

Of *local historical significance* as an expression of community endeavour, and a place of past community focus with continuing social value for local people.

Journeys End
22-40 Bridge Street, Bulleen

Stanley Knight Dixon, a Northcote flour manufacturer,³⁰³ was the first owner and occupier in 1933 of a new house listed in Templestowe Riding records in Banksia Street, Heidelberg.³⁰⁴ This property was later identified as the present house at 22-40 Bridge Street, Bullenen. Early district maps showed this street linked with Heidelberg by the bridge across the Yarra River and as the first section of Templestowe Road.³⁰⁵

The site of Dixon's residence was an historic one associated with early subdivision in the area. Once part of Gillies dairy farm estate in Crown Allotment 1 of Section A in the Unwin Special Survey, it was part of Ricardo's farm allotment purchased from the Carlton Estate subdivision.³⁰⁶ This allotment included the future sites of Heide 1 and 2.

The Craftsman Bungalow residence (rare within this municipality) built for Dixon, of S.K. Dixon Pty Ltd of Northcote, was listed as Journeys End in the 1938-39 Templestowe Riding records. It was rated as a house on one acre three roods in Banksia Street with a valuation of 40 pounds.³⁰⁷

Of *local historical significance* as the Bulleen residence of a Northcote flour manufacturer on a site that was once part of the early subdivision of the area into farm allotments.

Wembley Gardens
Doncaster.

Wembley Gardens, notable for its pine woodland character,³⁰⁸ is notable also as one of the first district residential land subdivisions where an innovative underground electrical system was introduced in the late 1960s. This system had been considered for some time. It was thought that the absence of poles and overhead wires in the streets would considerably enhance the environmental character of the new subdivisions.

³⁰³ Sands and McDougall Melbourne Directories.

³⁰⁴ Shire of Doncaster and Templestowe RB 1932-33 Templestowe Riding No.203.

³⁰⁵ *Plan of Bulleen*, Parish of Bulleen, Plan 526B, 1874.

³⁰⁶ *Unwins Special Survey*, RGO, sheet 2.

³⁰⁷ Shire of Doncaster and Templestowe RB 1938-39 Templestowe Riding No.200.

³⁰⁸ Context Pty Ltd., pp.125-126.

Lodged Plan 84495 dated 1968-69 shows the design of the Wembley Gardens subdivision by O'Connor and Beveridge, Greensborough Surveyors and Consulting Engineers. A feature of the design was the curving street pattern ending in a spacious central court and two large areas set aside as reserves for municipal purposes. These reserves were at the Doncaster Road entrance and on the south side of the Estate's roadway between allotments 2-4 and 5.

With the introduction of this system of underground electrical reticulation at Wembley Gardens and Rowallan Court at East Doncaster in 1969, and in a few other streets of land subdivisions in 1970 and early 1971, the City of Doncaster and Templestowe became a leader in the development of such systems in Australia.³⁰⁹

Similar schemes had been unsuccessfully attempted by Walter Burley Griffin in his 1920s subdivisions at Eaglemont and Kielor. A.V.Jennings also made an attempt in 1937 on his Beaumont Estate in Ivanhoe but met with opposition from the City of Heidelberg³¹⁰.

Following the early installations, the Council in May 1971 resolved that certain areas within the municipality were to have an underground electrical reticulation system. This was the first time, it is claimed, that a Town Planning condition of this type was applied to residential land subdivision in Victoria.

In order to encourage land developers to accept this policy, it was necessary to develop a less costly system. Similar schemes introduced into the United Kingdom and Europe were more economical because of greater customer density.

However, being aware of less costly reticulation systems in the United States, the City Electrical Engineer attended a conference held in Detroit during September 1971 and visited electrical supply authorities to learn about their practises. as a result of this visit, the municipality developed a three phase underground system suitable for the Australian electricity requirements. It incorporated electrical equipment and techniques adopted for the United States system. The high voltage cables were initially imported from Sweden and New Zealand before Australian manufactured cables became available.

In order to further reduce the cost of underground reticulation, the Electricity Department encouraged developers to excavate and backfill trenches and negotiate with the PMG (now Telecom) to provide telephone conduits for installation by the Electrical Department at the time of laying the electrical cables.

³⁰⁹ Graeme F.Anderson, *Electricity Supply in Doncaster and Templestowe*,1992,p.38.

³¹⁰ Bryce Raworth, *Our Inter-War Houses*, 1991, p.43.

Land developers were not only encouraged to introduce the new system by the lowering of costs but by the realisation that market prices for land sales were increased as a result of the environmental effect of the absence of poles and overhead wires in the streets.

By the late 1970s, the pioneering role of the municipality was acknowledged throughout Australia. And, in 1979, the City Electrical Engineer was appointed to a national committee for the standardisation of underground residential reticulation practices.³¹¹

Of Regional historical significance as one of the first residential land subdivisions in Victoria where an innovative underground electrical system was introduced by a municipality and later developed as a model for similar schemes throughout Australia.

Plassey

891 Doncaster Rd., Doncaster East.

Martin Zelius, gentleman, was rated in 1888 for eleven acres of land in Doncaster Road.³¹² A brick house of six rooms was listed on this site for the first time in 1890.³¹³ The valuation of the Zelius home increased even more by 1892.³¹⁴ An investigation of the *Australian Architectural Index* failed to discover a designing architect for this Italianate villa.

It has been claimed that Zelius, a Norwegian, owned a restaurant in William Street, Melbourne and later was involved in the Gippsland coastal trade. He built a house of similar design at Bairnsdale prior to the construction of Plassey. However, no confirmation has been found. No listing was found for Zelius in the State Library's biographical records.

Of local historical significance as an example of the fine villas constructed for well-to-do local residents during the 1880s boom period.

South Warrandyte Hall

Hall Rd., South Warrandyte.

On "Black Friday", 13 June 1939, a devastating fire swept through South Warrandyte destroying all its public buildings, which included the South Warrandyte Hall, Post Office and State School. As well, numbers of district homes were destroyed, including

³¹¹ Anderson, pp.38-40.

³¹² Shire of Bulleen RB 1888 Doncaster Riding No.397.

³¹³ Shire of Bulleen RB 1890 Doncaster Riding No.386 (NAV 90 pounds).

³¹⁴ Shire of Bulleen RB 1892 Doncaster Riding No.321 (NAV 112 pounds).