**CREATION DATE:**

1854-61c

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula

**FIRST OR MAJOR OWNER/OCCUPIER: LINTOTT, CAPTAIN EDWARD**

**OTHER ASSOCIATIONS: SUMNER, T J**

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**HISTORICAL THEMES REPRESENTED: 4.1, 3.2**

PASTORALISM & AGRICULTURE (Evidence of pastoral and selection eras, changes in agricultural practices)  
RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.3.2, 1.3.1, 3.6, 3.5**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

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**HISTORY:**

This house is thought to have been built for Capt. Lintott (an important early Mornington resident) on his 290 acre farm, some time between purchase in 1854 and 1861, the first rate listing. Lintott was born 1814 at Romsey, Hampshire, the son of a merchant, William H Lintott<sup>1</sup>. In 1834 he went to Twofold Bay, the harbour of the Monaro grazing lands and the Snowy River goldfields. There he worked for a Dr. Irnley<sup>2</sup>. He then joined his brothers in pastoral pursuits on the Edwards River during the 1840s, eventually being left to manage the run, with only an old servant to aid him<sup>3</sup>. He married one Marianne Skinner in 1852 at St Stephens, Richmond, and eventually came to Mount Eliza in the mid 1850s, purchasing Earimil in c1854<sup>4</sup>. Official records show that Lintott owned two properties at Mt. Eliza in the early 1860s, one 20 acres of 'building' land another, a brick house and out-offices on 280 acres (Earimil)<sup>5</sup>. Lintott also owned another timber house and a brick shop which he appears to have leased out<sup>6</sup>. During this period, Lintott donated the 3 acre site for the Anglican St John The Less church and school at Mt Eliza, was instrumental in gaining an Anglican church at Mornington (Ross St) and pressured for the construction of a jetty at Schnapper Point<sup>7</sup>. He was also chairman of the Mount Eliza Roads Board and a Justice of the Peace by 1863<sup>8</sup>. In 1864 Lintott went in search of gold at Grant, on the Dividing Range where he established a crushing plant and served as police magistrate and minister of religion<sup>9</sup>. From there he is said to have sailed to New Zealand also in search of gold. He returned to the peninsula when the gold ran out, settling at Hastings. It was from this spot that he traveled to select land at Brandy Creek area in 1872, as a pioneer of this newly opened rich agricultural land<sup>10</sup>. He selected near land already chosen by his relatives, the Skinners, and resided there with his family in a three-room log hut from 1873, after temporary residence at the Skinner selection. He was the first Justice of the Peace in the area and served on the first shire council in 1878. Other community service which followed inspired residents of the Brandy creek area to hold a banquet in his honour in 1888, bestowing upon him an illuminated address. He died at his home in Drouin West, three years later, and the funeral which followed attracted the largest gathering yet seen in Gippsland<sup>11</sup>. The next occupant of Earimil, in c1865-7 was the barrister (later judge) George HF Webb (see Frontage Way, Mornington) who occupied it (presumably as a leased summer house) jointly with Wilbur Stephen<sup>12</sup>. Then the house consisted of five (later 6) rooms but by c1867 it had been joined by another 4 room house<sup>13</sup>. The second Earimil, built of timber further to the north, was presumably the principal residence from that time.

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- 1 Moorhead, p.206,100
  - 2 Butler, 'Buln Buln' p.495
  - 3 *ibid.*
  - 4 *ibid.*
  - 5 *ibid.*; 'Pioneers Index'; marriage certificate cited by CM & A Cooper
  - 6 RB1861, 104 CS2; RB1863, 268; RB1864-5, 301-2
  - 7 RB1864, 203, 293
  - 8 NTA; Moorhead, p.72,86
  - 9 *ibid.* p.100, 1861-
  - 10 Butler, *loc.cit.*
  - 11 *ibid.* Drouin parish
  - 12 *ibid.*; death certificate cited 11.5.91, 77 years and 6 weeks, 'heart disease' copy held
  - 13 RB1865-6, 411
  - 14 RB1867-8, 410-11

Shire of Mornington Heritage Study  
Significant Sites & Areas

Thomas B Payne was the occupier of the Earimil property from then into the 1870s<sup>1</sup>. Payne's private residence was in South Yarra<sup>2</sup>. In the late 1880s Mrs Sumner's name was on the shire plan and reputedly the TJ Sumner family had purchased the site in 1871 but rate listings have it occupied by Dr Charles Ryan in the 1890s<sup>3</sup>. Sumner was a partner in the agency Grice Sumner & Co. and his daughter, Alice, married Dr (later Sir) Charles Ryan<sup>4</sup>. It was the Sumner family who reputedly had the brick stables built in what is now Koornall crescent, presumably soon after acquisition<sup>5</sup>. Sarah & T.J. Sumner had it for some 15 years this century (also owner of Annesleigh), prior to its acquisition by George Tallis (then manager of the Theatre Royal) c1920<sup>6</sup>. An aerial view of the house from c1930 shows it in relative isolation facing an unformed track along the cliff edge. A garage (new?) is shown to the north of the house and what appears to be an ornamental garden at the rear.

**Sir Charles Ryan**

Dr. (later Sir) Charles S Ryan was born 1853, the son of Charles Ryan of Mount Macedon. Ryan matriculated from Melbourne University and continued his studies at Edinburgh in 1873, where he graduated, and in Europe where he served as a medical officer in the Turkish army among many other exotic adventures<sup>8</sup>. He served in the First War, being decorated highly, and became the principal medical officer to the Victorian Military Forces. Back in Victoria he served for some 30 years as the Railways Medical Officer and an honorary surgeon at the Childrens' Hospital. He was also Consul-general for Turkey<sup>9</sup>. He was Maie Casey's father and TJ Sumner's son-in-law. The estate agents, Keogh & King, were the next in line and commenced to sell off the Earimil Estate, of which this house occupied lot 12<sup>10</sup>. More recent owners include Mrs Annie Newnham, a Mr Dixon of Merrigum and Mrs Alice Moore & Arthur Binns who called the house Kamala<sup>11</sup>. The Binns family believed that Kamala was the original Lintpt house and that the manager of Earimil farm had lived there after the other house was built<sup>12</sup>. When they purchased the house in c1935 (for £10) both windows and doors were missing (left derelict) and they replaced them after some research as to the likely originals<sup>13</sup>. The Dodemaide family followed in 1943, selling in 1986, after considerable effort to restore the house and its mature trees<sup>14</sup>. The later timber Earimil House in Koornalla C<sub>15</sub> (lot 1) was demolished recently but the brick stables survive (lot 38), now converted to a house<sup>15</sup>. This house and the above buildings are the only structures shown on a sale plan of the estate of 1927 when this street was called the Esplanade. Earimil has passed from the early agricultural phase of the district to the summer house era of the 1870s onwards and then to another summer house phase of rediscovery of old houses left derelict on the largely unsold early 20th century estates such as the Earimil and Ranelagh estates.

**DESCRIPTION:**

The house has the characteristic old high hipped roof form, French doors, a simple carved timber verandah valance and painted presumed hand-moulded brickwork. The double thickness brick walls are used throughout and are reputedly laid on limestone blocks<sup>16</sup>. Today the house has four bedrooms and lounge, dining and family rooms but originally had four main rooms, with fireplaces, divided by a central passage. The skillion form verandah returns on two sides. The garden may be of local to regional importance but inspection is required.

**CONDITION:**

The verandah floor has been reputedly replaced as have the windows and doors, some old trees remain at the side but mature specimens (cypress) at the front have been recently removed<sup>17</sup>. A new picket fence is at the front and what appears to be a new but related chimney is visible on the south side of the house.

- 1 RB1871-2,497 lot 2, 2 houses
- 2 BD1870
- 3 SLV Bonney plan c1889; RB1893-4,451
- 4 Moorhead, p.206; M McGivern letter to E Dodemaide nd.
- 5 (CM & A Cooper) HISTORIC HOMESTEAD nd, p.4
- 6 RB1919-20, 1005
- 7 CM Cooper, loc.cit.
- 8 'Victorian Men of the Time' p.132f
- 9 'The Victorian Railways Magazine' 10,1924,p.521
- 10 RB1924,708
- 11 RB1924-5,1162; RB1939- 40,1502; 1929-30,307
- 12 McGivern pers.com.
- 13 ibid.
- 14 see 'Hastings Leader' 12.89
- 15 Hobart: see sale plan
- 16 CM & A Cooper HISTORIC HOMESTEAD typescript nd.
- 17 controversy over removal in 'Hastings Leader' 12,1989 letter by E Dodemaide, past owner of Earimil

Shire of Mornington Heritage Study  
Significant Sites & Areas

**SIGNIFICANCE:**

Earimil is significant within the Mornington Peninsula as one of the oldest houses in the study area, being near externally complete and located in the estate which bears its name. Earimil's link with Captain Lintott is also significant, given his well documented fame on the peninsula and in West Gippsland. There is no other house to reflect his history. Earimil also represents the early pastoral life in the study area, as well as two subsequent summer house phases in the area's history.

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Shire of Mornington Heritage Study  
Significant Sites & Areas

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**NAME: ROEDER HOUSE**  
**057 ELLERINA ROAD, Mount Martha**

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TYPE: HOUSE  
MELWAY MAP REFERENCE: 150 E9  
SURVEY DATE: 1993-4

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R = Registered):  
AUSTRALIAN HERITAGE COMMISSION (N = Nominated, R = Registered I = Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C = Classified, R = Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1983

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula

**FIRST OR MAJOR OWNER/OCCUPIER: ROEDER, ROBERT & P**

**DESIGNER:**

CRONE, PETER

**BUILDER/CONTRACTOR: SHARP**

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**HISTORICAL THEMES REPRESENTED: 4.1**

RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.3, 6.1, 6.2, 6.3**

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)

AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY:**

Peter Crone Architects (Peter Crone, Lindsay Davis) won the 1986 RAI A Merit Award for this house. Architectural critics have described it as '... a compact, stylish residence which makes strong use of colour internally.'<sup>1</sup>

Robert E Roeder, company director Toorak, purchased the site July 1983 and the architect, Peter Crone designed a new house there late that year, obtaining a permit in November. The builder was Brian Sharp of Mornington<sup>2</sup>

The publication, 'Aardvark' illustrated the house as part of its showcase of contemporary Melbourne architecture, noting that the design team was Peter Crone and Lindsay Davis<sup>3</sup>.

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**DESCRIPTION:**

This western red cedar clad timber-framed house is on three levels, garage and laundry on the lowest, bedrooms entry and rumpus on the next and the living and kitchen areas on the top. Three levels and most of these rooms were contained within a bow-top envelope, with attached masonry chimney to the east and a two-level wing containing a bedroom topped by a deck on the north. Stairs and a bridge connect with this geometric form on the south, providing the desired tension between the axis of the form and the angled line of entry.

The design resembles that of Crone Ross P/L at Laver St, Kew with the same interplay of finite geometry and other works by the firm which follow a design theme also seen from the European Modernists as reinterpreted by American designers such as Richard Meier in 'Le Style Corbu' and Michael Graves<sup>4</sup>. This approach offers a contrast to previous peninsula houses of the 1960s-70s which offered static and sometimes stylish rectangularoids on stilts (see Angliss house, Perrott Lyon Timlock & Kesa).

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**SIGNIFICANCE:**

The Roeder House is significant within the Mornington Peninsula as the winner of a State-wide award, given by the Royal Australian Institute of Architects for design excellence and as externally relatively unchanged from its construction era<sup>5</sup>. It has also been included in many architectural publications, including the *Aardvark* architectural guide, and hence has achieved a high standing among related professionals. It is also the work of a noted designer, Peter Crone, and a good example of the neo-Modernist work associated with his firm.

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1 'Aardvark 2' /142  
2 FN4, 1170, 05700 BA24976 11.83  
3 Aardvark op.cit.  
4 see Jenks, 'The Language of Post Modern Architecture', p61f.  
5 see SOM site file

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**NAME: SCHNAPPER POINT, LATER MORNINGTON CRICKET GROUND;  
LATER ROYAL LATER MORNINGTON PARK  
ESPLANADE, Mornington**

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TYPE: PUBLIC RESERVE, TREES, GATEWAY, SHELTERS  
MELWAY MAP REFERENCE: 104 D10  
SURVEY DATE: 1993-4  
PARISH  
ALLOTMENTS/SUBDIVISION LOTS: Reserve

**PRECINCT:**

Esplanade Mornington Foreshore Landscape Precinct

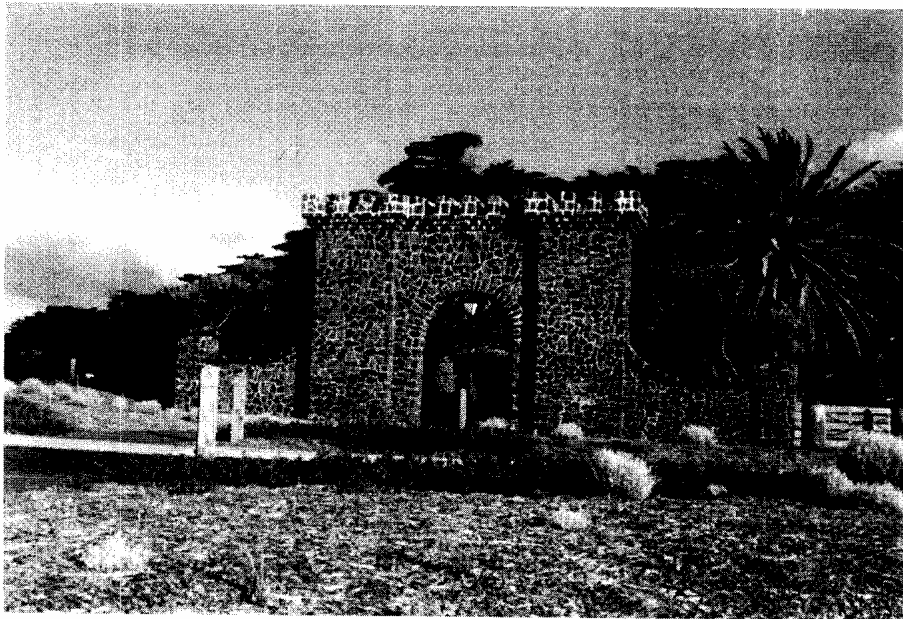
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1860-,1932

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula

**FIRST OR MAJOR OWNER/OCCUPIER: VICTORIAN COLONIAL GOVERNMENT**

**OTHER ASSOCIATIONS: MORNINGTON SHIRE COUNCIL**

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**HISTORICAL THEMES REPRESENTED: 4.2.3,6.2**

**EXTRACTIVE INDUSTRIES** (Evidence of timber-getting, fishing, brick making, quarrying, mining practices)  
**CIVIC & TOWNSHIP DEVELOPMENT** (Evidence of urban development in a once dominantly rural context, town surveys, civic and religious buildings, street plantings)  
**RESORT DEVELOPMENT** (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.2.2.1, 3.2.3.3, 3.4.3.5, 4.1.4.3, 6.2**

**AGE** (The site is comparatively old, judged within major development eras)  
**INTERPRETIVE ABILITY** (Physical or documentary evidence of a site allows historical interpretation)  
**ASSOCIATIONS** (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
**AESTHETIC OR ARCHITECTURAL INTEREST** (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)  
**RARE OR UNIQUE SITES** (The site may be now rare in form or function but was perhaps once common)

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**HISTORY:**

In 1885 the 'Victorian Railways Tourist Guide' pointed out that '...the reserve at the Point must commend itself to all lovers of outdoor sports, from its splendid order and unique position...'. Another group to whom tourist guides were confident that Mornington would appeal were sportsmen who could hunt, sail or fish, play golf, croquet or bowls in the locality<sup>1</sup>.

The Reserve, of course, was Mornington Park, which had been gazetted as a public park in 1863. Mornington Park has played a significant role in Mornington's history as a tourist resort, as well as having served the local community as a venue for club meetings, celebrations, and sporting events. Its attraction for sports lovers was part of its wider role, from the late nineteenth century until the mid-twentieth century as a popular Victorian venue for picnics. From the 1880s organised sports combined with a picnic and band music, became common for groups such as friendly societies. Mornington Park was an ideal venue for such occasions, being sited close to Mornington Pier at which bay steamers could unload their passengers to stream up to the park.

In 1870 the Park Reserve was shown schematically in a survey plan as treed, with an encircling fence and gate sets (two gates opening into a gate lock) at the south-east, south west and north parts of the fence<sup>2</sup>. Photographs show a post and rail fence with picket gates at these locations.

In the early years of the twentieth century Mornington Park boasted a cricket ground, asphalted cycling and running track, swings, large rotunda and pavilion for dancing and dressing rooms for sports competitors<sup>3</sup>. These facilities were used by a range of groups, particularly trade associations for their annual picnics. Amongst those who sought permission to use the park in 1904 were market gardeners, the Softgoods Association, the Bakers Society and Hoffmann Brick Company<sup>4</sup>.

An idea of the impact of public gatherings at the park must have had on the township of Mornington is gained from a report on the annual Victorian Post and Telegraph Picnic of 1903 which required five special trains to transport the picnickers to Mornington. As well as the Post Office Military Band, the Post and Telegraph Musical Society offered some selections and the 'young people' danced to Goodall's band. A merry go round and races were provided for the children and there was a programme of sport. The official party retired to the Grand Hotel for lunch, while some of the picnickers took the opportunity to fish from the jetty or go periwinkling on the shore<sup>5</sup>.

In 1901 a special Parks Committee was formed to supervise any improvements needed in Mornington and Alexandra Parks which had been purchased by the Council in 1896<sup>6</sup>. During the 1930s the Parks and Gardens Committee, in combination with the Shire Unemployment Committee undertook several improvements to Mornington Park using unemployed labour.

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1 'Victorian Railways Tourist Guide', 1885, p.226  
2 EH  
3 Susan Priestley, 'The Victorians, Making Their Mark', 1985, p.115  
4 Morgan, 'Plan of the Subdivision',  
5 'Picturesque Victoria and How to Get There', p.18  
6 CM 10/11/1904  
7 'The Australasian', 14/2/1903  
8 Moorhead p.163

Shire of Mornington Heritage Study  
Significant Sites & Areas

As well as planting trees, the committee built the stone arches -featured at the entrances to the park. They also planned to use the unemployed labour to make cement sand bricks for a band stand. Councillors were always conscious of the tourist in these decisions.

Large picnics took place at Mornington Park right through until the 1940s when they seem to have stopped for the duration of the war. Although applications to use the park for picnics resumed after the war, their numbers appear to have dropped off permanently. A change in attitude on the part of the Shire authorities might have been partly responsible for this. When the Sunshine Harvester Social and Welfare Committee applied to use the park in October 1945, it was given permission on the grounds that the park not be used for dancing and that the sports programme be submitted for approval.<sup>2</sup>

By the 1960s many of the facilities formerly offered at the park seem to have been removed, although the pavilion was still in regular use virtually every night of the week by clubs such as the Mornington Citizens' Band, the Mornington Police Citizens Youth Club and St John's Ambulance Brigade.<sup>3</sup>

In 1965 the Mornington Elderly Citizens' Clubrooms were erected in the park. Clearly one of Mornington Park's attractions was that it was well-maintained by the Shire Council.

The Mornington Shire nominated the park for classification by the National Trust in the late 1970s, noting that it was an old reserve with mature tree rows, drives, archways, pine, cypress and palms, as well as casurina and tea tree.<sup>4</sup>

In the 1990s Mornington Park retains some physical features, such as the pavilion, stone arches and trees, reminiscent of earlier times, but the children's play areas and elderly citizens meeting room speak of different uses for public spaces in contemporary society. The park is still well patronised by picnic parties, albeit usually only small family groups. Clearly it still fulfills a function as a destination for 'day trippers' to Mornington, as well as a significant public space for the local community.

### Development Chronology

Part chronology of the park's development (1860- ) from the Reserve File and other sources:

08/07/1860: William Armstrong of the Schnapper Point cricket club requests part of the Esplanade foreshore reserve for a cricket ground, so locating the first section of Mornington Park and so alienating the first part of the beach reserve for a community club. Armstrong noted that there was no 'waste lands of the Crown' available closer than Baxter's Flat.

24/10/1863: Public meeting elects trustees of cricket ground, being Balcombe, Lintott, WP Cobb and JA Butchart.

8/12/1863: Temporary reserve of 10 acres for a park for public recreation, managed by a trustee committee of AB Balcombe, Edward Lintott, WP Cobb and James Butchart.

19/04/1864: Request from Balcombe for £100 from the government 'fences and improvements' vote, continues to do so annually.

02/05/1870: Thomas Rennison of Schnapper Point writes to the trustees urging them to fence the land opposite his hotel (later the Royal) and 'form the same into a pleasure garden...I desire that you authorise me to plant the ground when fenced with shrubs, form tracks, erect summer houses, pavilions etc...(as a) pleasant resort for visitors..' He would pay for the work but allow full public access as long as he had authority to 'protect and preserve the same from depredations..'. He was appointed to the committee of management.

20/3/1872: By William Armstrong, Member of Committee, to President of Board of Land & Works: 'Sir...the Committee of Management of Mornington Park beg respectively to make application that a Crown Grant in fee simple of the said reserve may be issued to them or to trustees to be appointed by the Government. The said land was permanently reserved by order of 10th April, 1865.'

27/3/1872: Letter to William Armstrong, Mornington, from Assistant Commissioner of Lands & Survey: 'Sir...Referring to your letter of the 20th current, applying for the issue to the existing Committee of Management or to trustees to be appointed by Government of the Crown Grant in Fee Simple of the Mornington Park (Schnapper Point promenade and recreation reserve), I have to remind you that only two trustees proper have as yet been appointed. (On that note they are named as F. A. Gillett and William Grover). As the Crown Grant could not issue to a Committee of Management, I have the honour to suggest that additional trustees be nominated by a public meeting for approval by His Excellency, the Governor-in-Council.'

File note undated, but attached with that of 1872, summarises the development of the park. Schnapper Point Park, temporarily reserved, (see Government Gazette, December, 1863, p.2756).

1874: 10 acre Public Park & Recreation Reserve gazetted.

22/09/1874: Account of expenditure includes summer house, gardener's wages, painting of gates and part fence, planting shrubs and preparing extra lawn for croquet ground.

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1 Minutes of Council Parks and Gardens Committee in meeting with Unemployed Committee, Mornington, 11/2/1933

2 CM 12/10/1945

3 CM 1/3/1960

4 NTA nomination form, copy held



Shire of Mornington Heritage Study  
Significant Sites & Areas

21/09/1885: road to jetty surveyed by JM Reed and proclaimed.  
1900: A view to the south from around 1900 shows the Esplanade seen from inside of the park, showing a post and three-rail fence and sets of picketed gates, forming an entry-lock to the park to deter animals and vehicles.  
12/04/1900: Regulations for reserve for public purposes 'known as Royal Park'  
1902 The Mornington Progress Association's publication 'Views in and Information About Mornington' describes the park thus: 'The grounds are large and well laid out with ornamental trees etc.. In the centre is a cricket ground with asphalt cycling track around its margin. there is also a large rotunda and pavilion for dancing, dressing rooms..Seats have been placed in shady nooks and swings have been provided for children.'  
1923: The Trades Hall Council complained to the government that the shire had excluded the Bakers Union from using the Mornington Sports Ground (or park), noting that Mornington was the only bay port to which a 'part charter' could be obtained during the summer. The bakers and other trade groups had been misbehaved '...drunkenness and gross misbehavior'. The butchers' picnic in January 1923 had attracted about 2000, arriving by boat: both men and women were intoxicated by the afternoon and used obscene language freely'.

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**DESCRIPTION:**

The three rubble Moorooduc stone archways and walls, with the mature Monterey cypress planting, palms, and a Moreton Bay fig are typical and notable examples from their period, being the result of unemployment relief work. Despite this strong 1930s character, the park has been under continuous development since 1863 although little evidence survives from the pre 1930s era. There are also mature she-oaks, 'tram shelters' (gabled shelters) at various locations around the park and a corrugated-iron clad timber-framed octagonal shelter, the structures being from the 1930s. More recent buildings which are unrelated visually or functionally to the park, have been placed along the west perimeter.  
Reputedly it has always been used as a thoroughfare from pier, with locally a important Monterey cypress ('Cupressus macrocarpa') avenue leading to the former site of Mornington House (guest house).

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**CONDITION:**

Mornington Park contains a timber interpretation of the 'Investigator' and the Matthew Flinders statue commemorates his role as an early surveyor of Port Phillip (see also stone monument on Schnapper Point). This is unrelated to the 1930s character.  
Another memorial, the Alexander Balcombe fountain has been relocated to the mall from outside of the western entry arch.  
The 1930s character of the park has been partly eroded over time with extensive new buildings added along the south-west side, new fences, new fittings, new lighting and the band rotunda has been removed.

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**SIGNIFICANCE:**

Mornington Park is significant on the peninsula as a public gathering place since the beginnings of the town and, as a site used consistently for long periods of the 19th and 20th centuries for trade and social club picnics from other parts of the State. The park, with its siting connecting the town to the pier, represents what was once a significant leisure activity along with the associated bay paddle-steamer era, both having all but disappeared.  
In its present form, the park strongly expresses the sweeping changes brought about in c1932 as a result of sustenance work and the pervading landscape fashions of the era, in the form of Moorooduc stone archways and mature Monterey cypress rows. Its relationship with the pier and, historically, the arrival point of multitudes of visitors from Melbourne, is clearly expressed by its continuing link with the pier and the archway it provides for entry into the town.

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1 Moorhead, facing p.81  
2 SOM in RS 5921  
3 Mornington police report 9.1.24  
4 see photo, Council Chambers

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**NAME: MORNINGTON ESPLANADE & RESERVE LANDSCAPE PRECINCT  
ESPLANADE, Mornington**

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**TYPE: RESERVE**  
MELWAY MAP REFERENCE: 150 F2-  
SURVEY DATE: 1993-4

**PRECINCT:**

Esplanade Mornington Foreshore Landscape Precinct

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered);  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process);  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded); C (Landscape)  
NTA FILE NUMBER:

**CREATION DATE:**

1863-

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**STUDY HERITAGE VALUE: R**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula

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**HISTORICAL THEMES REPRESENTED: 4.2.1**

EXTRACTIVE INDUSTRIES (Evidence of timber-getting, fishing, brick making, quarrying, mining practices)  
RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.1,1.2,1.3,2.1,3.2,3.3,3.4,3.5**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

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**HISTORY:**

The Mornington Esplanade and foreshore present a unique strip of land and water which has been reserved for promenade and public recreation since 1864, unlike any other known coastal strip in the Colony. This may be in turn linked with the governor's intention to take a marine residence at the south end of this reserve, at Mount Martha.

As a result of this early reservation, Crown Lands department officers, local committees and local government authorities have been concerned about its development for over a 130 year period, the management approach changing with fashion and politics. The Crown Lands Reserve File is a comprehensive and valuable chronicle of this concern, showing the intense interest in the coast by some of the most important people in the colony.

The history of this concern is illustrated in detail in the following chronology but general themes are clear. There are the continuing bids for private development of this public land, either from individuals or groups (fishermen, boating enthusiasts, campers), which are often countered by those who wished it to remain in its 'native state', the Lands Department included. Parallel to this activity was the adjacent resort or tourism industry, promoted as either a private gambit, such as hotels and bathing boxes, or in the perceived public good, as in the foreshore management, to preserve the tourist image of the Mornington coast and hence the prosperity of the town. Both of these promotional forms highlighted the 'natural' vegetation and unspoilt beaches by use of postcards from as early as the 1890s or in the form of illustrated information booklets from the early 1900s. Discussion over development of public land by private groups, for the 'community good', continues today.

**Chronology:**

(Source: Mornington Foreshore Reserve File, RS5207) 8/12/1863 Temporary reserve of 10 acres for a park for public recreation, managed by a committee of AB Balcombe, Edward Lintott, WP Cobb and James Butchart.

2/12/1864: Petition, 2nd December, 1860, to the Hon. the President of the Board of Land & Works:

'We, the undersigned inhabitants and landowners of Mornington and its immediate vicinity, beg to call your attention to the importance of permanently reserving as promenades and places of public recreation, all those points of land along the Esplanade facing the bay from Hunter's pre-emptive right to Osborne and your memorialists (?) therefore request that the necessary steps be taken for that purpose.' Signed by 31 people, including, Grice, Charles Forest, James Stowe, John Ramsay, John Sykes, William Armstrong, Hobson, Patrick Cahill, Henry Howard. ? and that signed by 55 petitioners. (date December 1860. ?)

24/12/1864: Recommendation by the Assistant Commissioner of Lands & Survey, re Schnapper Point promenade and recreation reserve. 'All the land lying between Port Phillip Bay and the west side of the road from the south-western boundary of Mr. Hunter's pre-emptive rights section, Yan Te Cran (?) to Balcombe's Creek township of Osborne, be temporarily reserved for promenade and recreation purposes.' (Approved by Governor-in-Council, 28th December, 1864.)

16/3/1865: Memo. Mr. Freen and Mr. Brut....(?) called this day on behalf of the inhabitants of the Schnapper Point District to request that the land temporarily reserved for public recreation in that locality on 13th January, 1865, be permanently reserved and placed under the control of the Committee of Management. The Hon. the President stated that he would be prepared to take steps for permanent reservation of the land in question and the placing of it under the control of the existing Committee of Management of the Schnapper Point Park, but before taking such action it was nec-

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1 see RS 5207  
2 see Armstrong collection  
3 see recent marina development proposals

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essary that the fee should know the names of the holders of fishermen's licences, now resident on the land in question, and the nature of their improvements.

23/3/1865: From William Armstrong, agent of the Board of Land & Works, to the Assistant Commissioner of Lands & Survey, regarding a letter dated 17th March, 1865, requesting me to furnish the order plans and works with the names of the holders of fishermen's tent licences now resident on the land at Schnapper Point, recently temporarily reserved for promenade and recreation purposes and the nature of their improvements.

In reply I beg to state that there is (?) only two Licences issued to fishermen, one is located at the mouth of the Tanti Creek about 20 feet from high water mark, the other is on the bench below the bank. The former has a wife and four children. He has first up a hut which has cost him about 10 pounds. The site he occupies would not be used for promenade or recreation purposes. The other hut is, in fact, the property of the Government but of little value.

Note, names in the columns of the fishermen are George Walton and John Walton. (Watson??)

5/5/1865 100 granted to reserve for improvements

28/1/1867: From William Armstrong to Assistant Commissioner of Lands & Survey: 'Sir...I have the honour to report for your information that the licences hitherto held by the two persons named in the margin, being James Scott and George Walton, have expired. I do not consider that their improvements are of any value as there is only the huts. These I have no doubt are of value to the owner as places of residence, the first named person values his at 40 pounds and the other at 10 pounds. I have not issued licences to any other persons but these (?) March, 1865.

18/1/1867: Letter from A. Balcombe to the Hon. Commissioner of Lands & Survey: 'I beg to inform you that there are two facilities located on the land above high water mark within the precincts marked out as land within the boundaries of the Mornington Public Park. The portion of the park I elude to was gazetted 30th January, 1865... One of the parties, named George Walton, has hitherto been paying for a fisherman's licence to enable him to occupy a hut at the mouth of the Tanti Creek, which is included within the limits of the Mornington park. This individual is about to receive his fisherman's licence, which I submit should not be again be granted in this locality, there having been several (?) timber huts removed/received in this... It was thought they were inconveniently close to the bathing boxes. I shall be much obliged if you will inform me of the trustees of the Mornington Park, gazetted January 5th, 1864... have control to prevent circulation and trespass on the land situated between Tanti Creek to Balcombe Creek, which was gazetted as a part of the Mornington Park... I shall be glad to have the rules applicable to public parks forwarded to me, to be placed in some (?) locality within the enclosures through Mornington Public Park, which will, I hope, soon be in a state to receive a (?) of ornamental trees.'

20/2/1867: Letter from George Walton to the Commissioner of Lands & Survey: 'I received your kind letters informing that I shall have to remove my homestead from the beach. I can assure you that my dwelling is not on the beach, it merely lies on the (?) off the Tanti Creek. Sir, it would be a very hard case for myself and family to be removed from my dwelling where I am settled for this last nine years. If I am forced to remove, its a very hard case after living so long on the creek without any interference. Now, Sir, I should like to know what I am to do. It seems I am forced to upset my homestead and either try to get some (?) for to allow me to put up a shelter for my family, but if I am forced to go, some remuneration ought to be allowed. For instance, I have to pull my place down, which you are well aware yourself that the cost is unknown until it is replenished.'

19/10/1867: From Mr. Balcombe to Commissioner of Lands & Survey: 'I have the honour to inform you that James Scott, who was directed to leave the locality he occupied under lease on the land now belonging to this public park at Mornington, is still there unlawfully occupying Crown Lands. The other party, who was refused an extension of his fisherman's licence at the same time (Walton), left at once on the licence terminating. The site now, in occupation of Scott, is peculiarly a favourite site for bathers who (?) there in summer in preference to any other part of the beach and I have been appealed to by many visitors to report this nuisance of this hut being allowed to remain occupied at this point of the beach.'

27/3/1870:

From Worrell Clark, Mt. Eliza Roads Board office: 'Sir...by instruction of the Mt. Eliza Roads Board, I have the honour to most respectfully submit and recommend for appointment William Grover and Francis Alfred Gillett, Mornington, as trustees of Mornington Park and reserves fronting the bay from property of late But.....(?) on north-east to Balcombe's Creek on south-west to co-operate with present trustees.'

20/3/1872: By William Armstrong, Member of Committee, to President of Board of Land & Works: 'Sir...the Committee of Management of Mornington Park beg respectively to make application that a Crown Grant in fee simple of the said reserve may be issued to them or to trustees to be appointed by the Government. The said land was permanently reserved by order of 10th April, 1865.'

27/3/1872: Letter to William Armstrong, Mornington, from Assistant Commissioner of Lands & Survey: 'Sir...Referring to your letter of the 20th current, applying for the issue to the existing Committee of Management or to trustees to be appointed by Government of the Crown Grant in Fee Simple of the Mornington Park (Schnapper Point promenade and recreation reserve), I have to remind you that only two trustees proper have as yet been appointed. (On that note they are named as F.A. Gillett and William Grover). As the Crown Grant could not issue to a

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Committee of Management, I have the honour to suggest that additional trustees be nominated by a public meeting for approval by His Excellency, the Governor-in-Council.'

File note undated, but attached with that of 1872, summarises the development of the park. Schnapper Point Park, temporarily reserved, (see Government Gazette, December, 1863, p.2756).

Schnapper Point Road, from Main Street, Mornington, to Balcombe Creek, Osborne, 1.1/2 chains wide, about 3.1/2 miles, (see Government Gazette 13th October, 1863, p.2296).

Schnapper Point promenade and recreation, temporarily reserved from Hunter's pre-emptive right to Balcombe's Creek, (Government Gazette 13th January, 1865).

Schnapper Point promenade and recreation, from north-east to country of Schnapper Point park to Hunter's pre-emptive right, permanently reserved, (see Government Gazette 25th April, 1865, p.9301).

24/8/72: A petition at a meeting of the inhabitants of Mornington, held at the Mornington Atheneum for the purpose of nomination additional trustees for the Mornington park and beach reserves and the business in connection with permanently reserving other portions of bay frontages, J. Everard, Esq., in the chair. It was resolved by a large majority that the following gentlemen be nominated as additional trustees:- Everard, John, Renison, Thomas, Henry Sewers (?), G.H. Webb, and John Ross. That Government be requested to permanently reserve all the beach frontages extending from Mr. C.E. Bright's property to Balcombe Creek that have not previously been gazetted as permanent reserves. The same to be vested in the names of trustees now nominated on the previously gazetted trustees of the Mornington Park. (Grover and Gillett).

File note by A. McLachlan: 'I am preparing description of the foreshore around Port Phillip Bay, with a view to its permanent reservation in accordance with instructions from the Surveyor General...these descriptions will include the land here alluded to.' Dated 1/10/1872.

17/10/1874: A form dated, registration date is 17/10/1874, Department of Lands & Survey, by William Hill, High Wharf (?) Villa, Jeffcott Street, also registration 24/8/1895. Memo notes that: 'Thomas Selfs (?) applies for lease or licence of a strip of land containing about ? 60 acres...between Mornington and Osborne on the shore of Port Phillip Bay for removing earth and stone for the manufacture of cement on the site.' Note that on the memo report that an application by William Hill of a similar nature for a site near Schnapper Point was refused, 5/11/1874, noting also that the foreshore of Port Phillip Bay has since been permanently reserved. The letter from Selfs (?) is attached. It is dated 23/8/1875, address 28 Raglan Street, Emerald Hill, requesting the slip of land between the townships of Mornington and Osborne...containing in area about 60 acres. I desire, along with Mr. James Laing, of Emerald Hill, to take up this land for the purpose of removing earth and stone for manufacturing cement on the site... And also that the building community may have the benefit of this supply of a really good cement, which is greatly needed at present and has to be imported in large quantities from England.' The name is Thomas Telfs. (?) File note, 11/5/1875, notes that this submission by William Hill was made 9/10/1874 and that the previous occupation had been my old cement company, 15 years previous, which gives a date for the cement works. Hill's application was refused on the basis of the land being permanently reserved, but the reservation turned out to be only temporary.

20/10/1874 (? date torn off). Application under the Land Act, 1869, District Surveyor's Report Scheduled Fee is the application, the undersigned William Hill. Application to remove cement stone and clay and for the erection of kilns and machinery for the conversion of same into Portland Cement, subject to the conditions and restrictions imposed by the regulations of 1873. Signature of application, William Hill, occupation carpenter, possibly contractor, address, description of land on the beach or coastline of Port Phillip Bay, 3 acres near Schnapper Point in the Parish of Moorooduc. The description continues, 'The beach above high water mark commencing at the lime kiln built by the old cement company and running 30 chains northerly along the coast line by the depth of one chain from high water mark, as shown on Government survey plan herewith. (copy held - note that plan says situation of site applied for by William Hill for erection of cement works to mark between A at Osborne and B at Mornington at Schnapper Point).

17/11/74 Permanent reservation of park under control of shire and Board of Land & Works

24/11/1881: From Worrell, Secretary, Shire of Mornington, to Secretary of Lands: 'In reply to your letter of 28th, I am directed to state that the description of recreation purposes to (?) the reserves therein referred to a promenade ground and gardens. The (?) having a massive frontage and with plenty of good native trees and something (?) on them, all admirably suited for the purpose mentioned.

5/12/1882: Letter from Worrell (or Emmett), Secretary, Shire of Mornington, to Minister of Land: 'I have the honour by direction of this Council to inform you that it has been asserted by the manager of the Port Phillip Hotel and Steam Company here that the enclosed portion of the reserve opposite the Royal Hotel included in the permanent reserve...of the frontages to the bay, Moorooduc, has been let on lease to the company by the department. I am to request that the Council may be informed whether the statement is correct. I am also to request that the Council be appointed a Committee of Management of the reserve and gazetted in accordance with the promise made in a letter addressed by the Secretary for Lands to Mr. J. Gibb, M.P., on 16th November, 1881.

21/9/1885 Road to jetty surveyed by JM Reed and proclaimed.

3/1/1895: From Henry Moors, Shire Secretary, to Secretary for Lands, regarding an endeavour to get Mr. Thomas Renison's resignation from Committee of Mornington Park, but has given up all

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- hope of doing so, asking the Department to act without it. Also, regarding the foreshore from Balcombe's Creek to the Moorooduc Parish boundary: 'I am directed to ask that the whole of it be placed under control of the Council's Committee of Management and not to limit the boundary to 1 chain from high water mark.' The reserve asked for is that described in Government Gazette 1873, p.1059, and the Council asked for control, the better to ensure the protection of the tea-tree and shrubs, etc. The Council has acquired the Title to the road esplanade fronting Portions 34, 35, 36 Moorooduc, as surveyed by the Mt. Martha Estate, together with all freehold between the road and the shore.
- 9/4/1902: From Henry Moors, Shire Secretary, to Hon. Minister, Public Works: 'To bring under your notice the manner in which the tea-tree and native timber along the foreshore at Mornington from Beleura Point to Balcombe's Creek is disappearing during the last two or three years, owing to the frequency and violence of the gales experienced here during that time. The Council, as the Committee of Management of the Foreshore, endeavour to protect the scrub on foreshore and prohibits its removal by anyone and I am directed to ask that the sum of 100 pounds be voted for the purpose of fencing in portions of the foreshore.'
- 9/4/1902: Letter from Henry Moors, Secretary, to Minister for Lands, directed by this Council to bring under your notice the manner in which the tea-tree and native timber along the foreshore at Mornington from Beleura to Balcombe's Creek is disappearing during the last 2-3 years, owing to the frequency and violence of the gales experienced here during that time. The Council as the Committee of Management of the Foreshore endeavoured to protect the scrub and foreshore and prohibits its removal by anyone and I am directed to ask that the sum of 100 pounds be voted for the purpose of fencing in portions of the foreshore so that the young growth of scrub may be protected until it grows sufficiently to be safe in the open. Where this Council has had any portion of the land fence in, it has been found that the scrub makes great growth and progress and if something is not done soon portions of the foreshores will be quite bare of scrub. The Council therefore, asks for assistance in the matter, the foreshore being Government land and under the dual control and the Lands Department and the Council.
- 10/1905 Letter from the Mornington Progress Association requests permission to remove dead fallen tea-tree from the foreshore between Fisherman's Beach and Sinclair's, about one mile.
- 17/10/1906: A report by Constable O'Callaghan for Mornington Police, Victoria Police, regarding cutting and removing fallen tea-tree from the reserve along the foreshore at Mornington. On the 16/10/1905, Constable O'Callaghan was given a memo requesting him to post notices on the reserves on the foreshore regarding the removal of timber. The fallen tea-tree has been removed again, apparently by members of a local Progress Association, to whom, Constable O'Callaghan was informed, gave permission to cut the fallen tea-tree. In his opinion they are breaking the law and committing an offence, but he required instructions to act.
- 11/11/1905: Request from Mr. W.J. Harrison, of Red Hill, via Dromana, asking about land for sale between the light house and jetty and he wishes to purchase wood. The file note notes that approximately all the foreshore between the jetty and light house is permanently reserved for public purpose.
- 3/3/1906: James Butler, Shire Secretary and Engineer. Letter to Secretary, Board of Lands & Works: 'I have the honour to forward herewith regulations for the care, protection and management of reserves for public park and public recreation in the Shire of Mornington, for the approval of the Board of Land & Works...'
- 18/10/1906: From James Butler, Shire Secretary, Shire of Mornington, to Secretary of Lands: 'In reply to your letter...enquiring if the proposed regulations for the care, protection and management of the reserves for public park and public recreation in the Shire of Mornington are intended to supersede the regulations published in the Government Gazette of 20th April, 1900, p.1353. So far as regards the area known as the Royal Park, I beg to draw your attention to the last two lines of the description to (of lands referred to in the draft regulation which read after the word 'esplanade' as follows: 'excepting out of such last mentioned land the part portion thereof known as Royal Park'). The new regulations are not intended to supersede the old ones, but are to be supplementary thereto. The Council of the Shire of Mornington may be approved by the Board of Land & Works so as to have effect during the coming summer. Clause 6 deals especially with campers on the foreshore. The Council wishes to prevent such camping and trusts you will not issue permits for persons to camp this year, as was done last year, because in spite of all the efforts of the Council officers we cannot get the campers to observe proper sanitary conditions and the pollution of the foreshore, as may be imagined, is a great nuisance to the general public when walking there.'
- 9/8/1906: James Butler, Shire Secretary, regulations for the care and protection...summary of regulations: 'The reserve shall be open to the public, free of charge. No person shall damage in any way the trees, shrubs, seats or fences in the reserves. No person shall camp in the reserves, nor erect thereon any dwelling.'
- 2/5/1907: Letter from James Butler, to Secretary for Lands: 'Last Christmas and again at Easter, the Shire of Mornington had a difficulty in dealing with campers in spite of the assistance of the Crown Lands Bailiff.' Butler states that 'A report from the Crown Land Bailiff recommends the Council not prohibit camping but to regulate it and to provide sanitary conveniences and frequent supervision.' Butler wants to know if the Council can charge campers a fee and apply the same to pay for providing sanitary conveniences and extra supervision.

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29/9/1907: Letter from James Butler, Shire Secretary, Mornington, to Secretary for Lands:  
It has been finally decided by the Mornington Shire Council not to alter the regulation which was passed by the Board of Land & Works on 10/1/1907. In this regulation it was enacted inter alia that the camping on the foreshore reserves within certain limits would not be allowed unless by consent of the Council and as campers are a great nuisance to residents on the esplanade and destroy the tea-tree, besides neglecting sanitary precautions, the Council will not permit camping at all and trust that you will instruct your officers not to issue any permits, as was done last year.  
There is now a Crown Lands Bailiff stationed at Mornington and it is thought that the same difficulty will not occur this year as was the case when the regulation was passed in the height of the season last year. Notices have been printed and posted up on the foreshore prohibiting camping and it is hoped that absolutely 'no permits at all' will be issued at the Lands Department for camping at Mornington during the ensuing season within the (?) sites named in the regulation.

27/12/1910: Letter - subject, application for a bathing box site at Mornington. File note, the desired site should be indicated on attached litho.

1/11/1910: Another note points out that the Shire Council has control of some of the frontage near the pier. The letter regarding the request for the bathing box is dated 27/12/1910 to the Secretary for Lands from Mr. Downward- 'Dear Sir...I desire to obtain a licence for a bathing box on Fishermen's Beach, Mornington. It is about (?) miles from the jetty and (many?) hundreds of (people?) bathe at this beach during the summer time. (letter torn.) (21/1/1911 newspaper item dated about bathing boxes-copy held)

9/1/1911. The site marked by Mr. Downward is situated within the permanent foreshore reserve, this particular portion of which is under control of the local Shire Council's Committee of Management. I presume that the question of issue of a licence of a bathing box site is a matter for that body. Signed, Robert Potter, 16/1/1911. So it was obviously referred to the Council<sup>1</sup>.

21/1/1911: A letter from Firenza (?) Esplanade, signed by A.E. Bennett, wanting to obtain a licence for a bathing box site on Fishermen's Beach near the site applied for by Mr. Downward.

14/3/1911: J. Crosby, Secretary, Shire of Mornington, to Lands & Survey: 'Sir...In reply to your letter of the 28th ultimo, also of the 10th inst., re bathing boxes, I am directed to state that one Councillor admits that he has five boxes on Fisherman's Beach and that in only one instance has he made it a condition in letting boxes that the person should purchase goods at his store, owing to that person having brought his goods from Melbourne when visiting here on former occasions. Also, that he only built these boxes after repeated requests by visitors to the town, who preferred open sea bathing to the public baths, from which they are situated nearly a mile. There is a store-keeper who has six or seven boxes, which he lets, but the Council, after personal inspection, decided to condemn these with three others owing to their bad construction and to the dilapidated condition. The Council, at this meeting on Thursday last, resolved that all boxes should be numbered and licensed and a charge be made of 10/- per year for every single box. Any person having more than one, to pay one pound per year for each extra box; that the condemned boxes be removed and in future all applications for the box sites be made to the Council and be accompanied by particulars as to size and shape of box and the site fixed by the Shire Secretary, the whole of the revenue from boxes to be devoted to improving the approaches to and the foreshore.'

Letter undated and torn, from F. Linley, President, Mornington Progress Association, to Lawson, M.L.A.: 'Dear Sir...The deputations (to call) upon you tomorrow...we shall briefly to point out that the progress. (We intend to take)...this matter up with enthusiasm and are (?)... The absolute want of control and management (of the) Shire Council, as I am in a position to prove. We also say that all monies received from bathing box fees in the last 3-4 years have been spent on foreshores...anxious for the protection of our...from vandalism and to regulate the...conduct of bathers to have the foreshore under responsible control. We wish to avoid the delay and circumstance...'

30/5/1911: Letter from J. Crosbie, Shire Secretary, to the Secretary for Lands, regarding the right to issue licences for carting sand from the beaches along the foreshore, requesting that that be placed in the hands of the Council. Also that the fees collected by the Department for such licences be refunded to this Council. Crosbie reports that the work of carting the sand from the beach to the jetty has cut the road up very badly and the approximate outlay of 20 pounds will be required to put it in order again. If the Council considers this expenditure has been occasioned by drays carting the sand, it is only fair that the licence fee should be devoted towards the cost of repairing the road which, during the winter months, becomes almost impassable.

19/7/1911: Letter from J. Crosbie, Shire Secretary, to the Secretary, Department of Lands & Survey, stating that: 'the removal of sand from Shire or beach is prohibited by the Department of Lands & Survey.' Crosbie queries the powers of Council in management of the foreshore.

22/2/1911: From Crosbie to (doesn't say but looks like) Minister of Lands & Survey, regarding application for bathing box site. Crosbie points out that as the bathing boxes along the foreshore are now under the control or supervision of the Shire of Mornington Council, it would be advisable for applications for sites to be made direct to the Council, who are now adopting a proper specification for bathing boxes, fixing the positions for any new boxes that may be erected and they are also

<sup>1</sup> File note

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having removed any that have become delapidated or were not properly constructed. Crosbie also states that the Council are strongly opposed to any boxes being built on Royal Beach, as they consider it an unfavourable place owing to the sewerage from two large hotels and two large boarding houses running into the bay at that part.

29/7/1911: A letter from R. Parry, Master, Ketch Helen Moore, Mornington. He writes to Secretary, Crown Lands Department, saying that he is: 'the skipper of the ketch, Helen Moore, trading between Melbourne and Mornington, making one trip a week for the last 18 months or more. I have been taking sand up for back freight. It is about the only thing this part of the country produces (and that in abundance) and I am now informed that no more licences are to be issued. This is a serious matter for me as it is nearly half my living and when I tell you I am only renting the vessel, you can easily imagine it will mean all the difference between paying and not paying. I don't think I have averaged more than 15 dray loads a week, in fact, not that. I am not damaging the beach and nobody has raised any objections so far to my taking it, that I know of. I have supplied some of the sand to the new Government slip at Williamstown, now in course of construction, and Mr. Hogan, or any of the Government Inspectors will tell you that they cannot get any sand so suitable elsewhere. I take this sand with a boat and as I can keep shifting it would not make any appreciable difference if I carried it for the next 20 years or more. I trust you may see your way clear to let me continue taking the sand and to enable me to pay my way.'

17/8/1911: A report from the Mornington Police Station, Victoria Police, by Police Bailiff of Crown Lands, Mornington, by Constable Stephens regarding enquiries at Mornington from the old residents as to the damage that is likely to be done to the beach known as Shire Hall Beach, close to the township of Mornington, by the removal of sand. Constable Stephens states that he found some people are under the impression that it will. The Constable reports a vote was taken at the meeting of the local Progress Association and three members were in favour of issuing licences to remove the sand, to two against. He notes that it was a very small meeting: 'I may state that so far I cannot say that very great damage has been done to the beach by the removal of sand by Mr. Parry (?) but I most decidedly say that it will never do to let more than one such craft as Mr. Parry's to remove sand from this particular part of the beach, as it is one of the attractions to visitors in the summer months. There should be no objections to the removal of sand from Balcombe's Creek Beach, near Mt. Martha.'

23/10/1911: Letter from J. Crosbie, Shire Secretary, to the Secretary for Lands, regarding Royal Park, notes that: 'There are no separate records kept by former secretaries. It is very difficult to supply any definite information, but that the only expenditure incurred by Council up to the present is 12 chains of fencing at a cost of 30 pounds. This fence is now in a bad state of repair and some of the posts and rails require renewing and the whole fence requires replacing. There has been no revenue of any kind received from this park up to the present.'

4/12/1911: Report by Police Constable Stephens of Mornington, 4/12/1911, reporting that 'at 7.45 am today I found a young man named Charles Thomson removing a dray load of sand from the foreshore of the beach known as Shire Hall Beach, Mornington. He had no authority of any kind to take the sand. He informed me that his employer, James Hailes, instructed him to take the sand.' Constable Stephens requested instructions in the matter. He also notes that: 'I may here state that no licence are now issued for removal of sand from the foreshore.'

18/11/1911: Response of force of 18/11/1911 from the Department of Lands & Survey notes that the removal of sand is prohibited.

1/6/1914: From J. Crosbie to Secretary, Lands & Survey: 'I am in receipt of a letter from the local Progress Association, asking the Mornington Shire Council to form a Foreshore Trust for the purpose of controlling sea bathing and improving the foreshore and approaches thereto. The Council have already been appointed a Committee of Management in conjunction with your Department and I would be glad if you would let me know if the Council have the authority to form a Trust and if so what powers the Trust would have? Also, if any of the members of the Progress Association could appoint members of the Trust?'

12/10/1914: Letter from J. Crosbie to Lands & Survey Department, informing them that: 'The Mornington Shire, in conjunction with the Mornington Progress Association, have decided to form a Foreshore Trust for the purpose of controlling open sea bathing, supervision and erection of bathing boxes and care and protection of vegetation along the foreshore and general improvement of the approaches to the beach. The names for appointment as Hon. Crown Land Bailiffs, with powers similar to those invested in the Foreshore Trust in the Dandenong Shire, names of Shire Councillors are George Griffiths, John Blacker, Stephen Stephens, Thomas Male, George Flood, J.P., William George Sanders, William Korner, Alfred Edward Bates, J.P., and Joseph Dale Grover. The names of Progress Association members are Frederick Murray Linley, Lewis Harrison, John (?), Charles Patrick Whelan, Ernest Lewis McCaughan, J.P., Herbert Blair, Leonard John Flanagan, Peter McCarthur, (?) Nunn, and Samuel Philip Townsend.'

16/2/1915: The Minister, in response to request of the Council of the Shire of Mornington, directed that Councillors Bates, Blacker, Flood, Sanders, Flanagan, Linley and Edgar, be appointed a Committee of Management. That is the same section as the red, extending from Jamieson's Special Survey in the south, up The Esplanade to the junction of Osborne and Balcombe Creek, also the section of the foreshore extending from Yanti Cran preemptive right northwards to the corner of William Robertson's Allotment 4 and the foreshore reserve at the end of Canadian Bay Road, John Thomas Smith's property. (Photocopy taken).



Shire of Mornington Heritage Study  
Significant Sites & Areas

- 18/2/1915: Appointment of Alfred Edward Bates, Blacker, Flood, Sanders, Flanagan, Linley and John Thomas Edgar, to the Committee of Management of the Mornington Shire Foreshore Trust.
- 18/2/1915: Revocation of the appointment of the Council of the Shire of Mornington as Committee of Management, or the portion of the reserve for public purposes as indicated by red on the plan and x'd and marked A, and that is the portion on the 1910 lithographed Moorooduc (?) Plan, the section extending from the southern portion of the coast Jamieson's special survey, extending north along The Esplanade to the point at where Osborne hits Balcombe Creek.
- 19/4/1915: Recommended that the appointment of these gentlemen as Honorary Bailiffs of Crown Lands in connection with the Mornington Shire foreshore be approved. Those named are John Blacker Leonard, John Flanagan, G. Hoskins, Frederick Murray Linley and William George Sanders. Approved by the Government Council, 4/5/1915.
- 20/4/1915: Signed Leicester, Shire Secretary, to Secretary, Lands Department, requesting the Minister receive a deputation consisting of the President, Councillor Griffiths and Councillor Flood, in reference to the management of the foreshore reserve being taken from the Council. The Council then (?) asking that a Foreshore's Trust be formed to protect the foreshores did not anticipate that the control of the reserves would be taken from it.
- 10/6/1915: Letter signed by Leicester, Shire Secretary, Mornington, to Secretary, Lands Department, re Shire foreshore reserves: 'I have the honour by direction of the Mornington Shire Council to lodge a protest against the action of the Minister for Lands in taking the control of the reserves from it.'
- 17/7/1915: Another letter from James Leicester, Secretary, Mornington Foreshore Reserves, to Lands Department: 'At the first meeting of the newly appointed Committee of Management of Mornington Foreshore Reserves I was directed to acknowledge receipt of your letter dated 25th May, addressed to F.M. Linley and to thank you for the plan of the reserves forwarded.'
- 13/8/1915: Letter from Leicester, Shire Secretary, to Linley, President of Mornington Progress Association: 'I have to acknowledge receipt of your letter of 11th, asking my Council to proceed with contract form fencing on Mills Beach. My Council is offering the Committee of Management of the Foreshore Reserves the bathing box fees from March 3rd, conditionally that the contract for fencing is carried out by the Committee. As the fees collectable, since the above date, amount to 33 pounds and the leasability in connection with the contract, 25 pounds, my Council feels that the offer is a liberal one.'
- 10/8/1915: From Linley, President, Mornington Progress Association, to the President, Shire of Mornington: 'Dear Sir... Further to your correspondence of August 17th/14th, re foreshore fencing from Tanti Avenue to Beleura, the Progress Association, some months ago, fulfilled its obligations as handed down by your Council and we desire to know if you intend carrying out your portion of the contract with this Association, as promised.'
- 17/8/1916(?) Copy of the letter from Shire Council to Honorary Secretary, Mornington Progress Association: 'In reply . small deputation from the Mornington Progress Association, "the Council are in favoured of the foreshore being fenced with fencing (similar to that in front of Mr. Bates' property) from Tanti Avenue to Beleura and make provision for same in next year's estimates, providing your Association is willing to find half the cost." Signed, J. Crosbie, Shire Secretary.' (Note that undated torn letter from Linley is probably the one referred to, so it makes that torn letter August, 1914.)
- 21/8/1915: From Linley, Mornington Progress Association, to Mr. Reeds(?) Secretary for Lands, regarding correspondence in connection with the foreshore: 'The Committee of Foreshore Management consists of four members from the Council and three from the Progress Association. We met last on August 14th, when the Council majority voted the entire revenue collected from 3rd March...amounting to 16 pounds eight shillings and arrears owing, 16 pounds seventeen shillings, total of 33 pounds and 3 shillings towards the erection of a dividing fence proposed to be erected between the Council's road (The Esplanade) and Crown property (the foreshore).' Linley also states that 'the Progress Association members of the Committee who are a minority, consider that (1) all revenue received in due from bathing box or (?) since date of gazettal, 3rd March, 1915, is the property of the Foreshore Committee of Management; (2) that the Shire Council has no right to hold such revenue back; (3) that the Shire Council has no right to impose conditions as to transfer of assets and liabilities. By so doing they override the Committee, which is an independent body; (4) that the action of the Council of the Committee in accepting the Council's terms in voting away our entire revenue to 1st October, on a dividing fence, and so freeing the Council from its liability at the expense of the Committee's funds was illegal; (5) we respectfully ask you to define our position with regards to the above and state from what date we are entitled to receive the revenue from bathing boxes, etc., and expend same.'
- 9/5/1916: Note letter signed by Leicester's secretary, Mornington Foreshore Reserves: 'I have the honour, by direction of the Mornington Foreshore Reserves Committee of Management to ask you to appoint Mr. H.E. Morgan an honorary Crown Lands bailiff.'
- 11/8/1916: File Note, Department of Lands & Survey, 11/8/1916, regarding the deputation by Linley and others.
- 16/8/1916: Request from the Secretary, Mornington Foreshore Reserves, to Secretary, Lands Department, Melbourne, requesting if the department had any objection to the construction of a bowling green within the boundaries of the foreshore reserve. The site for the proposed green is on that portion of the reserve known as Royal Park.

Shire of Mornington Heritage Study  
Significant Sites & Areas

15/9/1916: Alfred Edward Bates was appointed to be a member of the Committee of Management for a term of 3 years. He was to replace John Thomas Edgar, who had resigned.

4/9/1916: Letter from Mr. Nihill, Shire Secretary, to Secretary, Lands Department, Melbourne. It was stated that: 'portion of the foreshore reserve, known as Beleura, was being fenced in and used by persons who had no right to do so.' There was also some doubt as to the alignment of the reserve at this particular place and the committee directed the secretary to have the site surveyed.

Sketch plan of the proposed site for bowling green is photocopied. That sketch is dated 12/9/1916. File note states that the Minister states the Department would not raise any objections to the bowling green on the foreshore near the Royal Hotel, but would probably require to put in restrictions against any barricade fence or high hedge.

The deputation also stated that Beleura Allotment 5 & 6 was a property which had been sold for subdivision. Its frontage was fenced to the water's edge. In resurveying for subdivision the persons concerned were supposed to have allowed the proper 100 ft. back from the water line, but the Foreshore Committee contended that that had not been done and asked that an officer should be sent down.

The Minister replied that that could not be done, but said that when the district surveyor was in Mornington he might be asked to position. (Note in the file there are Allotments or drawings of Allotments 6 & 7 Moorooduc). There is tracing A and tracing B, showing the foreshore and the high water mark and the Allotments. Tracing B indicates a bathing box on the beach next to Allotment 172, Allotment 7, and also the post and wire fencing, with netting.

10/10/1916? Surveyor General, re secretary's minute of 12/10/1916, re Foreshore Parish of Moorooduc: 'Subdivision of the Beleura Estate has not been finally lodged as yet. Its torn tracing (?) the Certificate of Title to issue, based on the (?) survey of Allotments 6 & 7 shows the fresh water mark to Port Phillip Bay as 100 ft. The technical description of Allotments 6 & 7 read: Allotment 6 sold, 12/1/1855.'

13/10/1916 Quotation from Crown Grant: 'Events (?) by a creek bearing north-west of the tour reserve on the seashore and on the west by a reserve parallel with the seashore, bearing northerly to the corn point. Allotment 7, Yanti Cran pre-emptive right sold 8/12/1851, quotation: 'commencing at a stake on the shores of Port Phillip's Bay, 100 ft. from high water, mark ... and on the east by a line bearing ... to a gully.'

Note in reference to tracing B - File note dated 2/11/1916, by Campbell, notes that 'an inspection of the foreshore reserve, Crown Allotment 6 & 7, leaves a full 100 ft. from the reserve, the subdivisional allotments 170 to 179 and road reserves seem to be fenced in as one paddock and the frontage fence, instead of following the survey pegs, has encroached considerably on to the reserve, as shown approximately on tracing B. Other slight encroachments are shown on tracing B and Allotments 181 and 182. The fence on foreshore reserve opposite Allotments 221 to 225 ends abruptly at southerly end and does not appear to enclose any particular area. A bathing box is erected on foreshore reserve opposite Allotment 172.'

1917 Mornington Bowling Club acquire site on reserve, with 250 feet frontage by about 150 feet deep. This was extended in 1925 by 100 feet along the Esplanade, by 66 feet depth.

16/11/1917: From F Nihill Shire Secretary, Shire of Mornington, to the Minister for Lands, making an emphatic protest at the direction of Council against a proposal to fence in a portion of the foreshore reserve controlled by the Foreshore Committee. 'The portion of reserve referred to has always been open to the public and is now the only place where country residents can tether their horses and enjoy a picnic. My Council especially desires that this reserve should be left in its natural state and I have, therefore, to ask you to ask that you will issue such instructions as will prevent its being fenced in.'

31/1/1917: Letter from Linley, of Kilmarnok (?), The Esplanade, Mornington, to Reed, Secretary for Lands, regarding the fencing of the small area of the foreshore, states that: 'the Press report was inaccurate. There was no request from the Foreshore Committee to construct a fence from the monument to Shire Hall Beach (see Press report). The request to the Council was for them to grant permission to fence 35 ft. of The Esplanade from existing Shire Hall Beach fence for a length of 3 chains southwards.' Linley also notes that 'as the Council have no authority as a Council over the foreshores, it is not likely we would ask for their permission to construct a fence on the foreshore.' He notes that 'the total length of open space at present used by picnickers, their horses, vehicles and motorcars, is about 10 chains. It is proposed to fence in 3, 35 ft. back from the alignment to the existing Shire Hall Beach fence, the fence being wholly on foreshore property and with a low angled rail fence. The object of the Foreshore Committee in fencing in about one-third of the present open space is to keep out horses and vehicles and motorcars, so that visitors can picnic in comfort away from flies and dirt and horse dung.'

Seats, tables and receptacles for rubbish will be provided for the public and young tea-tree will be planted to provide extra shade. 'These improvements are impossible under existing circumstances.' Linley notes that 'many trees are pulled down by horses being tied to them' and that 'in terms of rubbish at present, paper sardine tins and horse droppings litter the whole open space.'

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1 copy held of that section of tracing B, with the bathing box  
2 see 22.8.40 RS 5207

Shire of Mornington Heritage Study  
Significant Sites & Areas

Linley also intends, as a member of the Foreshore Committee, to protest against the Council's attempt to override the Foreshore Committee which, he says, the Government has made an independent body. (copy held of a letter from Linley, dated 19/1/1917, in the 'Peninsula Post', regarding the fencing-in is also copied.)

14/2/1917: A transcript of a meeting between Mr. Morgan and Mr. L.J. Flanagan, a member of the Committee of Management Mornington Foreshore, a meeting with the Minister, the Hon. W. Hutchison, the Minister of Lands: 'With reference to the desire of the Committee to fence in a portion of the foreshore reserve, note that the temporary fence was put up by the Progress Association in around 1912.' (copy held of 'Peninsula Post' letter by Linley, 23/3/1917)

2/4/1917: A letter of deputation from the Mornington Foreshore Committee to Minister of Lands, signed by the three representatives of the Progress Association on the Foreshore Committee, those being Linley, Bates and Flanagan, stating that they desire to continue their public functions as they have done in the past.

25/5/1917: John Thomas Edgar elected to be member of Committee of Management for a term of 3 years in room of Alfred Bates, deceased.

19/9/1917: Thomas Male appointed to be member of the Committee of Management for those same portions of the reserve in the event of Edward Bates deceased.

8/1919 (torn and undated letter Linley to Lawson) concerning a small deputation from Mornington, consisting of F.M. Linley, Flanagan and ... (?) met with the Minister of Lands on 11th August, 1916, in regard to management of the foreshore.

20/8/1925 Mornington Bowling Club gain permanent occupancy of their existing site and increase its size to gain 100' frontage to Esplanade for croquet lawns. A clubhouse was also proposed then.

6/11/1935 Foreshore committee desires some say over any prospect of Mornington Shire control of foreshore

24/02/38 At the start of 1938 the Foreshore Committee awarded a contract to G Rice to provide 12 seats. Plans were discussed to use couch grass and not concrete pathways also the provision of double seats, roofed, along the park frontage was mooted. The Public Works Department had provided 200 and the shire 100. Carparking (particularly at Fishermen's Beach) was also an expenditure issue where the destruction of the tea tree for cars was queried. However it was agreed there would be concrete kerbs and paths, a sealed metal parking area and ornamental lights: 'it would be promenade second to none in Victoria.'

26/02/1946 J Berry Hon Sec. Mornington Yacht Club seeks site for recently formed club, suggesting a site between the baths and Garlick's boat house (over an open drain) for a fenced area with shed to be erected partly as a club house and part for storage and 'beautification' by planting shelter shrubbery (north side of baths and Baby's Beach).

03/1946 Received favourably by shire and local Crown Lands Inspector Mills, but view put by ministry that sheltered beaches like the one to be built upon were in demand at Mornington, to fence it off and build club rooms on it would be 'a distinct loss to the public' hence disallowed.

**DESCRIPTION:**

The extent of this precinct is from Balcombe Creek and the old town of Osborne to Beleura Hill Road's extension to the water line. This is the original 1864 temporary reservation for promenade and recreation. Beyond that to the north and south, a foreshore strip was gazetted in 1913, ensuring reservation for public purposes (see Mt Martha Esplanade foreshore precinct). Over a long period, this area has been frequented by residents and tourists alike for its sea bathing, shoreline tea-tree shelter, picturesque cliffs, far views and large boulders. Man-made elements were curiosities such as the cement works or the middens in the cliff faces.

The coast holds remnants of natural vegetation such as moonah and tea-tree which was once widespread on the Mornington Peninsula but now is highly localised, on sands and calcarinite cliffs. By contrast with the developed areas of the foreshore this type of vegetation offers a distinctive visual form.

In addition to the indigenous planting remnants are the various man-made additions and subtractions to the foreshore which include jetties, landfill, sea walls, piers, roads, toilet blocks or variety of periods, boat and bathing boxes, also from different eras and service outlets such as drains.

Perhaps the most idyllic era for this precinct was around the late 19th early 20th centuries when hotel and tourist activity promoted discovery of the various beaches and an appreciation of nature's realm, in a published form, either as post cards or pamphlets. The motor car had not left its mark as yet, there being no sealed roadways, gutters, carparks, and embankments. This was to become increasingly the case after the Esplanade had reached Mount Martha by c1913<sup>3</sup>. Boat access was still a dominant theme and clearance of indigenous vegetation had been controlled (not stopped) along the reserved strip.

<sup>1</sup> see 'Peninsula Post'  
<sup>2</sup> GG1913.1059  
<sup>3</sup> MPA, 'Guide to Scenic Mornington'

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Significant Sites & Areas

Photographs from that era show large boulders, incidental and simply built boat and bathing sheds, rustic private jetties and indigenous vegetation growing to near the water's edge at popular sites, like Fisherman's Beach, which in many cases have since been transformed.

One of the earliest comprehensive descriptions of the beaches which make up this strip was in 1914 ('Guide to Scenic Mornington' by the Mornington Progress Association). They noted that Mornington was unique because it had so many separate beaches and coves where other resorts had just one. It was also sheltered from winds and had ample tea-tree close to the beach for sun shade. The beaches from south to north:

**Sargood's Beach** (now Dava Beach): 'a sandy beach flanked by precipitous cliffs.'

**Cement Works:** 'a charming spot and much frequented by picnic parties' for its 'massive stone ruins'.

**Fossil Beach:** known for its great variety of fossils which included molluscs, corals, sea eggs, and polyzoa...also high up on the beach at different points along this coast deposits of recent shells and charred wood are to be found. These are supposed to be "blackfellows' ovens" or camping grounds of the now extinct aborigine'.

**Marina Cove:** 'a miniature sandy beach (surrounded by precipitous cliffs) ...and tumbled rocks with a flight of wooden steps over them and up the cliff face.'

**Fisherman's Beach:** 'This fine sandy beach is probably the most picturesque and all-round bathing beach in Port Phillip Bay. During the season it is very largely patronised by those who indulge in open sea bathing - and in these days their name is legion... It was sheltered by a sand bar and there was no undertow. It was never among the many accidental drownings reported around the bay beaches. As seen from the cliffs overlooking the beach, a gay scene presents itself in the height of the season... It was bounded on the south by Fisherman's Point.'

**Fisherman's Point:** 'This is an ideal picknicking spot, there is plenty of tea-tree shelter and several seats have been provided. The Local Progress Association whilst conserving the natural beauty of this point, are protecting and improving it. From this headland a fine view of the coast is obtained, the most prominent features being Balcombe Bay, Mt Martha, Arthurs Seat, and on the north east, Fisherman's Beach and the point (Schnapper Point). At the foot of the cliff are many giant rocks amongst which can be found plenty of climbing exercise'.

**The Royal Beach:** 'This beach is well sheltered from the south wind and is very convenient to most of the boarding houses and hotels, by the inmates of which it is much patronised.'

**Pier Beach** (north of pier, reclaimed in part 1962): 'a favourite spot for families, as here the water is shallow and little children can paddle in perfect safety and gather cockles to their hearts' content whilst mothers can look on from the shade of the tea-tree. This beach is protected from south and westerly winds and most of the afternoon sun, consequently groups are to be seen any afternoon making the most of this umbrageous and sheltered spot on the numerous seats provided'.

**Shire Hall Beach** (near the then former shire hall, Bosky Nook, at the Cook Street corner and at the foot of Baths Bluff which was noted as a fine lookout and to the north of the baths site): this beach was the bathing place for many nearby residents (the tourists were at Royal Beach) 'also for those wishing to go for a row or on a fishing excursion there are several boat sheds here where boats may be had on hire.'

**Red Bluff park:** a fine stretch of tea-tree with numerous seats and a fine view of the harbour and its boats (now also planted with cypress and other exotics).

**Mills Beach:** 'a number of bathing boxes do the coastline and the Tanti Creek runs into the sea...'; it was also the starting point of a walk around the Beleura Cliffs which could be scaled for a fine view.

Today, the Esplanade as a whole represents a mixture of exotic and native planting at its north end, a changed landscape in between in the urban areas of Mornington, indigenous planting on the west side between Mornington and Mount Martha and indigenous planting on both sides of the road south of Mount Martha.

There are continuous views to the bay along its length, in some cases masked or framed by dense mainly indigenous vegetation. Some large allotments from the 1850s government survey survive with houses from as early as the 1870s when the area was sought out for its isolation, with access gained into properties from the east.

Bathing boxes and then camping along the foreshore has created another layer to the cultural activities along the Esplanade strip where, this century, camping sites along the south side of the Balcombe Creek meant cheap holidays to many people from all over the state.

#### National Trust Landscape Classification

The Mornington and Mount Martha Esplanade precinct has been described by the National Trust thus: 'A coastline dominated by cliffs, particularly in the southern section between Martha Point and Balcombe Creek where steep, rugged granodiorite cliffs drop to a few small shingle beaches at the base. To the north of Balcombe Creek (in the Mornington Esplanade precinct) the cliffs are

<sup>1</sup> was Byrne's cove, possibly Robert Byrne whose timber getting activities may have utilised this cove; the Joseph Harris summer house (burnt) was also called Marina

<sup>2</sup> *ibid.*

Shire of Mornington Heritage Study  
Significant Sites & Areas

less rugged, cut into clays and sand stone with broad beaches extending between rocky headlands.'

The area is generally well vegetated with indigenous plant species. Coastal cliff associations include Seabury Saltbush ('*Rhagodia baccata*'), Cushion bush ('*Calocephalus brownii*'), white Correa ('*Correa alba*') and New Zealand spinach ('*Tetragonia tetragonioides*'). In the less exposed and less steep areas trees include Coast Tea-Tree ('*Leptospermum laevigatum*') Coast Banksia ('*Banksia integrifolia*') and Drooping Sheoak ('*Casuarina stricta*').  
'A number of introduced plant species are found including Boneseed ('*Chrysanthemoides monilifera*') and Myrtle-leaf Milkwort ('*Polygala myrtifolia*')....'  
The Trust noted that more intense urban development had resulted in 'reduction of the natural character of the area' by loss of indigenous vegetation, the spread of weeds, the increasing visual impact of new structures and works along the coast line and adjoining hillsides although recent management had been directed (once again) towards restoration of species perceived to be indigenous to the foreshore.  
The Trust concluded that the coastal strip (Mornington and Mount Martha) was of regional significance (Port Phillip Bay) for its 'high scenic quality and its geological, cultural and ecological interest'.

#### Management

Issues for management of the reserve then (and now) were: reduction of the visual impact of new and existing structures when viewed from within the precinct and from the bay; maintaining and increasing indigenous vegetation to reinstate areas that originally held this vegetation after contact; to lessen the impact of and eventually remove all non culturally significant man-made structures; the reduction of weeds and plant life which competes with the indigenous species (while maintaining culturally significant plantings such as major tree avenues or rows, and specimen trees while they live); reducing the impact of 'road improvements' such as hard delineation of roadways and kerbs, cuttings and embankments and impervious surfaces; and control and reduction in some cases of access to the cliff face and significant structures or elements to limit damage through erosion and vandalism.  
An example of this management concept is the old cement works at Fossil Beach where a carpark was created by the shire on part of the works, compromising the integrity of the complex and allowing easy unsupervised access to this fragile site. Locations along the Cape Schank reserve of a similar scenic quality require walking in for access which means visitors make a special effort to reach the destination rather than seeking it for easy off-road access. Similarly the lack of weed control around the ruins will eventually destroy them and displace indigenous vegetation.  
This complex deserves urgent attention and offers great potential for reclamation of its cultural heritage, as well as its previous role as a tourism wonder, but under controlled conditions

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#### SIGNIFICANCE:

The Mornington Esplanade foreshore reserve is significant as the State's oldest reserve known to have promenade and specifically passive beachside activities specified in its definition. This significance is enhanced by the documentation of the management and and photographs of the use of this reserve since its reservation in 1864 which provide an insight into the key historical themes which shaped the coast and the way it was used. This reserve has been utilised for, and has been the focus of, timber getting, fishing, pastoral activity, seaside residences and tourism, as some of the major themes which underscore the shire's history.  
Sufficient of the original landscape and man-made structures survives to support this significance and allow interpretation and restoration of its individual elements which make up the reserve and the mainstream community perception of it over time.

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1 NTA, Mt. Martha, Mornington Foreshore' landscape classification  
2 *ibid.*

**NAME: MORNINGTON ESPLANADE MODERNIST RESIDENTIAL  
PRECINCT  
ESPLANADE, Mornington**

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TYPE: RESIDENTIAL PRECINCT  
MELWAY MAP REFERENCE: 104 G9  
SURVEY DATE: 1993-4

**PRECINCT:**

Esplanade Mornington Modernist House Group

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1950c-60c

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula

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**HISTORICAL THEMES REPRESENTED: 4.1**

RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.3, 3.1, 6.1, 6.2, 6.3**

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)

ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

AESTHETIC OR ARCHITECTURAL INTEREST (The site is, or has been, recognised as of quality by design experts in built or natural environments or is a good or early example of a notable designer's work or a particular style)

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**HISTORY**

(refer contributory sites, as listed below)

**DESCRIPTION:**

Contributory Sites:

House, 006 Craigrossie Avenue

Hali Wal, 008 Craigrossie Avenue

Pier Hill, 839 Esplanade

House, 841 Esplanade

House, 843 Esplanade

Dhurunga, 844 Esplanade

There are many architect designed holiday houses from the 1950- 60s concentrated at the Beleura Hill Road Esplanade corner, each displaying a particular facet of contemporary design theory. Expression of the structural frame, light-weight construction, flat or near flat roofs, understorey parking, open elevated decks, large open-plan living spaces, and expression of triangulated forms, either in section or in plan, are major elements apparent in the group. They include the work of noted designers such as Robin Boyd and the peninsula's own Chancellor & Patrick. Across the Esplanade is mainly indigenous planting and views to the south beachfront.

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**CONDITION:**

(see description of contributory buildings)

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**SIGNIFICANCE:**

The Esplanade Beleura Hill Modernist housing group contains representative and well externally preserved works by notable Victoria architects for influential people in the community, as well as examples which display the evolution of the standard beach house type of the 1960s-70s which were inspired by examples like these.

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Shire of Mornington Heritage Study  
Significant Sites & Areas

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**NAME: SCHNAPPER POINT  
off ESPLANADE, Mornington**

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TYPE: EXPLORATION SITE  
MELWAY MAP REFERENCE: 104 C9  
SURVEY DATE: 1993-4

**PRECINCT:**

Esplanade Mornington Foreshore Landscape Precinct

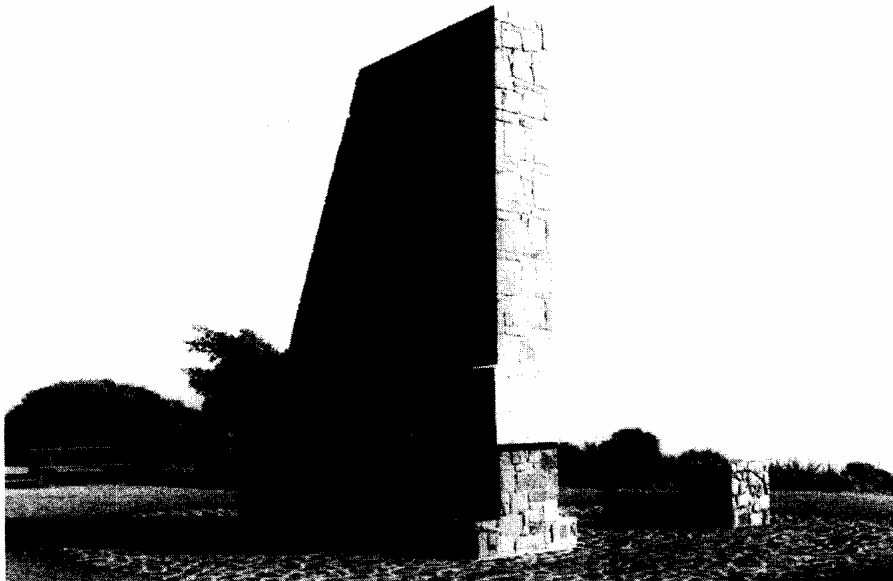
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R = Registered):  
AUSTRALIAN HERITAGE COMMISSION (N = Nominated, R = Registered I = Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C = Classified, R = Recorded):  
NTA FILE NUMBER:

**THRESHOLD DATE:**

1802-

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: S**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to Victoria

**FIRST OR MAJOR OWNER/OCCUPIER:**

FLINDERS, MATTHEW

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**HISTORICAL THEMES REPRESENTED: 1.1**

EXPLORATION & CULTURE CONTACT (Evidence of contact between Europeans and Aboriginals during exploration and early settlement, early survey, early exploration)

**CRITERIA SATISFIED BY THE SITE: 1.1, 1.2, 1.3, 2.1, 3.1, 3.2, 3.5**

AGE (The site is comparatively old, judged within major development eras)

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)

ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

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**HISTORY:**

Matthew Flinders, in 'HMS Investigator', landed at Bird Rock, near Mornington on 28 April 1802 and walked around to Schnapper Point to make his first survey of Port Phillip bay.<sup>1</sup> The 1862 Cox survey shows the point with new jetty attached and two pathways extending to the town, one to the Schnapper Point Hotel (now Royal) and the other connecting with Main Street.<sup>2</sup> An etching from 1858 shows the point as barren cliffs with sparse tree growth along its ridge and the 1888 panorama shows the point denuded of vegetation except for a lone tree.<sup>3</sup> The park area above it was similarly sparsely vegetated.<sup>4</sup> In 1902 the harbour was noted as very busy with fishing boats and some yachting but essentially it was a popular promenade to the jetty.<sup>5</sup> In 1948 the Historical Society Of Victoria requested permission to erect a memorial to Captain Matthew Flinders on the old light house site and the set about inviting designs.<sup>6</sup> The late FM Linley had left £500 for the memorial.

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**DESCRIPTION:**

This promontory has undergone many changes since its discovery with early views showing it as nearly stripped of vegetation, presumably because of pedestrian activity and stock grazing. It was also the site of a light house and associated structures which have since been removed. Recently a number of timber boardwalk pathways have been constructed and, at its most elevated point, two monuments commemorate Flinders' landing.

The two memorials are to Matthew Flinders, one a direction marker (17.3.1974, bicentenary of birth), and the other a stone monument to Flinders (28.4.1952) in the shape of a fin, erected by the Historical Society of Victoria (bequest by Cr. Frederick Linley).

The direction marker was made by Mechanised Methods, Melbourne and was unveiled by Sir Henry Winneke. Nearby is an iron peg fixed into the ground(?). Vegetation to the west of this includes a clump of mature banksias (7), the rest are grasses; to the south at the top of the cliff is some casuarina and some of the silver-grey 'Coria alba'.

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**CONDITION:**

Although the basic form of the point has remained unchanged it has suffered a number of superficial manmade changes since Flinders' time, including the early construction of the light house and pier which now has its own cultural importance, through its antiquity and associations. However, the erection of the pier and jetties did not impinge on the profile of the formation but the more recent erection of the Flinders monuments and (more recently still) the extensive boardwalks, have changed the ridge line of the point.

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1 Leslie Moorhead, 'Mornington in the Wake of Flinders, Historical Survey' 1971, p. 21  
2 CPO CS22  
3 Moorhead.pl.12; SOM copy held  
4 1888 panorama copy held by SOM  
5 'Views in and Information About Mornington.' MPHS collection  
6 RS5921 letter SOM 24.11.49

Shire of Mornington Heritage Study  
Significant Sites & Areas

**SIGNIFICANCE:**

Perhaps more so than other geological formations along the coast, Schnapper Point has been a coastal landmark since the earliest official surveys, marked on government survey maps over a long period and has become synonymous with the district itself and its discovery by Flinders. Schnapper Point was the focal point for the arrival and departure of huge numbers of tourists during Mornington's hey day as a tourist mecca and now forms a vital part of the Mornington Esplanade precinct.

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**NAME: MOUNT MARTHA ESPLANADE FORESHORE PRECINCT  
ESPLANADE, Mount Martha**

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TYPE: LANDSCAPE, VIEWS, CAMPING SITES  
MELWAY MAP REFERENCE: 104 150  
SURVEY DATE: 1993-4

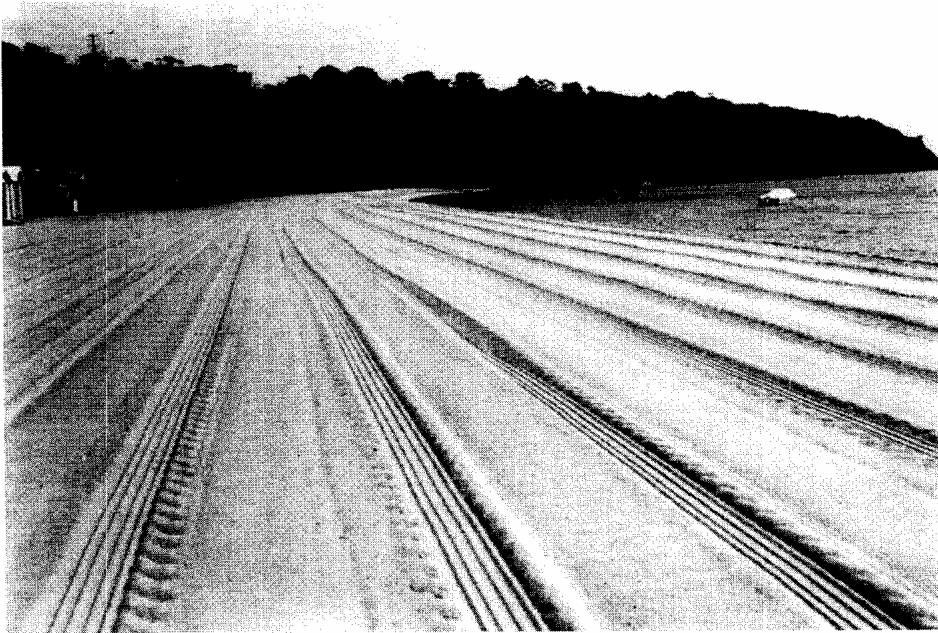
**PRECINCT:**

Esplanade Mount Martha Foreshore Landscape Precinct

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R = Registered):  
AUSTRALIAN HERITAGE COMMISSION (N = Nominated, R = Registered I = Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C = Classified, R = Recorded):  
NTA FILE NUMBER:

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula

**HISTORICAL THEMES REPRESENTED: 5.1,4.2.1**

EXTRACTIVE INDUSTRIES (Evidence of timber-getting, fishing, brick making, quarrying, mining practices)  
TRAVEL & TRANSPORT (Evidence of track, sea, road and rail transport)  
RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE:1.3.2,1.3.3,3.5**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

**HISTORY:**

(refer to History and Description of individual elements)

The 1841 Smythe survey shows tracks linking Arthurs Seat with Melbourne meandering via the various pastoral lease station huts, following an inland path along the ridge, and leaving the south coast untouched except where branch tracks led into isolated stations on the north coast. Balcombe Creek was then Checkingurk Creek and the coast to the south of it 'Thick Scrubby Country'. Further south from Balcombe Point was the 'Ballerm Ballerm Creek' (now unnamed) which signalled 'good grass and rich soil Timber She Oak' extending south and east to the Mount Martha summit<sup>1</sup>. An 1855 parish plan shows the extensive new government subdivision of the interior with the Osborne Village as the last densely surveyed section and the Esplanade, to that point, only expressed as a setback of private lots from the coast. Road access was from the east of these lots (Osborne Drive)<sup>2</sup>. The swampy areas around the mouth of Balcombe Creek were also an obvious obstacle at this time.

To the south of Osborne were large as yet unsold 500-600 acre lots which faced the ridge road on the east (now part Nepean Highway) and had absolute coast frontage but there was also a dotted track which followed the coastline to the Government Reserve (intended for the governor La Trobe's marine residence) which became Crown Section 26 after later government subdivision. A contemporary County Plan showed the government reserve but now with (what is now called) Hearn Road as a direct access, although precipitous, to the bay from what became the Point Nepean Road (the main north-south access road was still what is now the Moorooduc Highway)<sup>3</sup>.

Although already partly in existence as a setback from the coastline, the Esplanade (Mornington to Balcombe Creek) foreshore and road reserves were created officially in 1863 after requests from the local Road Board secretary, William H Hobson, to proclaim a 1<sup>1/2</sup> chain road from Schnapper Point to Balcombe Creek<sup>4</sup>. The board had already erected a bridge and several culverts under the impression that it was already a road reserve and as nearby owners were draining their properties across the land (into the sea?), an accident would occur if their culverts were not covered by a road-way<sup>5</sup>. Subsequently the Mount Martha coastal strip to the south was gazetted for public purposes in 1913, achieving a similar status<sup>6</sup>.

The 1862 Cox plan shows a dotted track reaching the government village survey of Osborne but the rest of the coast was still privately owned and could be reached only through allotments fronting the Point Nepean Road<sup>7</sup>. The 1864 Cox plan showed coastal features such as Martha Point and Martha Cliff (or Bluff, now Balcombe Point); the Balcombe creek was named so and Hearn Hill, a residence was marked on its south banks, a little inland<sup>8</sup>. To the north was Balcoms (Balcombe) Bay, with Shag Rock (now Bird Rock) and the cement works marked on its shores, stretching up to Fishermans Point (now Linley Point) and beyond that, the only beach marked was Fishermans Beach<sup>9</sup>.

Another development in the area was the telegraph line from Frankston to Arthurs Seat, surveyed in 1874 and following the line of Forest Drive and then the Nepean Highway to join the existing Mornington telegraph line which had come from the Three Chain Road (later Moorooduc Road)<sup>10</sup>.

- 1 CPO CS81A
- 2 CPO RP31 1855
- 3 CPO RP 47 nd
- 4 PRO Lands & Survey file 63/7856, VPRS 242/4
- 5 ibid
- 6 see parish plan
- 7 CPO CS22
- 8 CPO RP21
- 9 ibid
- 10 CPO ET 71

Shire of Mornington Heritage Study  
Significant Sites & Areas

This survey and the consequent maintenance of access to the reserve probably cemented the use of the present Nepean Highway in preference to the Moorooduc Road.

The c1889 Bonney Plan shows some of the land holdings in the south coast area which probably affected the foreshore vegetation. The land speculator, suspected wattle bark stripper and timber getter, Robert Byrne owned large allotments between the Mount Martha Public park and the bay (once reserved for the governor)<sup>1</sup>. More of the Byrne and Harris land was to the north and then the vast Watson and Mount Martha Estate holding.

This type of land tenure and protection from coast road traffic, did not protect the precinct's foreshore vegetation. Many of the lots were used for grazing and are shown in the 1939 aerial view as cleared exotic pasture with fingers of native vegetation only along streams or gullies<sup>2</sup>.

As the pastoral era departed and the foreshore became increasingly more urban, threats of another kind began to impinge on the originally pristine nature of the beaches. Land was alienated from the reserves for all sorts of resident and non-resident activities such as yacht and bowling clubs, sea scouts and life savers, all with a need for club rooms which increased with the membership and the urban density of the area.

#### Mount Martha Foreshore Camping

With growing motor car ownership and the opening of more roads, camping along the Balcombe Creek and initially along the foreshore, appears to have become popular from c1907<sup>3</sup>.

However, in time, opposition to camping among long-term residents at Mount Martha was obvious, as shown by JR Buxton's letter in 1934 where he demanded that camping be prohibited as in the rest of the shire<sup>4</sup>. He was critical of their poor living conditions and requested the Lands Department to '...rid the local residents of this nuisance'. Two toilet blocks catered for the sexes and 100 persons annually. They were '...roughly constructed with a kerosene tin for a pan...'<sup>5</sup>.

In Mornington council, Cr Kirton wanted the campers pulled back further from the road and Cr. Slaney wanted the control of the reserve to go to Council<sup>6</sup>. Meanwhile Council had reputedly cleared a potential camping site (Osborne Park) north of the creek on the old village reserve but no action had been taken to improve it<sup>7</sup>.

There were rumours that the Crown Land Bailiff, William Lewis, was already about to move campers 200m from the beach. More toilet blocks were the answer and quotes came in from Mornington builder, Thomas Silling (q.v.), to build simple timber toilets. But the department thought it too costly and postponed action. Lewis was an old-age pensioner whose only other income seemed to consist of 1/- per week fees for each camp and 5% of the sand sale revenue<sup>8</sup>. He lived in an old hut in the scrub.

Meanwhile the RACV camping guide entry for the area gave an indication (if inaccurate) of what the reserve offered in the 1930s. It covered 3 acres, had 40 (actually 20) car/camp sites, water, free firewood and four fireplaces (none actually) and the bailiff provided sanitary facilities while groceries were had at the local stores and Mornington. there was sea fishing, a safe children's beach (no dressing sheds) and well sheltered by trees<sup>9</sup>.

Crown Inspector McGuiness assessed the reserve at the end of 1936: some camps consisted of 8 families with up to 4 tents/camp, one car per camp and a total of 25 families. They were '...a good class of people and were very pleased with the site...', some having visited the site each year for some 5 years and remained there for four to five weeks at a time<sup>10</sup>. There were also 100s on the beach opposite during the season and a total of only two conveniences from Balcombe Creek to Mount Martha Point. The health officer for the shire called the lack of toilets a disgrace and called for an abolition of camping until they were upgraded.

William Melrose, from Watsonia, spoke on behalf of the campers in 1937 when he urged continuation of camping. He had been coming there for 16 years as had many others and at first they had camped on the shoreline but about five years ago they were shifted into the scrub. Now he had heard, because of residents objecting, they were to be shifted further up the creek into the 'swamp'<sup>11</sup>. The irony was that the objectors (owners of two 'weekend shacks') had once camped there themselves.

Camper and resident feeling was inflamed but no one predicted the demise of the old bailiff, William Lewis, mid 1937 after a scuffle with a tenant of one of these 'weekend shacks' who had been swearing in one of the camp sites. Lewis had been pushed to the ground and kicked. He died some days later after declining to press charges<sup>12</sup>. His executor, Ferrero, sold Lewis's simple belongings and hut (described as unfit for human habitation) on behalf of his reputedly near insolvent estate.

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1 see Mount Martha park citation  
2 Ian Stevenson SOM aerial  
3 R S4898 file note 7.9.37  
4 R S4898 13.2.34  
5 *ibid.* dept. note  
6 *ibid.* press cutting 7.34  
7 *ibid.*  
8 *ibid.*  
9 *ibid.*  
10 *ibid.* inspector's report  
11 *ibid.*  
12 *ibid.*

Shire of Mornington Heritage Study  
Significant Sites & Areas

Mount Martha was growing, with more houses being built and the pressure against the campers grew with it. Property values near camping areas were badly affected said some<sup>1</sup>. This was reflected by a petition signed in July 1937 by RS Altson (Green Gables), the builder Silling, Eric Dowdle (Maryport), AH Wettenhall (The Chalet), Mrs Buxton (Glynt), FJ Hobbs (a major objector of 'The Hut' on CA46), Ada & Walter Carnegie, IB Tucker and Sarah Jukes, among others. Then came the Mornington and Mount Martha Publicity League, represented by Cr Pride, who wanted the reserve to stay open (with proper facilities). The department arranged for new toilets to be in place by Christmas 1937.

Meanwhile the Mornington Shire was willing to manage the reserve as an extension of the foreshore committee's jurisdiction. This was after the department had constructed new facilities (not without controversy from residents). To allow this the department created an official camping reserve facing the Esplanade and Balcombe Creek in December 1938 and set up the shire as the committee of management, with unofficial hopes that the shire would not discourage camping by their administration. Some of these fears appeared to be true when complaints were made to the department that the shire had raised camping fees from 6/- to 24/- per week. The shire confirmed this but did not explain why? The department suspected that this was their way of winding down camping in the reserve.

Hence it was no surprise when in 1946, the shire once again queried the continuation of camping on the reserve, noting that the reserve covered an old road on the parish plan<sup>2</sup>. The Department responded with the requirement that enough space be left along the camp site frontages for reasonable access<sup>3</sup>.

The increased charges inspired official comment from the newly formed Campers & Caravanners' Association in 1949<sup>4</sup>. If charges were high so should the amenities by a good quality but the group wrote there was nothing worth mentioning at Mount Martha. They would like to see where their fees were spent. The foreshore committee (c/o Mornington Shire) replied that improvements over the last 12 months included electric light installation, picnic tables, fire places and garbage clearance<sup>5</sup>.

However the Department noted that no regulations had been formulated by the committee for the area and hence no authority had been established to make the charges (other reserve regulations were sent as models)<sup>6</sup>. At the close of the decade the committee consisted of: Charles Wilson, Llewellyn Jones, George Hunter Rogers (councillors) and Donald Morell, Archibald Campbell, Albert Allnutt and George Field (residents)

The committee noted an increase in patronage in 1952, inspiring them to seek more land (10 acres existing) from adjoining vacant freeholds but the Department had no funds for acquisition and the land they suggested as an alternative, to the east along the creek, was thought unsuitable by the committee for campers<sup>7</sup>.

Another major threat to the camping area was from the Country Fire Authority who wished with the residents' backing (150 names in petition) to erect a brick station on part of the reserve, being unable to obtain freehold<sup>8</sup>. The reserve was so close to where the CFA members lived. A ministerial deputation followed after the Department pointed out that the reserve was for camping not public buildings.

The Shire's extension proposal (12 acres) was also still alive such that a public meeting objecting to it was held at the Mornington Civic Centre in 1964<sup>9</sup>. Frank Galbally spoke at the meeting stating the indignation of the Mount Martha residents and hinting at severance from the shire<sup>10</sup>. One adjoining resident, a Mr Yelland, took unsuccessful legal action against the committee's expansion intention saying it would harm his interests in the area<sup>11</sup>. Despite his failure to gain legal support the committee had sympathy with his position, his privacy being eroded by campers in season. They proposed a fence be erected.

Court action and a £15 fine in 1958 was a measure of the committee's continuing care of the foreshore: one Frank Brunning of Caulfield had chopped down 25 trees on the foreshore, some with trunks up to 12 inches in diameter, in front of his house to secure a better view<sup>12</sup>.

The next stage in the area's development was the committee's plan to convert it to a Tourist Camp for caravans and campers in the 1970s, in a general bid to upgrade what was then viewed as an old facility<sup>13</sup>. At that time a number of caravans were there permanently despite the regulation 2 month maximum and the proposal meant many more permanent vans with en-suites and possibly a boating harbour. They also wanted government funding, given that development along the bay had become a

1 ibid.  
2 Mornington Shire 28.10.46 RS4898  
3 RS4898 5.12.46  
4 ibid. letter R Hale c/o Newtown  
5 ibid. 19.8.49  
6 ibid. regulations eventually gazetted 30.8.50  
7 ibid.  
8 ibid. 10.4.52  
9 ibid. 29.10.54  
10 ibid.  
11 ibid. 11.1.64 clipping from 'The Sun'  
12 ibid.  
13 RS 5207 'The Sun' 23.10.58  
14 ibid.

Shire of Mornington Heritage Study  
Significant Sites & Areas

government initiative under Minister Houghton, but as this was lacking the whole scheme and the camping ground itself could be under threat<sup>1</sup>.

The Mount Martha Citizens League had other ideas for the reserve, noting that it would make a good sanctuary for birds (cormorants, herons, black swans, pelicans, spoonbills and ibis) in late 1981<sup>2</sup>. They thought current plans may lead to the end of the last unspoilt waterway entering Port Phillip Bay<sup>3</sup>. For different reasons than before, the group wanted to see an end to the camping reserve<sup>4</sup>. Residents could not enter the park, their rates were being used to maintain it and all for the sake of those outside the Shire<sup>5</sup>.

The Mornington Shire agreed, wanting a public park instead and noting that the campers were now few in number and the facilities inadequate<sup>6</sup>. Cr Jason Hill took up this cry. The Park should be for everyone<sup>7</sup>. Barrie Hancorne, former foreshore committee member of Mornington, denied that public access to the reserve was limited in any way and noted the great facility it presented for those who could not afford flats or house rent. Local residents had Mount Martha Park and other reserves for their sole use<sup>8</sup>. The Department (Hodges, Director Crown Land Management) response was to agree with the changes brought by time to the community which could be no longer described as a rural seaside village; camping at Hampton and Sandringham had been stopped some 20-30 years ago on the basis of a growing community's need for open space<sup>9</sup>.

However some Ministers (Walker) were concerned at the loss of tourist infrastructure. Predictably there was a large response from campers who used the reserve from as far away as Ballarat, most noting the irony of a government initiative for tourism which contrasted with the effects of the intended change<sup>10</sup>. The Mount Martha Traders Association also saw it as a threat to their livelihood, stating that the Shire should lease the park to private enterprise to manage and profit from<sup>11</sup>. A Committee for the Preservation of the Mount Martha Camping Reserve was formed, with Kevin Doyle as the convener<sup>12</sup>.

The only political resolution was to set up a committee of inquiry but meanwhile the Shire was ceasing bookings as of February 1985, creating further controversy<sup>13</sup>. Joan Kirner, the current minister, received the findings late in 1985, agreeing with the Mornington Shire's proposal that the camping stop<sup>14</sup>.

#### Other Elements

Boat Sheds/Bathing Boxes: Early views of the coast at Mount Martha show many seemingly haphazard structures dotted along the beach next to thick foreshore vegetation. These were boat sheds and some bathing boxes, mostly in the gabled timber form still seen along the Mornington beaches (see history of bathing boxes at Shire Hall and Fishermans beaches). A savage storm in 1964 took away the toilet block, some 17 boat sheds and damaged many others, presumably explaining the larger number of newer structures at Mount Martha today. This storm inspired plans to build a sea wall there which was under way in 1967, to the design of the Public Works Department<sup>15</sup>.

The Port Phillip Authority had a policy in the mid 1960s to rid the bay of all beach structures but currently there are some 134 of these structures at Mount Martha South and 106 at Mount Martha North beach<sup>16</sup>. The Crown lands Department made a count of the members attached to each major structure along the Mornington Mount Martha foreshore in 1969, perhaps with an idea to quantify their continued existence, with in Mount Martha's case yielded the yacht club with 558 members.

#### Yacht Club

The Mount Martha yacht club as in Mornington, inspired community protest over their fencing off of part of the foreshore. The Mount Martha Citizens League (over 200 members) disagreed with the committee's decision, to allow the club to fence off a further 50 feet of the beach, also 'destroying six or seven nice trees'<sup>17</sup>. They pointed out that the yacht club was comprised of weekenders who used the area 8 weeks of the year, locking out permanent residents in the area.

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#### DESCRIPTION:

This precinct is the foreshore (including the Esplanade road reserve) and creekside camping reserve south of Balcombe Creek to the shire border. Unlike the Mornington Esplanade precinct, the land tenure did not encourage access to the foreshore and as a result, cultural sites of a tourist nature are

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- 1 *ibid.* committee 20.8.81
- 2 *ibid.* Pam Gill 17.9.81
- 3 *ibid.*
- 4 *ibid.* 'Town Crier' 9.7.82.
- 5 *ibid.*
- 6 *ibid.* 28.5.84
- 7 *ibid.* 29.5.84 'Leader'
- 8 *ibid.* 8.6.84.
- 9 *ibid.* 22.6.84
- 10 *ibid.*
- 11 *ibid.* Dorothy Craig, 26.9.84
- 12 *ibid.* 30.11.84
- 13 *ibid.* 15.2.85.
- 14 *ibid.* 2.9.85
- 15 see RS 5207 'The Age' 24.7.64
- 16 RS 5207, 4.12.67; SOM
- 17 Rs 5207 letter 21.10.64

Shire of Mornington Heritage Study  
Significant Sites & Areas

limited within the precinct to the south banks of the creek and the foreshore north of Balcombe Point. However the long-term indigenous vegetation which persisted along the foreshore further to the south and the grand schemes which gave it publicity in the late 1880s, 1890s have given it a cultural perception of a natural unspoiled coast which also reinforced the perceived character of the Mornington Esplanade precinct. Other artifacts which relate to its timbered character are the reputed signs of timber getting along the south coast.

The Esplanade as a whole represents a mixture of exotic and native planting at its north end, a changed landscape in between in the urban areas of Mornington, indigenous planting on the west side between Mornington and Mount Martha and indigenous planting on both sides of the road south of Mount Martha.

There are continuous views to bay along its length, in some cases masked or framed by dense mainly indigenous vegetation. Some large allotments from the 1850s government survey survive with houses from as early as the 1870s when the area was sought out for its isolation, with access gained into properties from the east.

Bathing boxes and then camping along the foreshore has created another layer to the cultural activities along the Esplanade strip where camping sites along the south side of the Balcombe Creek meant cheap holidays to many people from all over the state. A pavilion, with stone fire places and octagonal form is notable along with other ancillary structures such as the concrete block Camp Laundry (semi-derelict) and the Moorooduc stone (enlarged) toilet block. This complex was 'upgraded' in 1988 as part of the Bicentenary.

Bathing boxes and the more numerous boat sheds are located along the beach, particularly at Mount Martha South beach where many structures from mainly the post war period have been built. Some, at the south end are of note (ie. 12A), one being linked with the notable house, 457 Esplanade.

The Mornington and Mount Martha Esplanade precinct is as described by the National Trust: 'A coastline dominated by cliffs, particularly in the southern section between Martha Point and Balcombe Creek where steep, rugged granodiorite cliffs drop to a few small shingle beaches at the base. To the north of Balcombe Creek (in the Mornington Esplanade precinct) the cliffs are less rugged, cut into clays and sand stone with broad beaches extending between rocky headlands.'

The area is generally well vegetated with indigenous plant species. Coastal cliff associations include Seabury Saltbush ('Rhagodia baccata'), Cushion bush ('Calocephalus brownii'), white Correa ('Correa alba') and New Zealand spinach ('Tetragonia tetragonoides'). In the less exposed and less steep areas trees include Coast Tea-Tree ('Leptospermum laevigatum') Coast Banksia ('Banksia integrifolia') and Drooping Sheoak ('Casuarina stricta').

'A number of introduced plant species are found including Boneseed ('Chrysanthemoides monilifera') and Myrtle-leaf Milkwort ('Polygala myrtifolia')...'<sup>2</sup>

The Trust noted that more intense urban development had resulted in 'reduction of the natural character of the area' by loss of indigenous vegetation, the spread of weeds, the increasing visual impact of new structures and works along the coast line and adjoining hillsides although recent management had been directed (once again) towards restoration of perceived indigenous species to the foreshore.

The Trust concluded that the coastal strip (Mornington and Mount Martha) was of regional significance (Port Phillip Bay) for its 'high scenic quality and its geological, cultural and ecological interest'<sup>3</sup>.

### Management

The management implications stated by the Trust were (and are): reduction of the visual impact of new and existing structures when viewed from within the precinct and from the bay; maintaining and increasing indigenous vegetation to reinstate areas and lessen the impact of man-made structures; the reduction of weeds and plant life which competes with the indigenous species (while maintaining culturally significant plantings such as major tree avenues or rows, and specimen trees while they live); reducing the impact of 'road improvements' such as hard delineation of roadways and kerbs, cuttings and embankments and impervious surfaces; and control and reduction in some cases of access to the cliff face and significant structures or elements to limit damage through erosion and vandalism.

An example of this management concept is the old cement works at Fossil Beach where a carpark was created by the shire on part of the works and its creation allowed too easy unsupervised access to this fragile site. Locations along the Cape Schanck reserve of a similar scenic quality require walking in for access which means visitors make a special effort to reach the destination rather than seeking it for easy off-road access. Similarly weed infestation of the ruins will destroy them.

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1 all bathing boxes should be appraised for their historical associations  
2 NTA, Mt. Martha, Mornington Foreshore landscape classification  
3 *ibid.*



Shire of Mornington Heritage Study  
Significant Sites & Areas

**SIGNIFICANCE:**

The Mount Martha Esplanade is significant within the Mornington Peninsula as having been reserved in part for governor La Trobe's marine residence from the 1850s and hence was protected from intensive subdivision until the spectacular concept of the Mount Martha Estate meant an end to its rural status, a concept which built on the natural beauty of the coast. The same well-timbered beauty of the south coast also attracted timber getters which supported a major industry within the shire during the 19th century. Artifacts from this era reputedly survive along the coast. The precinct is also significant for the evidence of early tourism and camping near the foreshore and the surviving indigenous vegetation there and on the coast which attracted these campers and in turn future home owners in the district. Campers came from all over the state for their holidays in the bush by the sea and developed a type of transitory community which has all but disappeared from the bay's foreshore (see Blairgowrie). Other elements such as the early bathing boxes and boat sheds are also evidence of this activity.

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**NAME: SHIRE HALL BEACH BATHING BOXES 31,32,34. AND STONE PINE  
off ESPLANADE, Mornington**

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TYPE: BATHING BOX, TREE  
MELWAY MAP REFERENCE: 104 E9  
SURVEY DATE: 1993-4

**PRECINCT:**

Esplanade Mornington Foreshore Landscape Precinct

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1905c- (?)

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: L\*,L**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Shire  
\*Part Altered

**HISTORICAL THEMES REPRESENTED: 4.2.1**

EXTRACTIVE INDUSTRIES (Evidence of timber-getting, fishing, brick making, quarrying, mining practices)  
RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 2.1, 3.4, 3.5, 3.6, 4.1**

AGE (The site is comparatively old, judged within major development eras)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
RARE OR UNIQUE SITES (The site may be now rare in form or function but was perhaps once more common)

**HISTORY:**

Bathing boxes have been cited in the area's history since the 1860s and were often part of the accommodation offered by Mornington guest houses and hotels<sup>1</sup>. Later they supplemented the sea bathing provided by the Mornington baths which had stood between this beach and the pier since the 1880s. 'A Guide to Scenic Mornington' (1914) noted the many bathing boxes on Mills Beach, in comparison with other beaches '...altogether it is a very pretty spot...'<sup>2</sup>. In the same era Fisherman's Beach was also popular perhaps more so, being claimed as the best bathing beach in the bay<sup>3</sup>. Views from the 1890s show early form of bathing boxes on Shire Hall beach (end of Cook Street): these were gabled, about the size of a privy, weatherboarded and had shingled roofs<sup>4</sup>. An early view of the Mills Beach area (1858) shows two fisherman's huts on the beach with a drying rack for the nets between, as perhaps an early popular spot for a fishing base<sup>5</sup>. Mills Beach was also the site of action early this century by the Mornington Progress Association when they planted 7000 tea-tree plants between this beach and Marina Cove, protected by a red gum (post and rail?) fence<sup>6</sup>. This is thought to have brought the foreshore from a denuded state seen in early photographs back to resembling its condition before settlement<sup>7</sup>. A foreshore trust or Foreshore Reserves Committee formed c1914 took on the role of regulating the foreshore and the practice of sand mining on the beach, and structures like the bathing boxes which had been on the beach since the 19th century. In 1927 controversy arose over the Committee's forced alignment of the bathing boxes and the destruction of tea-tree to achieve this.

**DESCRIPTION:**

Among the best preserved early bathing boxes in the shire are at this site (ie. 31,32,34), being small gabled square-edge weatherboarded structures set on rectangular plans, with corrugated iron roofs. This type is now overwhelmed by the later, bigger and brighter-coloured type. Typically there would be a central doorway, with perhaps a ledged & braced vertical T&G bead edge boarded door. A maritime pine (part of a row extending to Town Hall Beach as pictured) survives at the foreshore entry as a related landscape element to these structures. Other examples on the peninsula include those at Blairgowrie which appear well preserved and are still sited within native vegetation. Other examples in the shire are scattered along the beaches, usually in similar groups to this one: some examples standing out as having been architect designed (see Mount Martha Beach South).

**CONDITION:**

Many of the 'boxes' retain their basic form but have been altered by partial demolition, the creation of front 'verandahs' or total recladding.

1 see Esplanade Mornington Foreshore Precinct  
2 GTSM, p.25  
3 ibid.  
4 MPHS collection # 334  
5 Moorhead, p.12  
6 Moorhead, p. 163, 195, pl 68  
7 ibid.

Shire of Mornington Heritage Study  
Significant Sites & Areas

**SIGNIFICANCE:**

Representative and near complete examples of early surviving bathing boxes are significant within the Mornington Peninsula for their portrayal of a once widespread form of private sea bathing which has now passed and was once of major importance as a tourist attraction in Mornington and other peninsula bathing beaches.

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**NAME: FOOTBALL DISASTER MEMORIAL  
off ESPLANADE, Mornington**

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**TYPE: MEMORIAL**  
MELWAY MAP REFERENCE: 104 D10  
SURVEY DATE: 1993-4

**PRECINCT:**

Mornington Main Street & Esplanade Civic Group

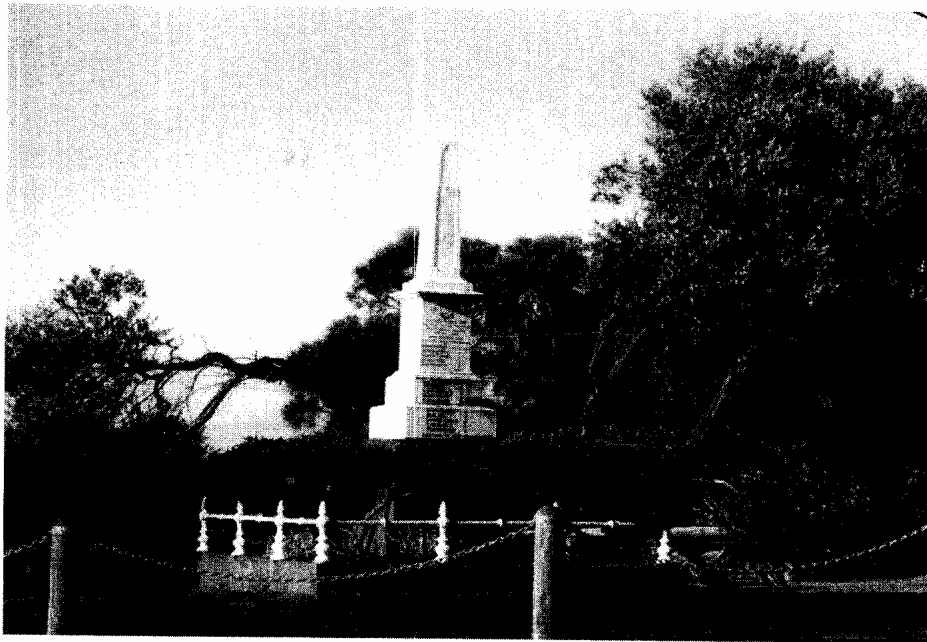
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered);  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process);  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded);  
NTA FILE NUMBER:

**CREATION DATE:**

1892c

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: R**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Peninsula

**FIRST OR MAJOR OWNER/OCCUPIER: MORNINGTON RESIDENTS**

**OTHER ASSOCIATIONS: VICTORIAN FOOTBALL CLUBS, 1892**

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**HISTORICAL THEMES REPRESENTED: 6.2.1**

EXTRACTIVE INDUSTRIES (Evidence of timber-getting, fishing, brick making, quarrying, mining practices)  
CIVIC & TOWNSHIP DEVELOPMENT (Evidence of urban development in a once dominantly rural context, town surveys, civic and religious buildings, street plantings)

**CRITERIA SATISFIED BY THE SITE: 1.1, 1.3, 3.2, 3.5**

INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

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**HISTORY:**

What is thought to have been one of the more tragic boating accidents in the State's history occurred in 1892 when 15 of the Mornington football team were drowned while returning home by boat from a match with Mordiallic<sup>1</sup>. The owner and operator of the 28 feet fishing yawl 'Process', Charles Hooper, had been engaged to take the team the 15 miles by sail to the match. He and 15 of the 18 member team were drowned in what had been described as moderate seas some time after departure at 6 pm on a journey which was to take 2 to 3 hours.

They included Charles Hooper jnr., John Comber (fisherman), James Caldwell (farmer), William Caldwell (medical student, both sons of Rev Caldwell), Charles Allchin (architecture student, son of Thomas), William Grover (builder, brother of JD Grover an early Mornington contractor), William Grover (bank accountant, son of JD Grover), James Firth (wheelwright), Charles Williams (carpenter), Alfred Lawrence (shop assistant, son of Alfred snr.), John Kenna (post office assistant)<sup>2</sup>.

Search boats sighted the upturned boat at Pelican Point, a reef located south of Daveys Bay. The yacht, 'Wanderer' towed the wreck to Mornington the following Sunday. Three bodies were recovered (Alfred Lawrence, James Firth, Charles Hooper jnr.) whose funeral attracted a cortege of some 50 vehicles, 30 horsemen and 50 members of the ANA and football club<sup>3</sup>.

William Cook, Mornington barrister, convened a meeting to raise funds for the dependents of the drowned men, the committee formed including no less than Sir Frederick Sargood, James Balfour and men such as Dr. LL Smith, Dr Dobson, Dr Morrison (Scotch college), Henry Byron Moore, Joseph Harris six local councillors and many others<sup>4</sup>. Football clubs around the state were circularised as well, with some £1600 raised, £75 being used to erect this monument. The monument was sited within a viewshed which included the bay as far as Pelican Point. The Caldwell boys were also remembered by the erection of a plaque in St Andrew's Church (since recycled) and in Alice Caldwell's 'Loves Tribute..' she describes laying a cross of fresh flowers on the monument at the time of Queen Victoria's Diamond Jubilee in 1897<sup>5</sup>.

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**DESCRIPTION:**

This obelisk stands on a four-tier base opposite the corner of Main Street with the Esplanade and opposite the public building precinct containing the court house, post office and savings bank. Cast iron railing set on a stone plinth encloses the monument. The monument is inscribed with the names of those lost at sea.

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**CONDITION:**

Generally original.

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1 Moorhead, p.133- cites Allchin, 'Secret of Pelican Reef' (MPHS)  
2 *ibid.*  
3 *ibid.*; N Taylor pers.com.  
4 *ibid.*  
5 *ibid.*

**SIGNIFICANCE:**

The Football Disaster Memorial is significant to the Mornington peninsula as symbolic of what was perhaps the most publicised boating accident in the history of the region and the result of a wide-spread public appeal which attracted many distinguished patrons whose summer houses stood nearby. The publications which describe the event underscore the intense community involvement at the time which is evocative of the close community Mornington was at that time. Since, the memorial has been the focus of further commemorations as an indication of the continuing public identification with the site. The memorial is also contributory to the Mornington civic precinct and in near original condition.

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**NAME: FISHERMEN'S BEACH & HUTCHINS FISH SHED  
off ESPLANADE, Mornington**

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TYPE: BEACH, FISH SHED  
MELWAY MAP REFERENCE: 104 C12  
SURVEY DATE: 1993-4

**PRECINCT:**

Esplanade Mornington Foreshore Landscape Precinct

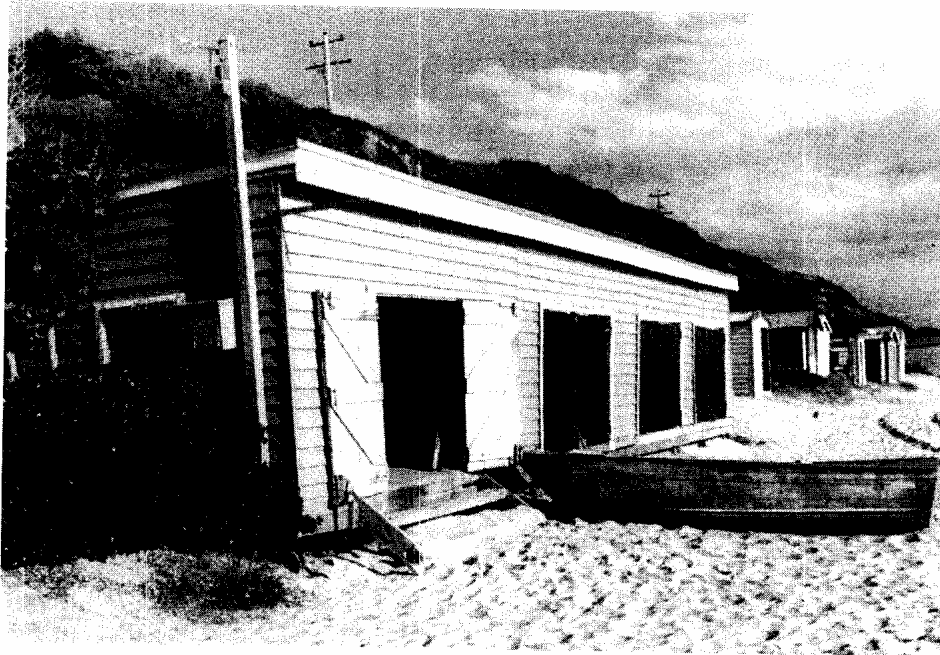
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1911c-

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: L\***

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington  
(\* Altered, Further investigation required of other sites on the peninsula)

**FIRST OR MAJOR OWNER/OCCUPIER: HUTCHINS (LESSEE)**

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**HISTORICAL THEMES REPRESENTED: 2.2**

EXTRACTIVE INDUSTRIES (Evidence of timber-getting, fishing, brick making, quarrying, mining practices)

**CRITERIA SATISFIED BY THE SITE: 1.2, 2.1, 3.2, 3.6**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

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**HISTORY:**

A view of near Mills Beach taken in 1858 shows two fisherman's huts built on the beach with a drying frame for the nets between<sup>1</sup>. There were some 25 fishermen's huts on beach fronts in the Hastings area in 1869<sup>2</sup>. Permissive occupation of crown land such as this was only available to fishermen, as residences and storage areas. Known Mornington fishing families of today, such as the Hutchins, reputedly then lived on private land at Mornington township<sup>3</sup>.

The Mornington Voters Roll of 1874 does not mention any fishermen or Hutchins but the roll of 1898 has Robert, Sydney & George Hutchins, fishermen with houses and land<sup>4</sup>. The only other fishermen listed were Peter Olsen and Charles Taylor, the latter having a house and land in Mornington<sup>5</sup>. Neville Hutchins still stores gear and sells fish from the hut site on Fishermen's beach used by his father and grandfather before him<sup>6</sup>.

A view from around 1900 shows a gabled timber shed identified as a boxed fish store at the south end of the Mornington pier<sup>7</sup>. The same shed is visible in a photograph claimed to be from c1880 which also shows an area of reclaimed (?) land extended as a landing for loading firewood<sup>8</sup>. The same piece of land is shown c1901 with what appear to be fishing boats moored along its perimeter and a gabled shed set in a yard. Views of Fisherman's Beach from c1901 show a few gabled timber bathing boxes dotted at the bottom of cliffs with native vegetation.

Views of Fishermen's Beach around 1910 show many gabled bathing boxes or boat sheds but nothing clearly identifiable as one or the other. Another view from the 1930s shows a dense collection of gabled sheds, one two-storey and many bathers, the beach having always been pictured as a bathing spot from an early date<sup>9</sup>.

Some of the local fishermen had already applied for permission to build their own boatsheds on Fishermen's Beach from as early as 1911<sup>10</sup>. However, a photograph labeled fishermen's jetty from c1940 shows the jetty as east of the main pier and located next to a yacht club shed. The yacht club which was reputedly commenced in 1946 now occupies nearly all of this site but a fishermen's jetty remains nearby.

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**DESCRIPTION:**

The beach is approached by an asphalt path edged with basalt pitchers and dressed stone steps. At the base of the path is the shed, a skillion-roof structure which has been altered and added to over the years by the one family. Nearby are the bathing boxes (q.v.). Other fishermen's structures have not been surveyed for the rest of the peninsula.

- 
- 1 Moorhead, pl. 12  
2 Moorhead, p. 104, see RB1869  
3 *ibid.*  
4 MPHS collection, book 9  
5 *ibid.*  
6 Moorhead, p. 229  
7 MPHS collection  
8 MPHS collection Book 12, p. 12  
9 see Armstrong collection  
10 Council Minutes (hereafter CM), Mar 18 1911

Shire of Mornington Heritage Study  
Significant Sites & Areas

**CONDITION:**

The fish shed has changed after many reconstructions and what appears to have been a replacement of a pitched roof with a skillion form. The building is symbolic of the long tenure of the family rather than the first structure built for them.

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**SIGNIFICANCE:**

Although extended and altered, Hutchins Fish Shed is significant to Mornington as a symbol of at least 80 years of fishermen's occupation of this beach and over 120 years of fishing activity at and around Fisherman's and Schnapper Points and the long tenure of this family. The shed embodies a vital early industry at Mornington and on the peninsula which is now not readily evident. (Further work required to establish evidence of fishing industry elsewhere on the peninsula).

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**NAME: FISHERMEN'S BEACH BATHING BOXES  
off ESPLANADE, Mornington**

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TYPE: BATHING BOX  
MELWAY MAP REFERENCE: 104 C12  
SURVEY DATE: 1993-4

**PRECINCT:**

Esplanade Mornington Foreshore Landscape Precinct

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R = Registered):  
AUSTRALIAN HERITAGE COMMISSION (N = Nominated, R = Registered I = Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C = Classified, R = Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1900c- ?

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: L**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Shire

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**HISTORICAL THEMES REPRESENTED: 4.2.1**

EXTRACTIVE INDUSTRIES (Evidence of timber-getting, fishing, brick making, quarrying, mining practices)  
RESORT DEVELOPMENT (Evidence of resorts, retreats, hotels, seaside houses, beaches, seaside attractions, parks and recreation)

**CRITERIA SATISFIED BY THE SITE: 1.3, 2.1, 3.3, 3.4, 4.1**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or life-styles of typical or important people, individuals or groups, events or activities)  
RARE OR UNIQUE SITES (The site may be now rare in form or function but was perhaps once more common)

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**HISTORY:**

At the same time the Council erected shelter sheds, for the shelter of ladies and children from the sun, and a kiosk and ladies and gents bathing sheds on Fishermen's Beach. The Shire Council's position on beach structures seems to have altered in 1911 when they were alerted to the fact that they were responsible for the Foreshore.

Bathing sheds had existed on the local beaches since the 1860s and, according to the Council Minutes of 12/4/1906, the Council was unaware that it had any jurisdiction over the area. A letter from the Lands Department to the Shire in 1911 pointed out to the Councilors the fact that, not only did they have control of the beaches, but that the 40 unlicensed bathing boxes on Fishermen's Beach were in ramshackle condition.

The Council lost no time in condemning several bathing boxes and in drawing up plans for future boxes and boatsheds to be licensed and charged for. Bathing Boxes continued to be built and maintained on the Shire's Beaches over the ensuing decades. However, by the 1960s, the Council began to receive far more requests to build boatsheds on the beaches, than bathing boxes.

Fisherman's Beach was the most popular bathing beach in the shire at the turn of the century and some pronounced it then to be the best and safest on the bay. Views from c1901 show Fisherman's Beach with about 8 gabled bathing boxes sited at the base of lightly vegetated cliffs and by 1907 views showed over 20. Descriptions in 1914 stated: "This fine sandy beach is probably the most picturesque and all-round bathing beach in Port Phillip Bay. During the season it is very largely patronised by those who indulge in open sea bathing - and in these days their name is legion... It was sheltered by a sand bar and there was no undertow. It was never among the many accidental drownings reported around the bay beaches. As seen from the cliffs overlooking the beach, a gay scene presents itself in the height of the season...". By c1940 there were many such boxes, side by side, lining the popular bathing beach.

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**DESCRIPTION:**

This is a group of timber bathing boxes set on the beach, some of which, by their steeply gabled roof form and square-edge weatherboards, are from the early period when such structures were necessary for any form of civilized bathing. Number 89 has this basic form but has been part reclad. 86 and 79 are more original. 84 and 83 have skillion roofs and appear to be from the 1950s. 80 has a shallower gable which may mean it is of the 1920s. 77 is early but has been reclad. Others are either reclad or have skillion roofs (70, 68, 67, 64).

These structures may be compared with others along the beaches of the shire or a particularly complete group at Blairgowrie but more must be known about their owners and construction dates to assess them comparatively.

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**SIGNIFICANCE:**

Among this bathing box group, the small gabled bathing box or the larger gabled timber fishermen's boat shed are potentially of historical significance to the peninsula, symbolising the two main local industries from the 19th century, fishing and tourism. Fisherman's Beach was the most popular

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- 1 see Esplanade Mornington Foreshore Precinct
  - 2 CM 18/2/1911
  - 3 see "Guide to Scenic Mornington..." 1914 MPHS collection
  - 4 ibid.
  - 5 MPHS & Armstrong collections

Shire of Mornington Heritage Study  
Significant Sites & Areas

bathing beach in the shire at the turn of the century and some pronounced it then to be the best and safest on the bay. These bathing boxes are survivors from a time when they were a necessary part of open sea bathing on any beach around the bay. (Further work required to identify and evaluate all bathing boxes or boat sheds on the peninsula foreshore).

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**NAME: MOORING PLACE (ROCK PLATFORM), BALCOMBE POINT  
off ESPLANADE, Mount Martha**

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**TYPE: HISTORIC SITE**  
MELWAY MAP REFERENCE: 150 F1  
SURVEY DATE: 1993-4

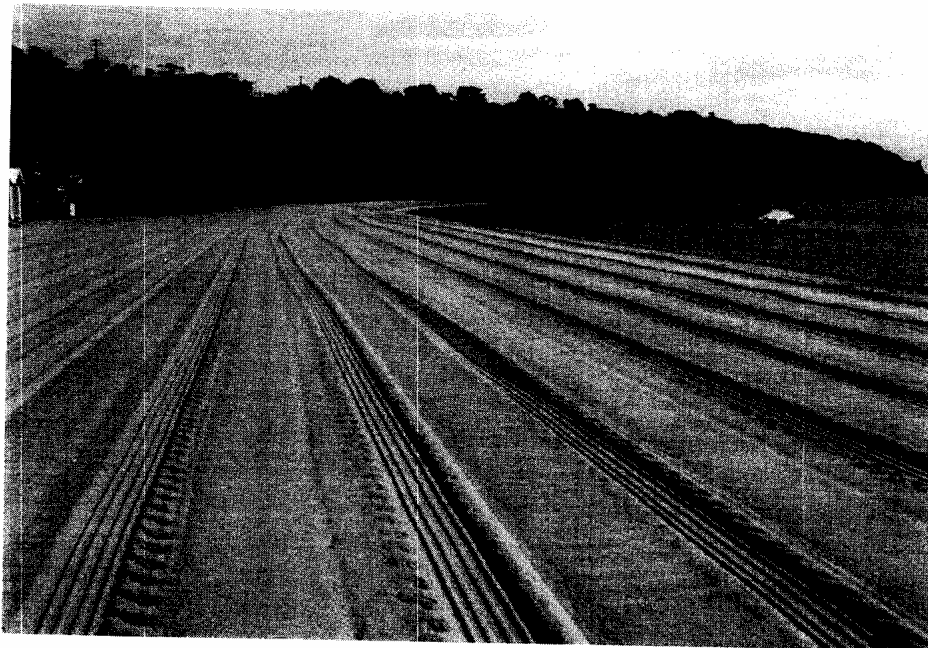
**PRECINCT:**  
Esplanade Mount Martha Foreshore Landscape Precinct

**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R= Registered):  
AUSTRALIAN HERITAGE COMMISSION (N= Nominated, R= Registered I= Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C= Classified, R= Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**  
1870c-

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: L ?**

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Shire  
\*Further investigation required

**FIRST OR MAJOR OWNER/OCCUPIER: BYRNE, ROBERT ?**

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**HISTORICAL THEMES REPRESENTED: 2.1**

EXTRACTIVE INDUSTRIES (Evidence of timber-getting, fishing, brick making, quarrying, mining practices)

**CRITERIA SATISFIED BY THE SITE: 2.1, 3.2, 3.5, 4.3**

AGE (The site is comparatively old, judged within major development eras)

ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)

RARE OR UNIQUE SITES (The site may be now rare in form or function but was perhaps once more common)

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**HISTORY:**

The surveyor, Smythe recorded both open and thick forests of stringy bark, she oak, wattle and box trees in the area during the 1840s. By the time William Blandowski reported to the Surveyor-General on his own survey of the area in 1854 this timber already '...afford[ed] to the inhabitants of these districts a trade for supplying ships with firewood for Melbourne' <sup>1</sup> Transactions of the Philosophical Society, <sup>2</sup> Vol 1 1857.

Timber felling was clearly an occupation for many in the Moorooduc area in the 1860s when Captain Edward Blake appealed for government aid for the Moorooduc School with the explanation that the inhabitants of Moorooduc were '...apart from two men, extremely poor, their occupations mainly woodcutters cutting wood for exportation from Schnapper Point.' <sup>3</sup>

Timber was cleared from Mount Martha and, according to Hunter Rogers, carted to the cliff tops and dumped into the water at their base there to be retrieved and loaded on the waiting craft moored to rings fastened into the rocky walls. Until the first decade of the twentieth century the 'Victorian Municipal Directory' <sup>5</sup> continued to number wood-cutting and bark stripping among Mornington Shire's leading industries.

Alan Dowdle, son of Eric Dowdle of Maryport, recalls metal or 'steel rails jutting out into the sea, presumably for a small trolley. This may have been used for timber transport. My father always said that it was used to help transport all the wooden doors, windows and general joinery up the cliff during the erection of the original Melrose. All this joinery was said to be manufactured in Scotland' <sup>6</sup>.

Leslie Moorhead also records: 'On the rocks at sea level below Martha Point was a place called 'The Loading'. Here old timber and isolated bolts leaded into the rocks, beside a deep water cleft show where small boats and ketches used to load firewood for Melbourne' <sup>7</sup>.

'Timber for railway sleepers was cut on Arthur's Seat and had to be brought to the coast by bullock team...The sleepers for the Geelong-Melbourne railway were cut on Arthur's Seat and shipped by TC Allchin from the jetty at Schnapper Point'.

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**DESCRIPTION:**

There is reputedly a mark on the cliff face and a rock platform marking the spot where timber getters slid logs into the water for transportation back to Melbourne <sup>8</sup>. Metal rods or rails have also been described as jutting out from the cliff. (inspection required)

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**SIGNIFICANCE:**

This site has potentially high local importance as evidence of a theme which brought a major change to the vegetation of the area and gave a major impetus to development for the shire, the fire wood trade being still followed early this century.

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1 D  
2 Moorhead, p90  
3 MI  
4 D  
5 A Dowdle, pers.com.  
6 Moorhead, 'Osborne primary School', p5  
7 WC pers.com.  
8

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**NAME: MOUNT MARTHA ESTATE  
off ESPLANADE, Mount Martha**

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TYPE: HOUSING ESTATE  
MELWAY MAP REFERENCE: 150 E3?  
SURVEY DATE: 1993-4

**PRECINCT:**

Esplanade Mount Martha Foreshore Landscape Precinct

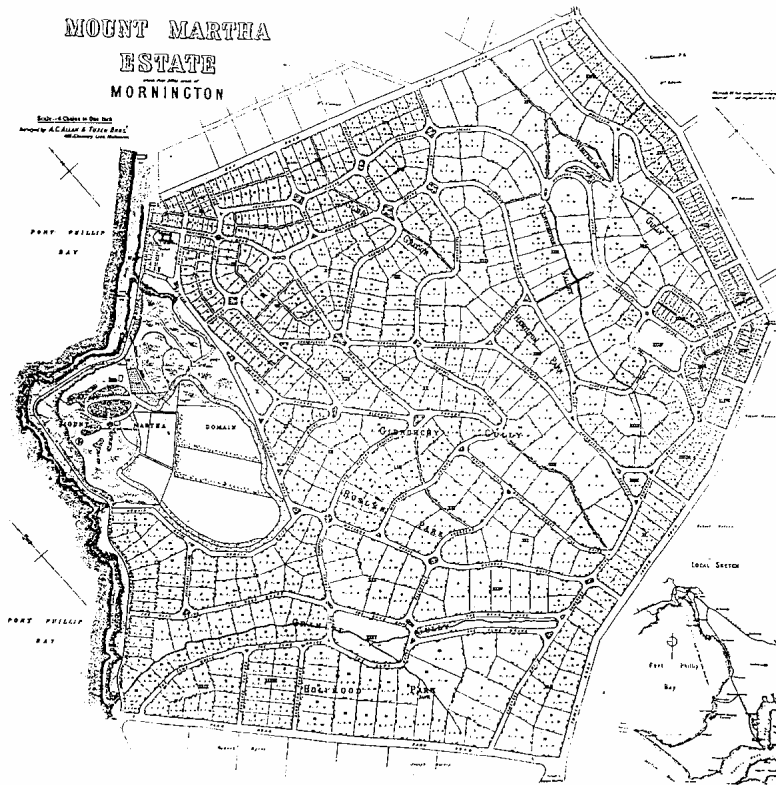
**HERITAGE RECOGNITION:**

HISTORIC BUILDINGS REGISTER (R = Registered):  
AUSTRALIAN HERITAGE COMMISSION (N = Nominated, R = Registered I = Insufficient Data to Process):  
NATIONAL TRUST OF AUSTRALIA (C = Classified, R = Recorded):  
NTA FILE NUMBER:

**CREATION DATE:**

1888-

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Shire of Mornington Heritage Study  
Significant Sites & Areas

**STUDY HERITAGE VALUE: L\***

(Multiple elements in a site may have differing heritage values, listed in element order)  
Important to the Mornington Shire  
\*Part Altered

**FIRST OR MAJOR OWNER/OCCUPIER:**

MOUNT MARTHA ESTATE CO. (WATSON, R)

**OTHER ASSOCIATIONS: BYRON MOORE**

**DESIGNER:**

ALLAN & TUXEN

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**HISTORICAL THEMES REPRESENTED: 4**

**CRITERIA SATISFIED BY THE SITE: 1.2,1.3,2.2,3.1,3.2,7.1**

AGE (The site is comparatively old, judged within major development eras)  
INTERPRETIVE ABILITY (Physical or documentary evidence of a site allows historical interpretation)  
ASSOCIATIONS (The site expresses the lives or lifestyles of typical or important people, individuals or groups, events or activities)  
TECHNICAL ACCOMPLISHMENT (The site demonstrates a high degree of evident technical skill)

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**HISTORY:**

This large tract of land (1300 acres) on the north side of Mount Martha was developed in 1888 and promoted by the Mount Martha Estate Company in 1890. The company consisted of some of Melbourne's most distinguished professional men: H Byron Moore, WB Tappin (architect), Professor Elkington, PV Tuxen (surveyor), James Macdougall, Raynes Dickson and WL Jack<sup>1</sup>. It was shown in estate brochures centred around Robert Watson's villa (Melrose and a 150 acre Domain) as an extensive bayside residential subdivision which went as far as Bay Road on the north, the Nepean Highway on the east, and Park Road on the south<sup>2</sup>. Designed in an organic layout by Allan & Tuxen Bros., the estate layout was distinctive and reminiscent of the later Ranelagh estate, Mount Eliza, because its roadways followed contours. The Esplanade was extended some two miles from where it had officially ended at the banks of the Balcombe Creek. The Mount Martha Hotel is shown in a photograph at the north end of part of the Esplanade, captioned 'Esplanade Drive. Two Miles Long...' which then appeared to halt at Bay Road<sup>3</sup>.

---

**DESCRIPTION:**

As a concept, this estate was highly significant but its failure to sell immediately has meant dissipation of many of its road patterns which are visible today only in part. The most obvious evidence is Mount Martha House, The Chalet and the former site and lodges of Watson's Melrose. Some of the proposed road patterns also still exist.

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**SIGNIFICANCE:**

The Mount Martha estate was highly significant as a **concept** when its network of streets followed contours and allowed views just as Griffin's Ranelagh estate did some years later. The company also built a grand hotel and planned other facilities to service the buyers. The composition of the company was most distinguished in professional terms, with Watson, Tuxen and Byron Moore among its members. The Mount Martha Estate is however of local significance as a site because of the lack of evidence of its realisation.

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1 Moorhead.p.155  
2 'Mt Martha Sur Mer', end pages  
3 ibid.p6