

<b>Site:</b>	Rushall Park Old Colonists' Cottages	<b>Significance:</b>	A
<b>Address:</b>	Rushall Crescent, Fitzroy North	<b>Map Ref:</b>	30 D12
<b>Access:</b>	Restricted	<b>Survey Date:</b>	25/5/98



**Intactness:**  
E [ ] G [x] F [ ] P [ ]

**Condition:**  
E [ ] G [x] F [ ] P [ ]

**Existing Heritage Listings:**

Victorian Heritage Register [ ]  
Register of the National Estate [x]  
Planning Scheme [x]  
National Trust [ ]

**Recommended Heritage Listings:**

Victorian Heritage Register [x]  
Register of the National Estate [x]  
HO Controls [x]

### **Description**

The Rushall Park Old Colonists' Cottages incorporate extensive plantings of trees and shrubs throughout a significant elderly persons' home. The 3.6-hectare site was reserved at the instigation of George Coppin in 1869 as accommodation for needy elderly people. The first cottages were built on the site in 1870, paid for by Coppin himself. All the other cottages constructed thereafter on the site were donated by other wealthy patrons, and reflect Australian domestic architecture from colonial bluestone to 1960s home units. The site became a village in miniature, and features offices, a theatre, clock tower and other buildings. Mature trees are scattered throughout the site, and the scale of plantings reinforces the domestic scale of the place.

### **Remnant Fabric (Man Made)**

The site features a remarkably intact complex of buildings from various periods. A full investigation of the site is required to identify significant landscape elements.

### **Remnant Fabric (Vegetation)**

The site features many mature trees and extensive shrub plantings. These include Bhutan Cypress (*Cupressus torulosa*), Liquidambar (*Liquidambar styraciflua*) Golden and Dutch Elms (*Ulmus glabra* 'Lutescens' & *U. x hollandica*), Common Oak (*Quercus robur*), Bull Bay (*Magnolia grandiflora*) and Karaka (*Corynocarpus laevigatus*). Privet (*Ligustrum ovalifolium*), Mirror Bush (*Coprosma repens*) Sweet Pittosporum (*Pittosporum undulatum*) and Photinia (*Photinia glabra*) are used extensively as formal hedge plantings along boundaries and throughout the site. Highly maintained annual beds are featured throughout the site, particularly in front of the cottages, and are representative of a largely outmoded landscape feature.

### **Potential Threats**

Removal of mature trees due to the construction of new buildings. Reduction in the level of maintenance on the site, which would lead to the removal of some or all of the annual beds, as well as a deterioration in the quality of hedges and potential amenity life of mature trees.

### **Management Steps**

The Old Colonists' Cottages require a detailed conservation study that would outline the history and development of the site, and identify elements of heritage significance. Policies could then be prepared to ensure the ongoing conservation of this important site.

### **Statement of Significance**

The landscape of the Old Colonists' Association Cottages is of significance as a contemporary setting for a unique and early community development. The landscape reflects the development of the site, and maintains a number of highly intensive horticultural features that are rarely utilised today and reinforce the heritage character of the buildings complex.

### **Reference**

Cutten History Committee of the Fitzroy History Society. *Fitzroy: Melbourne's First Suburb*. South Yarra, 1989..