

MILGATE PARK ESTATE

Place No. 197

ADDRESS - Andersons Creek Road (at Landscape Drive)
Doncaster East

Last Update

DESCRIPTION The Milgate Park Estate is notable for the extremely generous allocation of parkland and waterways with facilities such as two tennis courts, a netball court, football ground and playing facilities that are owned by the residents through a Home Owners' Association. Pedestrian and vehicular traffic is completely separated. There is no through traffic and only Landscape Drive is not a cul-de-sac. There are no overhead powerlines, footpaths and very few fences. House numbers are in the kerbs. Sites are slightly smaller than usual to compensate. Maintenance of the estate is of an extremely high standard. No individual houses are of interest.

Condition - **Integrity** Not known

Threats **Key elements**

Designer Peter Mulcahy

HISTORY The developer of the Milgate Park Estate was Jim Hedstrom who died in about 1990. His company was Discol Developers Pty Ltd, a family concern. It was a very personal project for Hedstrom. He bought a number of one acre blocks cheaply, zoned Residential D, and resold them. The profit was used to buy three orchards of approximately 120 acres for Milgate. The design is derived from the idea of Radburn, New Jersey. The designer of the estate is Peter Mulcahy (Peter Mulcahy & Associates Pty Ltd).

A 'Home Owners' Association' was formed, the first in Victoria, forerunner of today's body corporates. Owners pay an annual fee towards maintenance of the open space and community facilities.

The Home Owners' agreement was drawn up by Geoffrey R. Taylor, solicitor of Doncaster Road. Occasionally owners fail to contribute the annual fee, but this is enforced. There was also some buyer resistance because the blocks are smaller. It received the RAlA Community Design Award Citation in 1976.

The design is influenced by the WB & MM Griffin subdivisions at Eaglemont c1905 and comparable to Merchant Builders estates at Winter Park and Elliston, Rosanna.

SOURCES

Peter Mulcahy, 15.4.91 pers. comm.
Estate plan brochure
Architect, July 1986, p.7
Sunday Herald, 21 April, 1991, p.81.

Creation Date c.1975

Change Dates

Associations

Local Themes

Jim Hedstrom, Discol Developers Pty Lt

7.01 - Subdivisions

STATEMENT OF SIGNIFICANCE Of State significance as a rare implementation of the planning principles of the Radburn traffic separation idea with communal ownership of community facilities and very extensive community parkland in an extremely successful development.

LEVEL

RECOMMENDATIONS

Heritage Register Listings

Register

Reference

Zoning

Status

None Specified

Extent

Heritage Schedule

External Paint Controls:

On VHR:

VHR Ref No:

Internal Alteration Controls:

Prohibited Uses:

Tree Controls:

Aboriginal Heritage Place:

Outbuildings or Fences:

Incorporated Plan:

Incorporated Plan Details

Description:

Conservation Management

Extra Research

BIBLIOGRAPHY [31] Peter Mulcahy, 15.4.91 pers. comm.; Estate plan brochure; Architect, July 1986, p.7;
Sunday Herald, 21 April, 1991, p.81.