

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).