

WATTLE PARK

CONSERVATION MANAGEMENT PLAN

No. 1012 Riversdale Road, Burwood, City of Whitehorse, Victoria

October 2023

Prepared for



Prepared by

LOVELL CHEN

Wattle Park

Quality Assurance Register

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Cover image: View looking south-east into Wattle Park from the tram waiting shelter and entrance building at the corner of Riversdale and Warrigal roads, 1929 (Source: Box Hill Historical Society, B0721)

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Parks Victoria

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EXECUTIVE SUMMARY

This Conservation Management Plan (CMP) addresses Wattle Park, a 55-hectare suburban parkland located 17 kilometres east of Melbourne's CBD within the City of Whitehorse.

A CMP is the principal guiding framework for the management of a heritage place. It describes what is significant about a place, and what policies are appropriate to enable that significance to be retained in its on-going use and development. CMPs are practical documents that allow owners, operators and approval authorities to make sound decisions about the management of heritage places.

Wattle Park has a range of natural and cultural values. Located on the traditional lands of the Wurundjeri people, it was established as a 'pleasure garden' by the Hawthorn Tramways Trust in 1916. Today it includes formal and informal gardens, public spaces for recreation and sports and a Chalet, used as a venue for events, including weddings.

This CMP was prepared during 2021 and early 2022, prior to the delivery of a package of upgrade works, including to the playground and picnic area.

Cultural heritage significance

Wattle Park was assessed as a place of cultural heritage significance to the Victoria in 1991, and is subject to controls under the *Heritage Act, 2017* (H0904).

Research for this Conservation Management Plan (CMP) confirms that Wattle Park is of historical and aesthetic significance to Victoria. The place is also valued by communities (social value). In summary, Wattle Park:

- is of historical significance as an example (believed to be unique in Australia) of a pleasure park established, operated and owned by a transport authority (from 1916 to the early-1990s) with the dual aim of promoting its transport services and providing a public recreational facility;
- is of aesthetic significance as a natural environment and for the rustic style of a number of the key buildings, pre-eminent among them the Chalet (1928);
- is of historical and social significance as an expression of national, patriotic and memorial sentiment evident in, for instance, the name of the park, the Lone Pine and the Memorial Clock Tower; and
- is of social value for a number of community and special interest groups.

Wattle Park is also a sanctuary for native flora and fauna.

Structure and content

Emphasis in this CMP is placed on approaches to the management of Wattle Park from a heritage perspective. The recommendations for management – including the management of change – recognise the breadth of legislative obligations, funding realities and social and environmental factors that variously have a bearing on the park's on-going operations and use.

This document includes:

- A brief historical chronology, addressing the site's origins, evolution and associations (a more detailed history, up to 1993, is at Appendix A);
- Analysis and assessment of the park's cultural heritage values;

- Identification of issues and opportunities relating to the on-going and future uses of the park; and
- A physical description of the buildings and landscape areas at the place, integrated with policy recommendations.

Key objectives

Key objectives for the document are to establish a framework which:

- Ensures that the cultural heritage significance of the park is maintained and understood including but not limited to:
 - its conceptual integrity as a tramways park with integrated native flora and fauna in Melbourne's eastern suburbs; and
 - its functions as a place of passive and active recreation;
- Providing guidance for the ongoing maintenance of significant buildings, elements, areas and landscape features and qualities within the park;
- Ensuring that priorities for the conservation of significant buildings, elements, areas and landscape are understood and adequately resourced;
- Recognising that Wattle Park is both a heritage 'place' that requires systematic and considered management, and a living entity that is subject to a range of social, economic, environmental and planning pressures;
- Identifying opportunities for Wattle Park to evolve in a manner that will avoid, or minimise, the potential for detrimental impact on heritage values and attributes;
- Identifying threats to the park's cultural heritage values;
- Ensuring that ongoing maintenance and future change is consistent with the principles of the *Burra Charter*, and in accordance with statutory heritage obligations; and
- Facilitating the management and conservation of attributes and elements of significance at Wattle Park within a policy framework that is robust, easily understood and consistent in its approach.

It is anticipated that this CMP will inform a forthcoming masterplan for Wattle Park.

Key issues and recommendations

This CMP makes a number of recommendations and identifies a range of opportunities relating to Wattle Park. It is anticipated that these will be implemented progressively, subject to funding and priorities, over the lifespan of this document.

Adoption and implementation

By necessity, this CMP is a complex and technical document. While every effort has been made to make it accessible to non-specialist readers, it is recognised that there would be merit in preparing short-form documents (or 'user guides') that distil information of critical relevance to targeted end users, including, but not limited to, park rangers and tenants. The objective is to optimise the potential for the document to be actively applied as widely as possible.

It would be desirable to integrate the recommendations of this CMP in Parks Victoria site management regime, particularly as related to processes for statutory approvals.

Cyclical maintenance

At present, due principally to the realities of recurrent funding, the maintenance regime for Wattle Park is generally reactive. Priorities for rangers when undertaking visual inspections are to ensure that all publicly accessible areas and amenities are safe and clean.

The development and implementation of a preventative cyclical maintenance programme should be prepared as the basis for ongoing care of the significant buildings, elements and landscape features/qualities at Wattle Park. See also Chapter 4.

To facilitate site management it would be appropriate for the Victorian Heritage Register entry for Wattle Park to be reviewed to include an expanded suite of specific permit exemptions (a suggested suite of exemptions is included at Chapter 4).

Cyclical renewal

Cyclical renewal of facilities is a well-established pattern at Wattle Park – i.e. upgrades to sports facilities, WCs and the children’s play equipment. This is a pattern that will continue, and is supported by this CMP. It is noted that each case is distinct, and raises particular issues. Options for renewal are identified at Chapters 5 and 6 of this document.

Tree replacement

A tree replacement strategy should be developed as part of the cyclical planning of Wattle Park, addressing requirements to regenerate valued formal planted features and the characteristics of the ornamental plantations and Eucalyptus canopy more generally. Detailed recommendations that would desirably inform the replacement strategy are at Chapter 5.

Stakeholder engagement

Recognising that Wattle Park is a place valued by communities and individuals – consistent with the nature of the place as a public park that is managed by a statutory authority of the Victorian Government – it is appropriate for consultation to be undertaken in the early stages of proposals for change at Wattle Park with the potential to impact upon its cultural heritage significance (it is recognised that Parks Victoria currently has protocols in place to ensure that this occurs).

Site interpretation

It would be desirable for a site-wide strategy for the interpretation of Wattle Park to be developed, designed and implemented to enhance public understanding of Wattle Park’s origins, associations and natural values.

1.0 INTRODUCTION

This Conservation Management Plan (CMP) was commissioned by Parks Victoria (PV). It provides a heritage management framework for Wattle Park, a parkland of approximately 55 hectares located on the traditional lands of the Wurundjeri people within the City of Whitehorse, Victoria. This CMP supersedes the Heritage Conservation Plan prepared by Allom Lovell & Associates Pty Ltd in 1993.

Wattle Park, which is rectangular in plan, is approximately 17 kilometres east of Melbourne's CBD. It was established as a 'pleasure park' by the Hawthorn Tramways Trust (HTT) in 1916. Today it includes formal and informal gardens, public spaces for recreation and sports, a chalet (used as a venue for events, including weddings) and over 12,000 trees (Figure 1).

1.1 Purpose and scope

This document has been prepared as a practical and accessible guide to the management of Wattle Park from a heritage perspective. Its primary objectives are to:

- articulate why Wattle Park is a place of cultural heritage significance;
- identify areas, buildings, landscape treatments and attributes that are significant from a heritage perspective (and those that are not);
- identify communities and groups (stakeholders) with a demonstrated attachment to Wattle Park;
- identify issues and opportunities of relevance to the future management of Wattle Park including, but not limited to: PV's existing arrangements for cyclical maintenance; the needs/interests of stakeholders; statutory controls, including the provisions of the *Heritage Act, 2017* (Victoria); and the availability of funding; and
- establish recommendations (policies) for the conservation and on-going operation of the place having regard to its cultural heritage significance, including the identification of culturally-appropriate opportunities for change and interventions to support sustainable future uses.

1.2 Statutory heritage controls

Part of Wattle Park is included in the Victorian Heritage Register (VHR) as place number H0904. The VHR entry applies to the central and north-west sections of the park. Parkland to the east and the golf course to the south-west are excluded from the registration (Figure 2). This CMP addresses the area within the VHR extent only.

The VHR is established under the *Heritage Act* (2017), which provides legal protection for places and objects that are of heritage significance to Victoria. A permit is required from Heritage Victoria (HV) for all works to buildings/elements and land included within the extent of registration unless the works are permit exempt under Section 93 of the Act. The VHR entry for Wattle Park does not include specific permit exemptions for the place, although Heritage Victoria's 'General Permit Exemptions' of December 2022 apply. (Recommendations for specific permit exemptions for Wattle Park are at Chapter 4.)

Consistent with its inscription in the VHR inclusion, Wattle Park is also included in the Schedule to the Heritage Overlay of the Whitehorse Planning Scheme, which is administered under the *Planning and Environment Act, 1987*. Further details about applicable statutory controls are at Chapter 4.

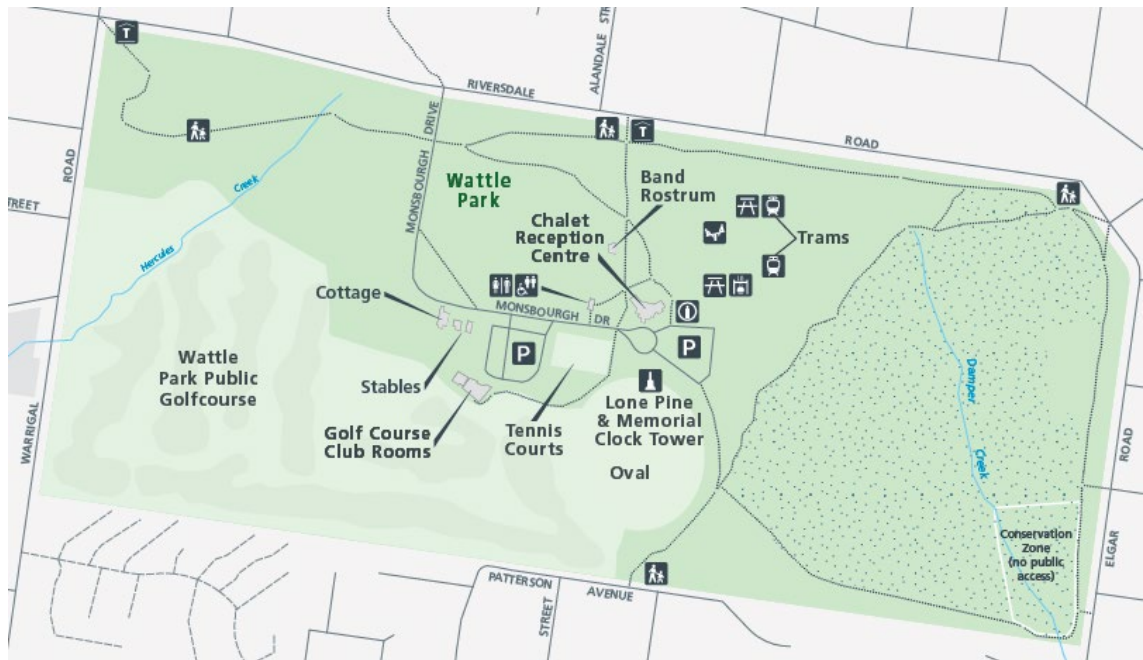


Figure 1 Plan of Wattle Park
Source: Parks Victoria Visitor Guide

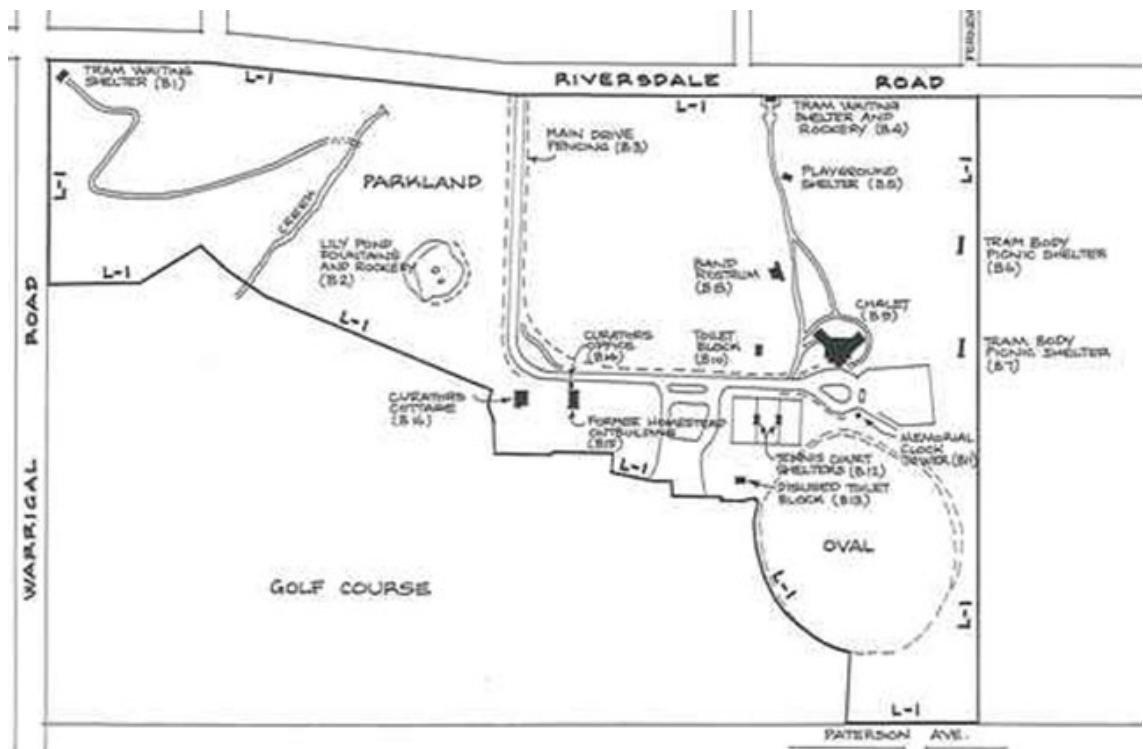


Figure 2 The extent of Victorian Heritage Register entry for Wattle Park: the golf course and parkland to the east (cropped out) are excluded
Source: Hermes database

1.2.1 Best practice

This CMP follows the principles and processes set out in best practice guidelines, including the *Australia ICOMOS Charter for Places of Cultural Significance*, 2013 (*Burra Charter*). It also has regard for *Conservation Management Plans: Managing Heritage Places, A Guide* prepared by the Heritage Council of Victoria (2010).

1.3 How to use this document

The core audiences for this report are PV managers/rangers, statutory authorities (notably Heritage Victoria officers) and regular Wattle Park users. The document has been developed such that different users may access it in different ways.

For PV and statutory authorities, the intention is to identify strategies for the management of Wattle Park from a heritage perspective. For these audiences – who may either be managing or assessing a proposal for change – a starting point is the Statement of Significance and associated graphics at Chapter 3, which identify areas, attributes and elements that are significant from a heritage perspective.

If the proposed works would take place inside the extent of the VHR registration, an approval is typically required from HV, either in the form of a heritage permit or a permit exemption. Where approval is required, turn to the relevant section of chapters 4 ('Conservation framework'), 5 ('Conservation policies') and 6 ('Operation and management').

Dependent on the scale of the proposed works, if the area and elements affected by the proposed works have not been identified as being significant, it may be possible to apply to Heritage Victoria for a specific permit exemption.

Sections that may be of interest to park users or general readers may include the site history summarised in Chapter Two, and detailed history from the 1993 CMP which is included at Appendix A.

1.4 Limitations

1.4.1 Social values assessment

Since 1993, social value has gained greater recognition within heritage practice, as reflected in changes to policy and associated guidelines (such as the 2019 update to the *Victorian Heritage Register Criteria and Threshold Guidelines*). It is also recognised that there are certain place typologies which have significant potential to stimulate a sense of communal connection, including public parks and gardens.

Preparation of this CMP has considered the associations held by park users and the local community for Wattle Park. This has taken the form of data gathering, analysis of existing sources and limited consultation including with representatives of the Melbourne Tram Band, the Melbourne Tram Museum, Friends of Wattle Park, the Field Naturalists Club of Victoria and local historical societies (see also list of acknowledgements).

It would be desirable for a formal assessment of social values associated with Wattle Park to be undertaken, consistent with the *Guidance on identifying places and objects of state-level social value in Victoria* document issued by the Heritage Council of Victoria in 2019.

1.4.2 Aboriginal cultural heritage

The *Aboriginal Heritage Act 2006* is the primary framework for the protection of Aboriginal cultural heritage in Victoria. In contrast, the *Heritage Act* is limited to management of places with 'shared

values', as it is not applicable 'to a place or object that is of cultural heritage significance only on the ground of its association with Aboriginal tradition' (Section 8).

Consultation with the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation was not undertaken for the CMP. For content relating to the meanings and associations of the place to the Aboriginal community, this document has relied on existing secondary sources.¹ Opportunities for further research and/or consultation have been identified where appropriate throughout this CMP.

1.4.3 Natural values

Wattle Park is valued as a habitat for a variety of wildlife, for remnant vegetation, and for the conservation zone to the east of the park (outside the extent of registration). While this CMP does not provide a framework for management of natural values, it does recommend processes for managing conflict between natural and cultural heritage values.

1.5 Terminology

The terminology used in this report is of a specific nature. The following definitions are from the *Burra Charter, 2013* (Article 1), as endorsed by a large number of statutory and national heritage bodies.

Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

- Cultural significance is embodied in the place itself, its *fabric, setting, use, associations, meanings, records, related places* and *related objects*.
- Places may have a range of values for different individuals or groups.

Fabric means all the physical material of the *place* including elements, fixtures, contents and objects.

Conservation means all the processes of looking after a *place* so as to retain its *cultural significance*.

Maintenance means the continuous protective care of a *place*, and its *setting*.

Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.

Preservation means maintaining a *place* in its existing state and retarding deterioration.

Restoration means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

Reconstruction means returning a place to a known earlier state and is distinguished from *restoration* by the introduction of new material.

Adaptation means modifying a *place* to suit the existing use or a proposed use.

Use means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

Compatible use means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.

Setting means the immediate and extended environment of a *place* that is part of or contributes to its cultural significance and distinctive character.

Related place means a place that contributes to the *cultural significance* of another place.

Related object means an object that contributes to the *cultural significance* of a *place* but is not at the place.

Associations mean the special connections that exist between people and a place.

Meanings denote what a *place* signifies, indicates, evokes or expresses to people.

Interpretation means all the ways of presenting the *cultural significance* of a *place*.

The following derives from the *Operational Guidelines for the Implementation of the World Heritage Convention* (12 July 2017):

- *Integrity* means the completeness, intactness and condition of the attributes that convey (or embody) the heritage values of the place. Attributes may be tangible and/or intangible.

The following derive from current dictionary definitions:

- *Tangible* means perceptible by touch. In a heritage context, this typically relates to the fabric (elements, fixtures, contents and objects) of a place.
- *Intangible*, means incapable of being perceived by the sense of touch. In a heritage context, the term is often applied to concepts of social and/or historical value.

2.0 THE PLACE AND ITS VALUES

The following presents a chronological summary of key events in the use, ownership, development, management and operation of Wattle Park, with particular reference to building fabric and landscape elements. A more detailed history (up to 1993) is at Appendix A.

Consistent with the *Burra Charter* process, the aim of this summary is to gather information about the place sufficient to understand significance, as opposed to presenting a complete history of Wattle Park.²

An overview of Wattle Park's cultural heritage values is at Section 2.3.

2.1 History and associations

2.1.1 *Indigenous connection to country (continuing)*

Wattle Park is located within the traditional lands of the Wurundjeri Woi Wurrung people of the Kulin Nation. Wurundjeri Woi Wurrung connection to this land dates back more than 40,000 years, and evidence of this connection endures.

Much of the picture of pre-contact Aboriginal life in the area is based on post-contact European sources. As such the depiction is necessarily limited. Ongoing engagement with the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation is recommended, to correct errors and omissions, but was beyond the scope of this CMP.

From an ecological perspective, Wattle Park is located within the Gippsland Plains Bioregion, common characteristics of which include low lying coastal and alluvial plains with a gently undulating terrain dominated by barrier dunes, floodplains and swampy flats.³ The region includes an interconnected network of rivers, creeks and wetlands forming a resource rich landscape. Wattle Park itself is traversed (north-south) by Damper Creek and Hercules Creek, both tributaries that flow into Gardiners (Kooyongkoot) Creek to the east, part of the Wurundjeri-Baluk region that extended along the Yarra River. Hercules Creek is within the study area. The confluence of waterways, and notable wetlands, were commonly used as meeting grounds or corroboree places.

2.1.2 *Early pastoral uses (1850s-1915)*

The site of Wattle Park was surveyed in 1852. From 1855 the land was used for a variety of pastoral purposes (see pp. 7-10 of Appendix A). A homestead with a lawn and kitchen garden, cleared paddocks, fruit trees and vines and an area of ornamental trees and shrubs was established in the approximate centre of the study area, accessed by a driveway from Riversdale Road.

Legacies of this era that survive today include the alignment of the driveway, and the concentration of built form in the centre of the park (the curator's cottage is believed to have been built on the same site as the homestead in the 1930s). A precedent for public access was also established in this era including access to a cricket pitch (from 1892).

2.1.3 *Beginnings of a tramways park (1915-1920)*

Established in 1914, the Hawthorn Tramways Trust (HTT) was Melbourne's second council-owned tramway trust. The HTT intended to construct a tramway to Burwood and resolved to establish a public recreation reserve at the country-side terminus. This reflected a precedent set by North American tramways of placing recreational facilities as 'trip attractors' at the terminus of lines (Figure 3).

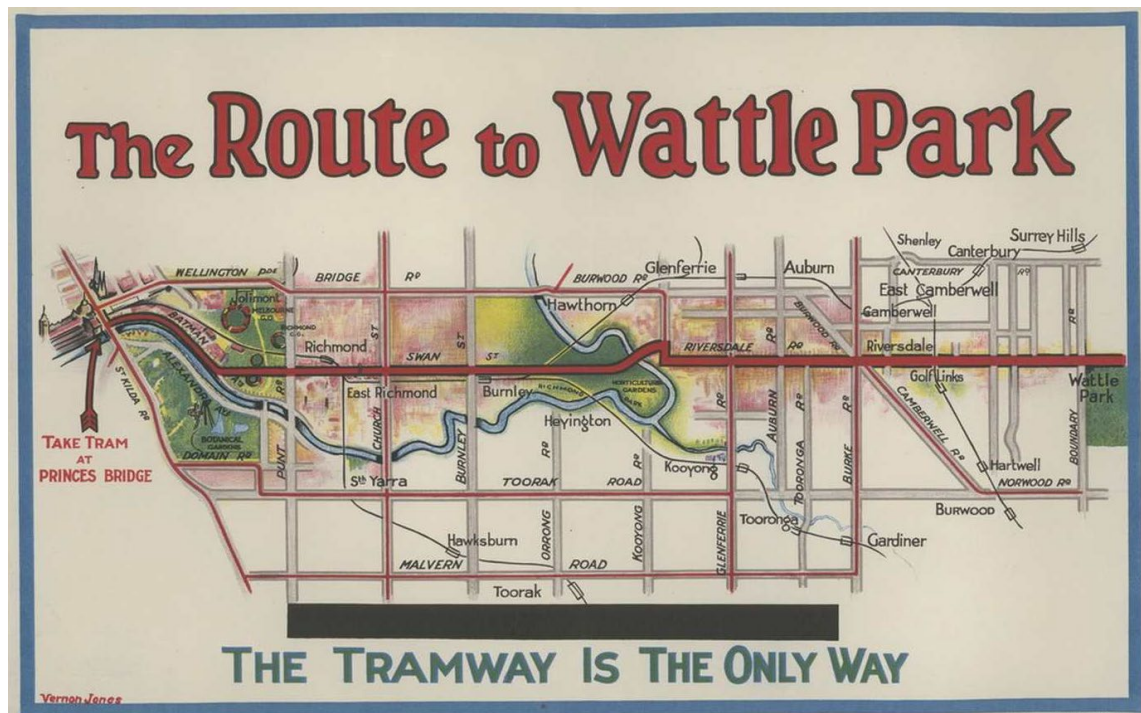


Figure 3 Poster promoting Wattle Park, 1930s
Source: State Library of Victoria, H2007.115/12 (Vernon Jones, artist)

It is likely that F A McCarty, the Hawthorn Tramways Trust's Irish-American engineer and manager, played a significant role in promoting the idea. Having trained in America, McCarty would have been familiar with the development of 'trolley parks' across America during the early years of the century. At first the trolley parks were modest affairs, usually comprising a small picnic area or ballpark on surplus land beside the tram depot or substation. However, later parks occupied large areas of land and provided picnic grounds, dance halls, sporting facilities, menageries, band concerts and vaudeville entertainment. At many parks the only means of admission was by way of the trolley (tram).

In December 1915 the HTT was empowered by an Act of Parliament to purchase the land from the then owner Eliza Welch. The Act anticipated levelling, draining, planting, use by clubs and associations and musical performances.⁴ Welch negotiated terms of sale that ensured the public nature of the park, with the inclusion of a covenant that any buildings must be for '[the] convenience, use and enjoyment of the land as a public park'.⁵ Wattle Park opened to the public on 23 December 1916, contemporary with the opening of the Burwood tramway to Warrigal Road at the north-west corner of the park.

The early involvement of the Field Naturalists Club of Victoria (FNCV) established a pattern of planting and protection of Australian flora. Early in 1917, the FNCV wrote to the HTT suggesting mass planting of Australian trees, restriction of grazing and a nature reservation to the east of the park. A tree planting day marked the formal opening of Wattle Park on 31 March 1917 – 50 wattle trees, representing 18 different species, were planted. Following the recommendation of FNCV, Wattle Park was proclaimed a Native Game Sanctuary in May 1917.

Alongside the FNCV, the Wattle Day League participated in the March Planting Day. The Wattle Day League promoted planting of wattle in public parks and celebration of national pride on 'Wattle Day'. Wattle Park hosted the first official Wattle Day Planting on 1 September 1917. The planting was

organised by the Camberwell RSL, as well as the Canterbury Progress Association, reflecting the distinctly patriotic quality that wattle had taken on during World War I.

2.1.4 *Developing the park—Melbourne and Metropolitan Tramways Board (M&MTB) (1920-1950)*

While HTT reported in 1917 that it was preparing a long-term plan for a 'pleasure reserve', few investments were made at Wattle Park until the late 1920s. Development of the park deferred to the core business of HTT (and subsequently the M&MTB), developing and managing tramways.

In 1925-26 M&MTB adopted an improvement scheme guided by M&MTB architect Alan G Monsborough and Malvern councillor and former Prahran and Malvern Tramways Trust Chairman Alexander Cameron (Figure 4). This began a phase of landscaping and building works to provide sporting, picnic and playground facilities and expand the planting of native and exotic trees and shrubs, including a perimeter band of wattles (see plan of the park dated 1927 at Figure 5, and subsequent plans dated 1932 and 1933 at Figure 6 and Figure 7).



Figure 4 Tree planting ceremony at Wattle Park, July 1926
Source: Box Hill Historical Society (B5807)

The Chalet, designed by Monsborough, was constructed in 1928 and became a popular afternoon tea destination (Figure 8). New subsidiary buildings and improvement of sporting facilities continued into the 1930s, including tennis courts (Figure 9) and a nine-hole golf course which opened in October 1937. Also in the mid-1930s a number of ornamental timber nesting boxes, in the form of miniature houses, were installed in trees near the Chalet.⁶ The nesting boxes were donated by the Bird Lover's Society (Figure 10).

The connection between the park and the tramways was emphasised in a new ornamental stone entrance structure (and tram shelter) at the corner of Warrigal and Riversdale roads (built in 1929, Figure 11). Another tram shelter, built in the same rustic style with rough-coursed stonework, was introduced to the east of the main entrance on Riversdale Road. The connection was also expressed in the recycling of tramways materials through the late 1920s and 1930s. Examples included fencing using cables salvaged from Melbourne's cable tram network; redundant trams cars recycled as play equipment and picnic shelters.

Flowers were cultivated at Wattle Park for use in M&MTB properties (although this process was suspended from 1942 to 1945, with resources directed to crop cultivation).

In 1941, the Melbourne and Metropolitan Tramways Band (now the Melbourne Tramways Band) began regular performances at Wattle Park which continue to the present (Figure 13).

M&M.T.B. 12.7.1927
LAY-OUT OF WATTLE PARK

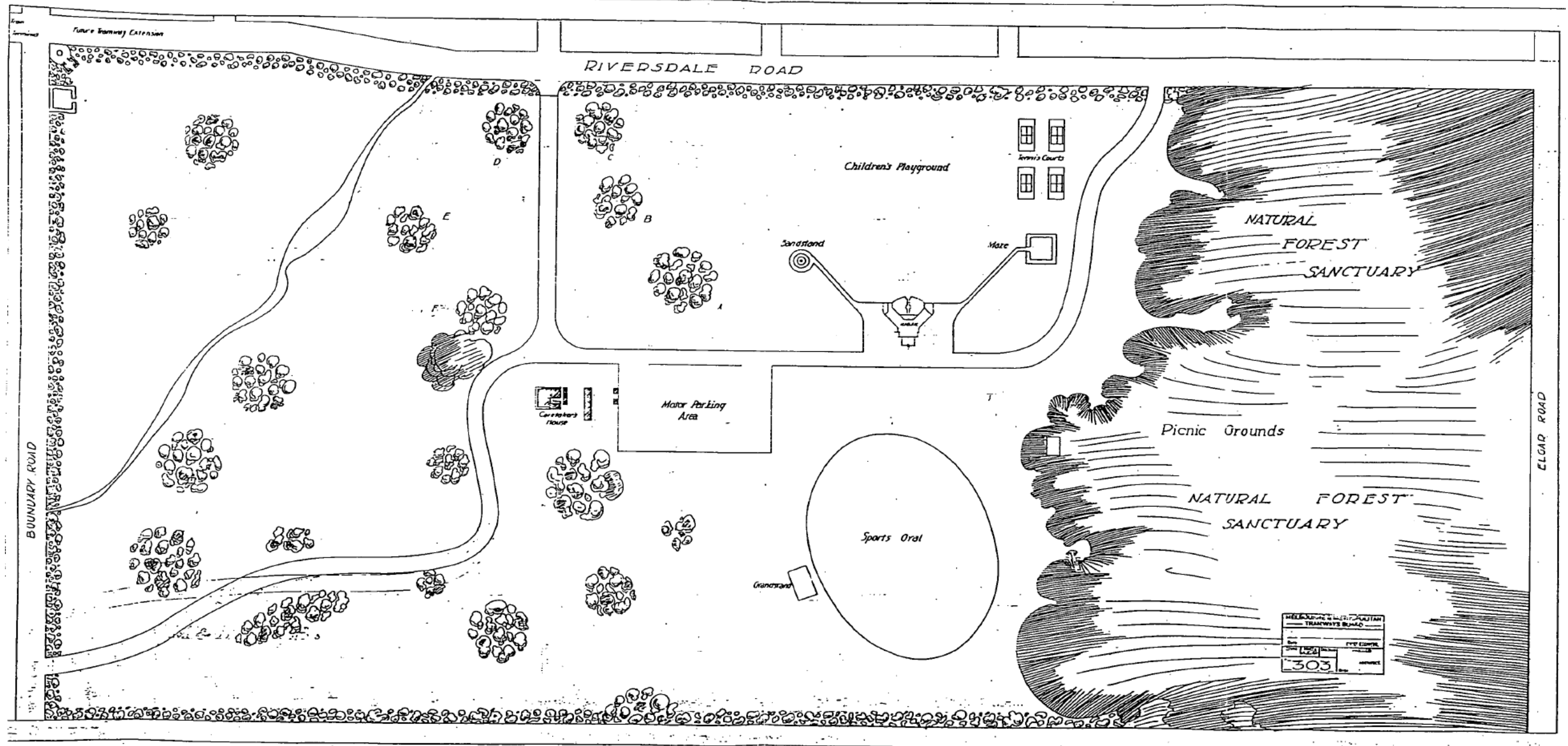


Figure 5 Proposed plan of Wattle Park, July 1927: elements that were implemented include the wattles to the perimeter, the playground, tennis courts (albeit in a different location, see Figures 4 and 5), entry building to the north-west, car park, kiosk (chalet), grandstand and the sports oval; the 'caretaker's house' is assumed to have been the homestead (it was replaced in the early-1930s), with the stables building to its east
Source: M&MTB Plan 303, 'Layout of Wattle Park', scan from 1993 *Heritage Conservation Plan*

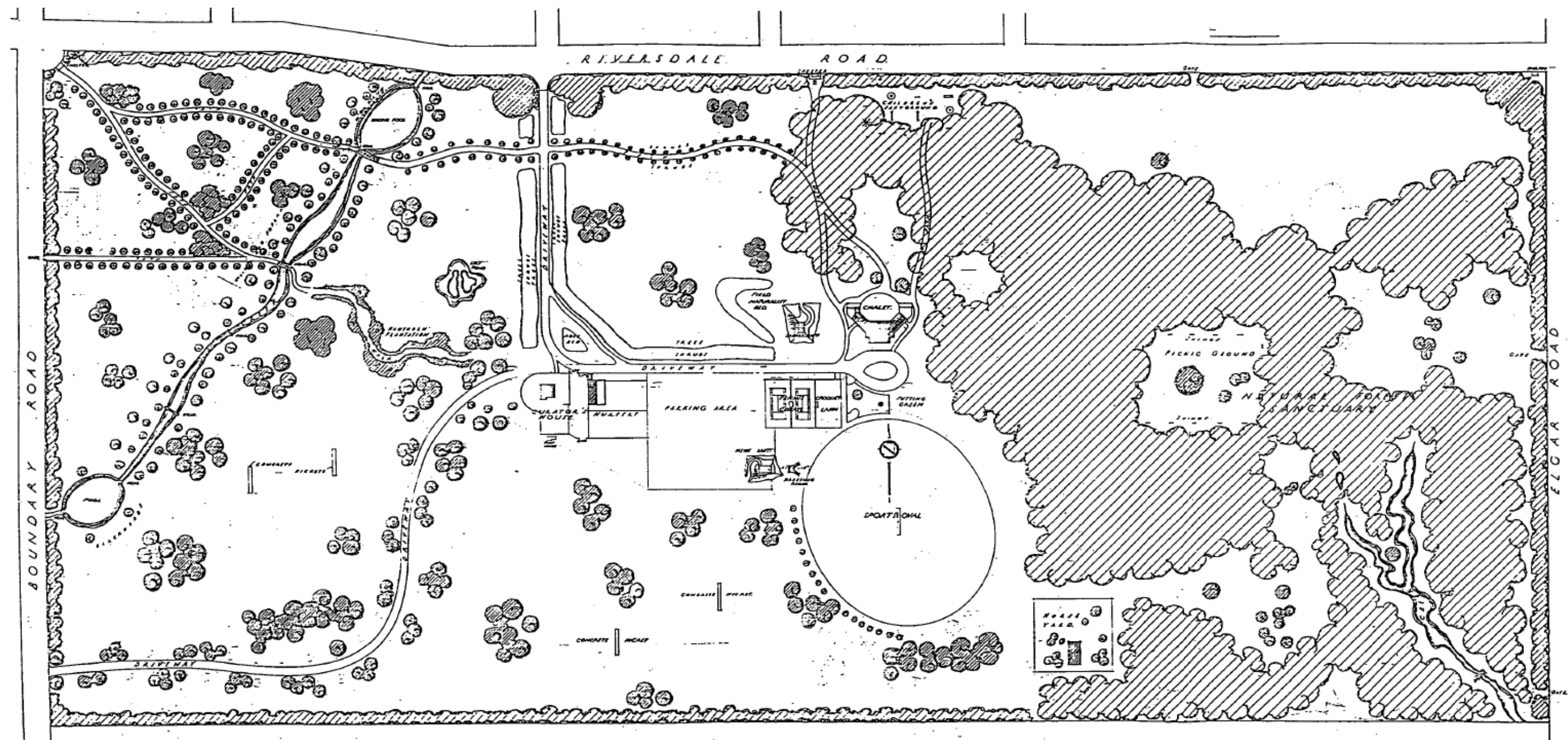


Figure 6 Plan of Wattle Park, October 1932: features not delivered included the pools on Hercules Creek, the path adjacent to the west bank of the creek and driveway from the south-west to the curator's house
Source: M&MTB Plan 532, 'Wattle Park general layout', scan from 1993 *Heritage Conservation Plan*

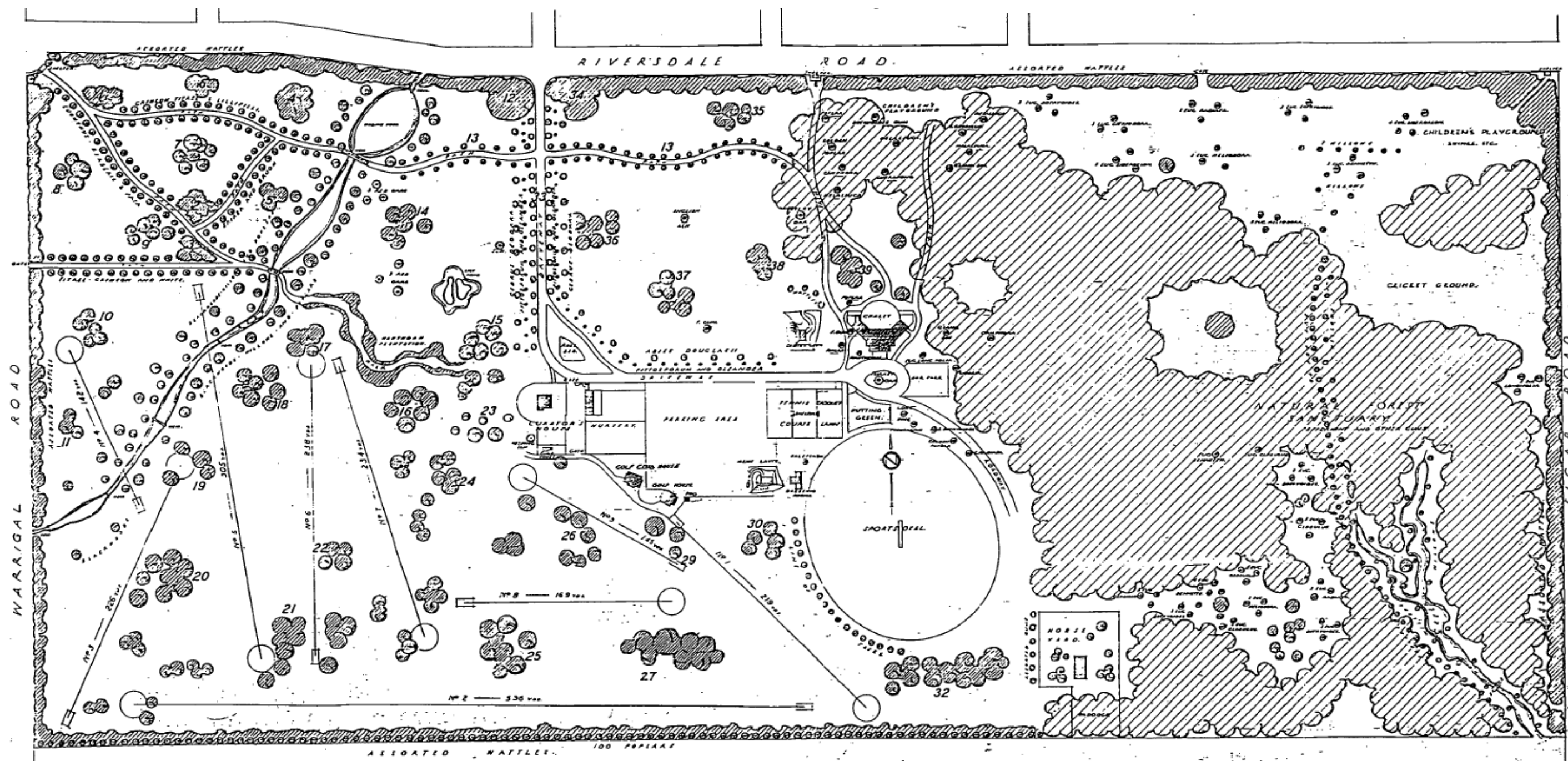


Figure 7 Plan of Wattle Park, February 1933
 Source: M&MTB Plan 803, 'Wattle Park general layout', scan from 1993 *Heritage Conservation Plan*



Figure 8 Oblique aerial view of the Chalet and environs looking east, 1928
Source: M&MTB Annual Report, 1928 (courtesy of the Melbourne Tram Museum)

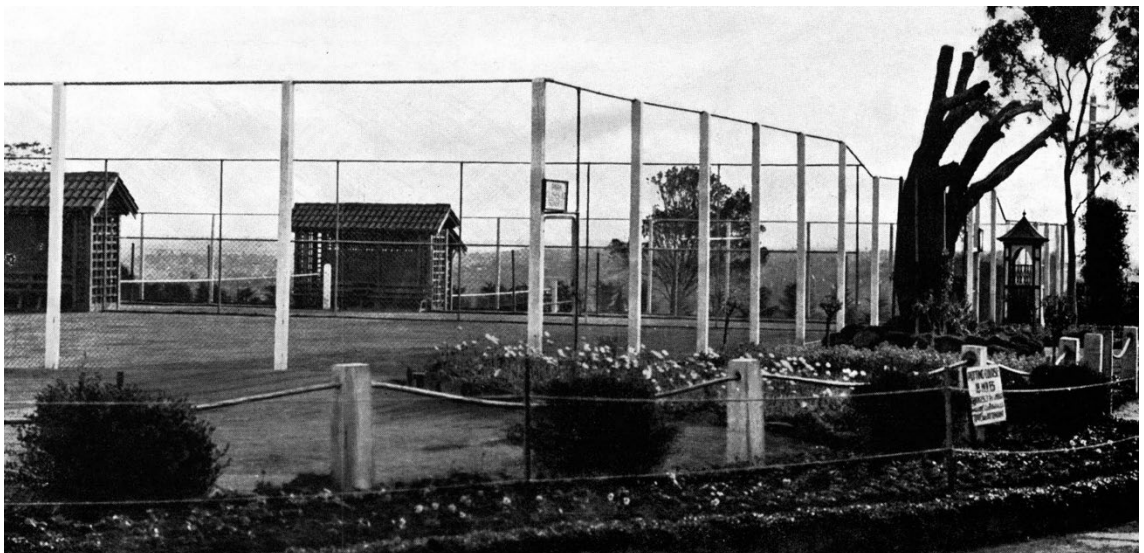


Figure 9 Wattle Park tennis courts, 1936
Source: M&MTB Annual Report, 1936 (courtesy of the Melbourne Tram Museum)



Figure 10 Nesting boxes, 1936
Source: M&MTB Annual Report, 1936
(courtesy of the Melbourne Tram Museum)



Figure 11 Entrance to Wattle Park, at the intersection of Riversdale and Warrigal roads, c. 1930s
Source: Box Hill Historical Society (B5810)



Figure 12 Afternoon tea in honour of the M&MTB's 'beautification programme', July 1926: the W Class tram body formed part of the children's playground
Source: Box Hill Historical Society (B5809)



Figure 13 A performance of the Tramways Band at the rostrum, 1976
Source: M&MTB Annual Report, 1976 (courtesy of the Melbourne Tram Museum)

Wattle Park continued to be a focus for patriotic and memorial activities. In 1933, a 'Lone Pine' seedling was planted opposite the Chalet by the 24th Battalion; the Battalion regularly paraded in the park. Special tree plantings included those instigated by the Wattle League, and a commemorative planting for Sir Stephen Morrell, a former member of the Melbourne & Metropolitan Tramways Board and a former Lord Mayor of Melbourne, who died in 1944. The 'Morrell tree' is located to the west of the Chalet; it is noted by a bronze plaque. In 1948, a stone clock tower was erected in close proximity to the Lone Pine to commemorate a fallen soldier.

The FNCV continued to advocate for planting of native species in the park. A boomerang-shaped 'Correa Bed' with native shrubs was planted by the FNCV in 1928 – indicated as a 'Field Naturalists Bed' in the M&MTB Plan of 1932 (see Figure 6). Throughout this period M&MTB continued to replace and plant new native trees, including wattles, gums and melaleucas.

2.1.5 *Post war rationalisation - M&MTB (1952-1983)*

A report commissioned by the M&MTB reported on the use and operation of the park, including means of reducing operating costs. Recommendations included reducing staffing and the frequency of garden and building maintenance, discontinuing the cultivation of cut flowers and deferring tree planting and developmental works. Cost reductions were not recommended for significant attractions, including the

floral displays to the entries, the main drive, the curator's cottage or the chalet gardens (Figure 14). The report also recommended promoting the park, with an emphasis on travelling to it by tram.

Consistent with this report, the 1950s saw only modest building improvements including a new shelter, bandstand and dressing shed. Few changes were made during the 1960s and 1970s, aside from the replacement of a cable tram car with W-Class tram picnic shelters (W2) (1968), improvements to the bandstand (1970) and another W2 tram replacement, after the picnic shelters were vandalised (1979).

The FNCV continued to contribute to native tree and shrub planting. In 1953-54; the Club sourced and planted shrubs and trees, possibly in the Field Naturalists' bed to the west of the toilet block. In 1968 this bed was extended, and in 1971 it reportedly contained 300 species. In contrast, M&MTB reports focussed on the removal and replacement of dead trees, particularly during the 1960s drought.

The park continued to be a popular picnic destination, with band recitals and organised picnics reported through the 1960s and 1970s.

An interesting footnote during this period of review and rationalisation was the passage (on 29 November 1960) of the *Wattle Park Land Act* 1960, which authorised the sale of the land by the M&MTB to Box Hill Council. This sale did not eventuate.



Figure 14 The curator's cottage (right) and office (left, a former stables), 1952: note the floral displays and manicured lawns

Source: Photograph on display in the Stables building, 2021

2.1.6 *Administrative change and further rationalisation: Melbourne Transit Authority, Public Transport Corporation and Melbourne Water (1983 – 1996)*

In 1983, the M&MTB was taken over by the Melbourne Transit Authority (MTA), which assumed management of Wattle Park. The 1980s saw reduced maintenance funding and staff numbers (down from 18 to four). In response, many landscape features which required high maintenance input were gradually removed, including flower beds and clipped hedges. Earlier lighting was removed, the carpark was asphalted, and the lady's toilet was modified, so that the men's toilet could be closed.

The *Wattle Park Land Act* (No. 26/1991) clarified the status of the land and transferred it to the Melbourne and Metropolitan Board of Works (from 1992, Melbourne Water), to be managed as a park. In 1992, Wattle Park was added to the Register of Historic Buildings under the *Historic Buildings Act*, 1981 (Victoria). Two years earlier (1990) the Lone Pine was included in the National Trust Register of significant trees as, 'one of four original Lone Pine plantings in Victoria. The others are at Warrnambool, The Sisters and The Domain; and in 1993 Wattle Park was included in the Register of the National Estate (ID 18454).

To support the management of the park from a heritage perspective, Melbourne Parks and Waterways (an enterprise of Melbourne Water) commissioned a Heritage Conservation Plan (Allom Lovell & Associates Pty Ltd and John Patrick Pty Ltd). By 1996, Melbourne Parks and Waterways had been taken over by Parks Victoria (PV).

2.1.7 *Management by Parks Victoria (1996 to present)*

Since the late-1990s, PV (a public authority) has managed Wattle Park in accordance with the *Parks Victoria Act* (the most recent iteration of the Act dates to 2018).

The 'Objects of Parks Victoria', as defined at Part 2 (7) of the Act are as follows:

- (a) protect, conserve and enhance Parks Victoria managed land, including its natural and cultural values, for the benefit of the environment and current and future generations; and
- (b) recognise and support traditional owner knowledge of and interests in Parks Victoria managed land; and
- (c) provide for and encourage the community's enjoyment of and involvement in Parks Victoria managed land; and
- (d) improve the community's knowledge and appreciation of Parks Victoria managed land; and
- (e) contribute to the wellbeing of the community through the effective protection and management of Parks Victoria managed land; and
- (f) contribute to the achievement of State and regional land management outcomes as far as is consistent with the effective protection and management of Parks Victoria managed land.

Investment since 1996 has been sporadic, reactive and generally focussed on matters of public safety. PV is responsible for the management of a wide range of assets and areas and is required to do this work with limited levels of recurrent funding (further discussion of existing and recommended cyclical maintenance regimes is at Chapter 4). Today there are no full-time rangers or members of staff at Wattle Park, compared with 18 as recently as the early-1980s.

Consequences of these funding and staffing realities is that the presentation of Wattle Park is conspicuously reduced as compared with its 1930s-50s heyday. As time has passed public dissatisfaction with the management and maintenance of Wattle Park has become increasingly pronounced.⁷

2.2 Wattle Park today

Wattle Park remains an expansive suburban park that combines natural and cultural values, and offers opportunities for passive and active recreation, including walks, runs, picnics and children's play. It provides habitat in an urban setting for a variety of wildlife including frogs, birds, bats, possums, butterflies and beetles.

As noted, the park is intersected by two creeks, Hercules Creek to the west and Damper Creek to the east (the latter outside the area that is included in the VHR extent). The land rises appreciably to the west of Hercules Creek towards Warrigal and Riversdale roads and from both creeks to the higher ground near the park's centre. Crushed gravel paths follow east and north boundaries (to Hercules Creek) and are bordered by stands of wattles and eucalypts. The central and north-west sections of the park are within the extent of registration, which excludes the golf course to the south and remnant/regenerated bushland to the east.

The central area is defined by an L-shaped driveway leading south from Riversdale Road to the Curator's Cottage (Figure 13) and former stables then east towards the Chalet (Figure 16), tennis courts and sports oval. This area has a concentration of the park's sporting, recreational and community facilities. The Chalet occupies a high point and is surrounded by formal gardens. It continues to be used for weddings and events. A lawn slopes from the Chalet towards Riversdale Road containing specimen trees, a bandstand and picnic shelter. A children's playground is located to the north-east of the Chalet and contains two W-Class trams adapted as picnic shelters (Figure 17). A path links the Chalet to the tram stop on Riversdale Road.

The cottage and former stables are located to the south of the bend in the driveway from Riversdale Road. The cottage is used as a meeting place for the Basketmakers of Victoria which holds open days, workshops and monthly gardening days.

The area to the west of the driveway contains the remnants of a lily pond (Figure 17), smaller areas of lawn and clusters of trees, shrubs and grasses. The banks of Hercules Creek are densely overgrown with exotic and native species (Figure 16). A concrete path (possibly dating from the 1930s) winds up to the stone entrance structure at the corner of Warrigal and Riversdale roads.

The park is used informally by the community and has established links with several organisations including Wattle Park Golf Course (which manages both the golf course and the tennis courts) and Provincial Events (which holds a lease for the Chalet, Figure 17).



Figure 15 The curator's cottage and garden



Figure 16 View of the Chalet from the picnic area



Figure 17 W Class tram adapted as play equipment in the playground



Figure 15 The lily pond



Figure 18 Hercules Creek

2.3 Social value

As noted at Chapter 1, research for this CMP included consultation with representatives of groups/communities that have a demonstrated attachment to Wattle Park. These groups included, but were not limited to, the Melbourne Tram Band, the Melbourne Tram Museum, Friends of Wattle Park and the Field Naturalists Club of Victoria.

There is variance in the scale, nature and composition of these groups, and the reasons for their connection to the place. The degree to which these groups make an active contribution to site management and/or promotion also varies. (These themes and issues are addressed elsewhere in this document – see Section 2.4.4 and Section 6.2)

It is clear, however, that there are groups and communities with a strong and enduring attachment to Wattle Park for reasons related to the site's history and cultural heritage values. There also exists a broad constituency for whom the place is valued for reasons of amenity; it is a place to take walks, hold picnics, ride bikes etc. For the purposes of this CMP, emphasis has been placed on the former.

2.4 Heritage values in summary

2.4.1 *A tramways destination*

A pleasure garden at what was then the eastern edge of metropolitan Melbourne, Wattle Park was developed as a destination and promotional vehicle for the electric tram network and the civic aspirations of the tramways. Initially acquired by the HTT, under the ownership of the M&MTB, the park was developed in the 1920s and 1930s as a major leisure destination on the tram network.

The M&MTB's development scheme combined active and passive recreation alongside picnic, refreshment and entertainment facilities, foregrounded by ornamental landscaping and backdropped by a managed bushland setting. Influenced by early national park destinations – notably Mount Buffalo – Wattle Park offered a collective leisure experience just an hour's tram ride from Flinders Street Station.

Principal design and oversight for the buildings, infrastructure and site layout undertaken from 1925-1938 was the responsibility of the M&MTB's architect A G Monsborough. The connection between M&MTB and Wattle Park was reflected in the recycling of tramways materials, the adaptation of a 1912 tram waiting shelter as an office (Figure 19), the use of the park to cultivate flowers for M&MTB properties and advertisements which promoted access to the park by tram. The longstanding association of Wattle Park with the tramways is also reflected in a memorial tree dedicated to a former member of the M&MTB, Sir Stephen Morrell. Today, this association is maintained through the interest and recurring involvement of the Melbourne Tram Museum, and in the continuing performances of the Melbourne Tramways Band.



Figure 19 Former tram waiting shelter, now known as the curator's office: looking south

2.4.2 *'A sanctuary for native fauna and flora'*

The appeal of Wattle Park was founded on the property's varied terrain of rolling paddocks, ornamental landscaping developed by previous owners and a parcel of retained bushland at the far east of the site. Responding to the continuing extension of the suburban boundary, from the opening of the parkland, this retained stand of native gums was described by various observers as likely to become among the last natural stands between Melbourne and the Dandenong Ranges.

These values appealed to many although, up close, the Wattle Park of 1917-1925 was in the words of one observer 'a ragged, somewhat untidy and dirty horse-paddock' and 'a wilderness of bracken and dead timber'.⁸

Regeneration was approached as a collective activity, with the HTT and then M&MTB accepting advice from the FNCV. In particular, the FNCV advocated mass planting of native trees. These were achieved collectively on planting days, including during the official opening and in regular Wattle Day plantings.

The FNCV took an early interest in Wattle Park, through reports, recommendations, and advocacy. The FNCV approached the HTT early to advocate for a 'sanctuary for native fauna and flora', including through preservation of remnant vegetation and planting of native trees and shrubs. In March 1917, the FNCV visited and reported on the condition of the site, observing aquatic organisms and a plant list of 17 species. The FNCV participated in early planting days and reported on the progress of the early 'Wattle plantation'. This interest may have been led by FNCV members who were also local residents with a professional interest in native flora, and, in the case of E E Pescott and A J Campbell, were also influential members of the Wattle Day League (Victorian Division).

A desire by the FNCV to plant a variety of native species was reflected in the 'Correa bed' established in 1928, which continued as the 'Field Naturalists Bed'. While interest in the bed fluctuated, at times it had reportedly up to 300 species with many labelled. The FNCV continued to observe and advocate for Wattle Park flora and fauna, including raising concerns about the golf course development (1920s) tree removal (1948) expansion of the golf course (1950s) and management plans for the park (1991).

Another expression of the community's commitment to maintaining the park as a sanctuary for wildlife was the donation, in the mid-1930s, of ornamental nesting boxes by the Bird Lover's Society.

2.4.3 *An expression of national, patriotic and memorial sentiment*

Established in the years immediately after World War I, Wattle Park reflects the nationalistic themes and symbols established in the first decades of Federation and the cauldron of the war. These themes were embraced by the tramways management, and also reflect organic investments in the park by a diverse range of organisations, from local naturalists to the peacetime military.

As assumed by the HTT in 1916, the property included a substantial area of woodland to the east (part outside the VHR extent) incorporating both remnant indigenous vegetation and early plantings of cultivated native trees. These features made it a prominent 'natural' landscape area in part of Melbourne that had been subject to extensive clearances for timber, grazing and fruit growing, and which was now being reached by modern residential subdivisions. This confluence of factors also made the site a focus for a mode of national expression through native plantings promoted by the Wattle League.

The naming of the park in honour of the wattle (genus *Acacia*), a species indigenous to Australia, also reflects the nationalistic spirit of the early twentieth century. Wattle Day (1 September) continued to be celebrated at Wattle Park for many years.

Further associations developed over time. From 1929, the peacetime 24th (Kooyong Regiment) Battalion adopted Wattle Park as a home for its annual Trooping the Colours ceremony (displaying the battle colours awarded to the battalion in 1928), a public display which brought together current unit members from Camberwell, Box Hill and Surrey Hills and veterans of the 24th (AIF) Battalion. The park also became the unofficial home of other activities of the Citizens Force battalion and of the 24th (AIF) association, including annual association picnics, field exercises by the active force, and regular performances of the 24th battalion band. These uses continued through 1939.

In 1933, one of the first plantings of a Lone Pine seedling took place at Wattle Park, honouring the service of the 24th (AIF) Battalion at the Battle of Lone Pine. Further memorials have been added alongside the tree, including a Memorial Clock (1948) and a series of modern plaques (Figure 20).

2.4.4 *A locus for community*

A tradition of community access to the site was established early by Orlando Fenwick, owner of Phoenix Clothing Company, and owner of the site from 1871-1897. A Melbourne city councillor, and Melbourne Lord Mayor in 1871-72, Fenwick also provided an area for a cricket pitch (1892).

The next owner, Eliza Welch, widow of a co-founder of the merchandising firm Ball and Welch, purchased the property from the Fenwick estate in 1904. Welch later negotiated the sale of the property to the HTT, including the establishment of a covenant that the new owners would ‘not at any time build, erect or permit to be built any dwelling house, shop, store or any other building other than shall be necessary for the convenience, use and enjoyment of the land as a public park’.⁹

When the purchase of the park by HTT was debated in Parliament in 1915-1916, arguments in favour focused on the attraction to residents ‘for outings and picnics’ and for inner suburban residents to access clean air. Several MPs expressed concern that access to the park remain free and open to all as ‘breathings spaces and recreations grounds for the people’.

As intended, Wattle Park did provide a significant early recreational facility in metropolitan Melbourne. It quickly became a centre for community activity and recreation, including picnicking, band performances and parades. Public pride in the facility was reflected in the planting of trees by notable individuals, including the Governor of Victoria Sir Arthur Stanley. Two Wattle Day plantings in the 1930s were attended by celebrities – singer Peter Dawson (1931) and English Actress Dame Sybil Thorndike (1932). M&MTB continued to report on ‘organised picnics’ through the 1950s to 1970s.

Wattle Park remains a place for picnics, walking, running and children’s play. The cottage is used as a meeting place for basket makers, through the Basketmakers of Vic Inc, which holds open days, workshops and monthly gardening days.

Wattle Park also benefits from the active involvement of the Friends of Wattle Park, a group of local residents, which was established in 1991. The Friends hold monthly ‘working bees’, primarily focussed on programmes of revegetation; they were also responsible for commissioning replicas of the ornamental nesting boxes, to replace the originals (the replicas are in storage in the Stable building). A sub-committee of the Friends is responsible for managing Anzac Day commemorative activities.

The Melbourne Tram Band (previously the Melbourne & Metropolitan Tramways Band) commenced regular performances at Wattle Park in November 1940, a tradition that continues with an annual recital season extending from October to April – the April recital is preceded by an Anzac Service held opposite the Chalet. The band was originally comprised of players employed by the M&MTB as conductors, drivers, inspectors, bus drivers and tram maintenance personnel.¹⁰



Figure 20 The Patriotic Area, including the Lone Pine, Memorial Clock Tower and commemorative plaques

3.0 SIGNIFICANCE

For the purpose of this CMP, the area of heritage significance at Wattle Park is understood to be the VHR extent of registration (Figure 21). This area does not include the Wattle Park Golf Course or the area of predominantly native vegetation located east of Ferndale Street.

3.1 Statement of significance

The following Statement of Significance is based on the VHR entry of 1992. It has been amended to incorporate outcomes of research and work undertaken for this CMP (sections in bold), and to adapt it to the current Heritage Victoria format.

What is significant?

Wattle Park, including all the land, trees, plantings, open parkland, main entry and driveway, two stone tram waiting shelters, the Chalet, band rostrum, memorial clock tower, tennis court shelters, curator's office (former tram waiting shelter), curator's cottage, stables building, the 'lily pond' and fencing to the main drive.

How is it significant?

Wattle Park is of historical and aesthetic significance to Victoria. It satisfies the following criterion for inclusion in the Victorian Heritage Register:

- **Criterion A: Importance to the course, or pattern, of Victoria's cultural history.**
- **Criterion D: Importance in demonstrating the principal characteristics of a class of cultural places and objects.**
- **Criterion E: Importance in exhibiting particular aesthetic characteristics.**

Wattle Park is likely to be of social significance to communities (although it has not been established whether this meets the threshold for State significance). The park also has some archaeological potential.

Why is it significant?

Wattle Park is the only example in Australia of a comprehensively developed pleasure park **that was** established, operated and owned by a transport authority **(until 1991)** with the dual aim of promoting its transport services and providing a recreational facility for the public. **The park is now managed by Parks Victoria.**

It has a strong historical connection with the Hawthorn Tramways Trust, which had the foresight to purchase the land in 1916 for the purposes of a park. The trust was Melbourne's second municipal electric tramway undertaking. It was the first of the suburban tramway authorities to run trams into the City of Melbourne proper. This feature directly contributed to the success of Wattle Park, which was situated at the trust's outer suburban terminus. Much of the suburb of Camberwell was developed as a dormitory suburb as a result of the trust's enterprise. The present nature of the grounds and the structures strongly reflect the stewardship of the park by the Melbourne & Metropolitan Tramways Board between 1920 and 1983. The rapid development of facilities during the late 1920s was fostered by Alexander Cameron, the board's first chairman (1919-1935). Cameron was chairman of the Prahran and Malvern Tramways Trust from its inception in 1909 and is regarded as the father of electric tramways in Melbourne. The ownership and management by

the board is evidenced by the materials used to construct the chalet, fences made from tramway rails and cables, a former Prahran and Malvern Tramways Trust passenger waiting shelter (now used as a curator's office), two stone waiting shelters serving the Riversdale Road tramway, the redundant electric tram car bodies used as picnic shelters and a tree dedicated to the memory of a former member of the Board.

The name and theme of the park reflect the strong national fervour of the early decades of the **twentieth** century – wattle being Australia's national floral emblem.

Through its integration of facilities for passive and active recreation Wattle Park demonstrates the principal characteristics of a public park and pleasure garden established in the early twentieth century. It also demonstrates features of an early flora and fauna reserve. As well as a particular focus on species of Wattle, the park reflects early to mid-twentieth century interest in the ornamental planting, retention and regeneration of a variety of native species including eucalypts. [Criterion D]

The layout of the park and its buildings and structures remain intact **to** their 1920s form. The buildings and structures **are** designed in a consistent rustic style in keeping with the nature of the park. The layout of the grounds and the design of the buildings are an important work of A G Monsborough, the board's architect (1926-1938). Monsborough was responsible for the design of all tramway buildings during the formative years of the electric tramway system. The present system is regarded as the largest in the English-speaking world and most of Monsborough's buildings survive. Monsborough's prodigious output ranged from electric sub-stations and tram depots to the large scale heavy industrial type structures of the Preston tramway workshops; from the board's multi-storey head office building in Little Collins Street, Melbourne, to the rustic chalet and passenger shelters at Wattle Park.

The Wattle Park chalet is the only remaining example of a number of cafe/entertainment venues constructed in Melbourne by tramway authorities and local councils at tram termini, to stimulate tramway traffic and generate income. It has operated continuously since 1928 as a cafe, dance hall and venue for receptions, parties and weddings. It is probably the only such venue dating from the 1920s which remains in operation in an unchanged form. ~~The original drink carbonation machine is still operational and the early timber dining chairs, bearing their stock item numbers, remain in regular use.~~ The chalet is possibly a unique example of a building constructed by a public utility largely from discarded materials – bricks and slate paving from redundant cable tram engine houses, roof slates from the Yarra Bend Asylum and stonework from derelict drystone walls.

[Criterion E]

Since its inception Wattle Park has continuously served as a major recreation facility for a wide area of the metropolis. Together with Royal Park and Studley Park, it is one of the three major inner Melbourne parks that retain a natural bush setting.

Over many generations Wattle Park has become synonymous with family picnics. It has been the home of a number of sporting organisations and has benefited significantly from the input of many community bodies including the Victorian Wattle League and the Field Naturalist's Clubs. It has served as a long-standing

venue for performances by the tramways band and **is used regularly** by the locally based 24th Battalion for ceremonial occasions.

The planting of special trees within the park by notable individuals, visiting celebrities, the Wattle League, special interest groups and school children has been a regular ritual since its inception. The 'Lone Pine' raised from a seed collected at Gallipoli in 1915, and planted at Wattle Park in May 1933, is one of only four such plantings in Victoria. **(Criterion G – see also comment below, Section 3.1.1)**

~~Wattle Park also has a historical association with two Melbourne identities who owned the land before it was purchased by the Hawthorn Tramways Trust – Orlando Fenwick, a former lord mayor, and Eliza Welch, widow of the co-founder of the retailing firm Ball & Welch.~~ **[Criterion H – see also comment below, Section 3.1.2]**

3.1.1 Comment regarding social values (Criterion G)

The Heritage Council of Victoria criteria provide for consideration of collective attachment to a place under Criterion G, '[The place or object] has a strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons'. The *Victorian Heritage Register Criteria and Threshold Guidelines* (Heritage Council of Victoria) includes tests to establish whether a place satisfies this criterion at the State level. These tests are supplemented by another Heritage Council paper, *Guidance on identifying places and objects of state-level social value in Victoria* (July 2019).

Research to establish whether Wattle Park satisfies this criterion at the State level has not been undertaken for this CMP. As noted at Chapter 4, it would be desirable for this research to be undertaken. However, based on historical, anecdotal and observational evidence, and accepting that public parks are often places for which communities develop a sense of attachment, it is recognised that Wattle Park is a place of social value at least at the local level. There are a range of communities and/or groups with a demonstrated and (in some cases) enduring attachment to the place including, but not limited to the: Friends of Wattle Park, Melbourne Tram Museum, Melbourne Tramways Band and the Basketmakers of Victoria, which operates from the curator's cottage.

3.1.2 Comment regarding 'special associations' (Criterion H)

'Basic' tests for Criterion H ('Special association with the life or works of a person, or group of persons, of importance in Victoria's history') as set out in the *Victorian Heritage Register Criteria and Threshold Guidelines* include:

The place/object has a DIRECT ASSOCIATION with a person or group of persons who have made a strong or influential CONTRIBUTION to the course of Victoria's history [and]

The ASSOCIATION of the place/object to the person(s) IS EVIDENT in the physical fabric of the place/object and/or in documentary resources and/or oral history [and]

The ASSOCIATION:

- directly relates to ACHIEVEMENTS of the person(s) at, or relating to, the place/object; or
- relates to an ENDURING and/or CLOSE INTERACTION between the person(s) and the place/object.

The 'basic test' for determining whether Criterion H applies at the State level is:

The place/object allows the clear association with the person or group of persons to be READILY APPRECIATED BETTER THAN MOST OTHER PLACES OR OBJECTS IN VICTORIA.

The VHR Statement of Significance for Wattle Park references four individuals: Alexander Cameron, chairman of the Prahran and Malvern Tramways Trust from its inception in 1909 and a man regarded as the 'father of electric tramways in Melbourne'; Alan Gordon Monsborough, architect for the M&MTB who was both prolific and diverse in his output, including the key buildings at Wattle Park (notably the Chalet); Orlando Fenwick, a former lord mayor of Melbourne, who owned the land now occupied by Wattle Park for a period in the late nineteenth century; and Eliza Welch, widow of the co-founder of Ball & Welch, who sold the land to the Hawthorn Tramways Trust in 1915/16.

Having regard to the tests in the VHR *Criteria and Threshold Guidelines*, it is considered that none of the four individuals referenced above meet the threshold, at the State level, for criterion H. It is arguable that Melbourne's tram network *in toto* would more readily be understood as Cameron's legacy, as opposed to the creation of Wattle Park. Likewise, further research would be required to establish whether there is a legitimate basis to suggest that Monsborough made 'a strong or influential contribution to the course of Victoria's history', and if he did whether his work at Wattle Park allows the association to be 'readily appreciated better than most other places'.

Eliza Welch's contribution to the formation of the park is a critical part of its history, but does not satisfy criterion H. Finally, it has not been established during research for this CMP that Fenwick made 'a strong or influential contribution to the course of Victoria's history'.

3.2 Levels of significance

The Statement of Significance provides an overview of the general nature of the significance of Wattle Park. The following details the contribution that the individual buildings, elements and landscape features make to the place.

A tri-partite hierarchy of significance has been adopted (see definitions at Section 3.2.1, tabulation at Section 3.2.2 and graphic representations at Figure 21 and Figure 22). The establishment of a hierarchy is intended to assist with management – see 'implications of significance' at Section 3.2.3, and policies at Chapters 4-6.

For the purposes of this assessment, reference is made to the key values that underpin the park's cultural heritage significance (described at Section 2.3 'Heritage values in summary').

3.2.1 Definitions of significance

Primary significance

Buildings, elements and landscape features of primary significance variously relate to:

- the park's origins, as established in 1916 and as remodelled in the 1920s/30s (public park and 'tramways destination');
- its core functions ('locus for community' and 'expression of national, patriotic and memorial sentiment'); and
- the natural environment ('sanctuary for native flora and fauna').

Buildings and elements of primary significance are generally of long-standing. Some pre-date the establishment of the park (i.e. the main entry and driveway, the stables, and the location of the curator's cottage and the Lily Pond); the majority were introduced during the 1920s/30s; and some features/elements were introduced later but are strongly expressive of a core value (i.e. the memorial clock). Many of the buildings and elements of primary significance have a high degree of intactness as designed/planted.

Landscape elements of primary significance include the perimeter wattle plantation, which is a contemporary and much reduced iteration of an original feature – it should be noted that the plantation in the aggregate is of primary significance, as opposed to individual trees. Ornamental plantings to avenues, pathways and in groups are also of primary significance, as a characteristic feature of the park for their contribution to the setting, as opposed to individual specimens. Other plantings of primary significance include the Lone Pine, cultivated trees dating from the nineteenth century and the former Field Naturalists Club of Victoria planting beds.

Contributory significance

Buildings, elements and landscape features of contributory significance, in typical circumstances, support an understanding of the park's key values. They include buildings/elements that were introduced from the 1940s but whose scale/design is responsive to context. They also include buildings/elements that have been modified. The eucalyptus woodland canopy – generally located between the main drive and the playground – is of contributory significance. The woodland was introduced in the post-World War II period and diminished the legibility of the original (predominantly ornamental) landscape treatment.

Little or no significance

These buildings, elements and landscape features make a limited contribution to the cultural heritage significance of Wattle Park. They include later elements unrelated to the site's core values, as well as features/elements of little or no intrinsic merit, in terms of formal or design properties. Some have been modified and/or relocated over time.

3.2.2 Schedules of levels of significance

Buildings, features and hard landscaping

Table 1 includes details of the levels of significance of individual buildings and elements. Items identified in the VHR entry are referenced below as 'B1, B2' etc.

Table 1 Schedule of levels of significance: buildings, features and hard landscaping

Building, element, landscape feature	Level of significance	Thematic association(s)
The Chalet and its landscape setting (B9)	Primary	Tramways destination Locus for community
Tram waiting shelter/entrance at the north-west corner of the park (B1)	Primary	Tramways destination

Building, element, landscape feature	Level of significance	Thematic association(s)
Tram waiting shelter/entrance and rockery on Riversdale Road (B4)	Primary	Tramways destination
Stables (B15 'Former homestead outbuilding')	Primary	Tramways destination Locus for community (meeting place for members of the community)
Curator's cottage and its landscape setting (B16)	Primary	Tramways destination Locus for community
Curator's office (B14, former tram waiting shelter)	Primary	Tramways destination
Entry and main driveway (Monsborough Drive), extending from Riversdale Road to the Chalet	Primary: to the extent of the location, alignment and the Deodar Cedar avenue	Tramways destination Locus for community
Main driveway fencing	Primary: to the extent of original fabric	Tramways destination
Lily pond, fountains and rockery (B2) (former dam, dating to the 19 th century)	Primary: noting that the pond is in a ruinous condition	Tramways destination
Playground	Contributory: as related to the function – there has been a playground at the park since at least the 1920s; the location and extent of the playground have altered over time	Locus for community Tramways destination
Playground equipment	Little or no significance: the playground equipment, which dates to the early-2000s (See note regarding W Class tram bodies below)	Locus for community Tramways destination
W Class tram bodies within the playground (B6 and B7)	Contributory: early-2000s replacements of previous trams; B6 and B7 have been extensively modified	Tramways destination Locus for community
Picnic area (generally located between the Chalet and the playground)	Contributory: reflecting the longevity of this use at the park, and a general lack of formal design coherence	Locus for community

Building, element, landscape feature	Level of significance	Thematic association(s)
Playground shelter (B5)	Contributory: later element of sympathetic form and materials	Locus for community
Toilet block, 1994 (its predecessor was identified as B10 in the VHR entry)	Contributory: later element of sympathetic form and materials	Locus for community
Tennis courts, including the former croquet lawn (now grass tennis court)	Contributory: long-standing features of the site, albeit of utilitarian presentation	Locus for community
Tennis court shelters (B12)	Primary: long-standing features of the site, with characteristics expressive of their design during the 1930s	Locus for community
Oval	Contributory: a long-standing feature of the site	Locus for community
Pavilion (dressing room), to the west of the oval	Little or no significance: a later, c. 1949, building in ruinous condition that supported the operation of the oval	Locus for community
Band rostrum (B8)	Contributory: later element of sympathetic form and materials	Locus for community Tramways destination (association with the tramways band)
Memorial Clock Tower (B11)	Primary	Expression of national, patriotic and memorial sentiment
Flagpole (now relocated to the south side of the turning to circle to the south of the Chalet)	Contributory	Expression of national, patriotic and memorial sentiment
Employee's shelter	Contributory: to the extent of material consistency with the park's prevailing rustic design qualities	N/A – park infrastructure
Barbeques, rubbish bins, seating, lighting, fencing other than tram cable fencing	Little/no significance: modern utilities of no heritage significance	N/A – park infrastructure
Drinking fountains with concrete bowls and basalt rubble bases (x3 – south of B1, north of B5 and north-west corner of golf course car park)	Contributory: to the extent of material consistency with the park's prevailing rustic design	N/A – park infrastructure

Building, element, landscape feature	Level of significance	Thematic association(s)
A fourth drinking fountain with a cast iron base and enamel bowl is located south of B2.	qualities; the fountains are inoperative	
Pathway layout	Primary, where formal avenue tree plantings are present (i.e. the entrance drive and formed walkways associated with the Chalet and Curators Cottage) and the tram shelters on Riversdale Road, which act as gateways to the park Little or no significance, all other pathways, which are generally a response to the site's topography and are not highly formalised	Tramways destination
Pathways (physical fabric)	Contributory, the sections of stone-paved walkways in the Chalet and Curators Cottage gardens Little or no significance, all other pathways which vary in construction, including sections of compacted earth and gravel toppings, asphalt paved paths in more formal areas and displaying a variety of edging and drainage details (often in a fragmentary or non-functional condition)	N/A – essential park infrastructure
Bridge over Hercules Creek	Little/no: utilitarian 1990s replacement of an earlier bridge	N/A – essential park infrastructure
Hercules Creek	N/A The creek is a natural (as opposed to 'heritage') feature	Sanctuary for native flora and fauna Potential association with Traditional Owners

Soft landscape elements

As summarised at Table 2, some trees at Wattle Park are individually significant, while others contribute to characteristic features which would desirably be maintained and regenerated.

Table 2 Schedule of levels of significance: soft landscape elements

Building, element, landscape feature	Level of significance	Thematic association(s)
Wattle perimeter	Primary (the plantation in the aggregate is of primary significance, as opposed to individual specimens)	Expression of national, patriotic and memorial sentiment Sanctuary for native flora and fauna
Ornamental tree plantings	Primary (avenue plantings, group plantings and specimen trees)	A tramways destination
Eucalyptus woodland canopy	Contributory: within the registered area this plantation was formed during the 1930s-50s from informal afforestation plantings, principally of eastern coast forestry gums	Sanctuary for native flora and fauna
Early cultivated trees (predating the formation of the park)	Primary: these trees include the three native gums planted along the original entrance drive and the Norfolk Island Pines (<i>Araucaria heterophylla</i>) on the perimeter of the Curator's Cottage garden	Association with the pre-tramways era Tramways destination
Lone Pine	Primary	Expression of national, patriotic and memorial sentiment
Morrell Tree	Contributory (relatively late element; historical recognition rather than an element that supports values in a primary way)	Tramways destination
Former Field Naturalists Club of Victoria planting beds	Primary (for its age and associations, albeit the beds are of low integrity)	Sanctuary for native flora and fauna Locus for community

3.2.3 Implications of significance

The following provides high level comment regarding the implications of significance. See Chapter 5 for more detailed commentary and recommendations.

Primary significance

Buildings, elements and landscape areas of primary significance should generally be retained and conserved according to the principles of the *Burra Charter*.

Contributory significance

It would be desirable for contributory buildings, elements and landscape areas to be conserved. However, there exists greater flexibility with regard to potential alteration and change, including additions to existing buildings. Where alterations or changes are proposed, these should be guided by the policies and recommendations in this report, and should have regard for the identified aspects of heritage significance both for the specific element and for the study area as a whole.

Little or no significance

Acceptable options for buildings, elements and landscape features of little/no significance include retention, demolition or replacement in a way that has minimum adverse effect on buildings, elements and landscape features of primary significance. In the event of removal, a photographic record of the affected building/area should be prepared. Further, historical themes/events of interest associated with demolished buildings and/or landscape elements should be incorporated into heritage interpretation for the site (see Chapter 6 for further comment).

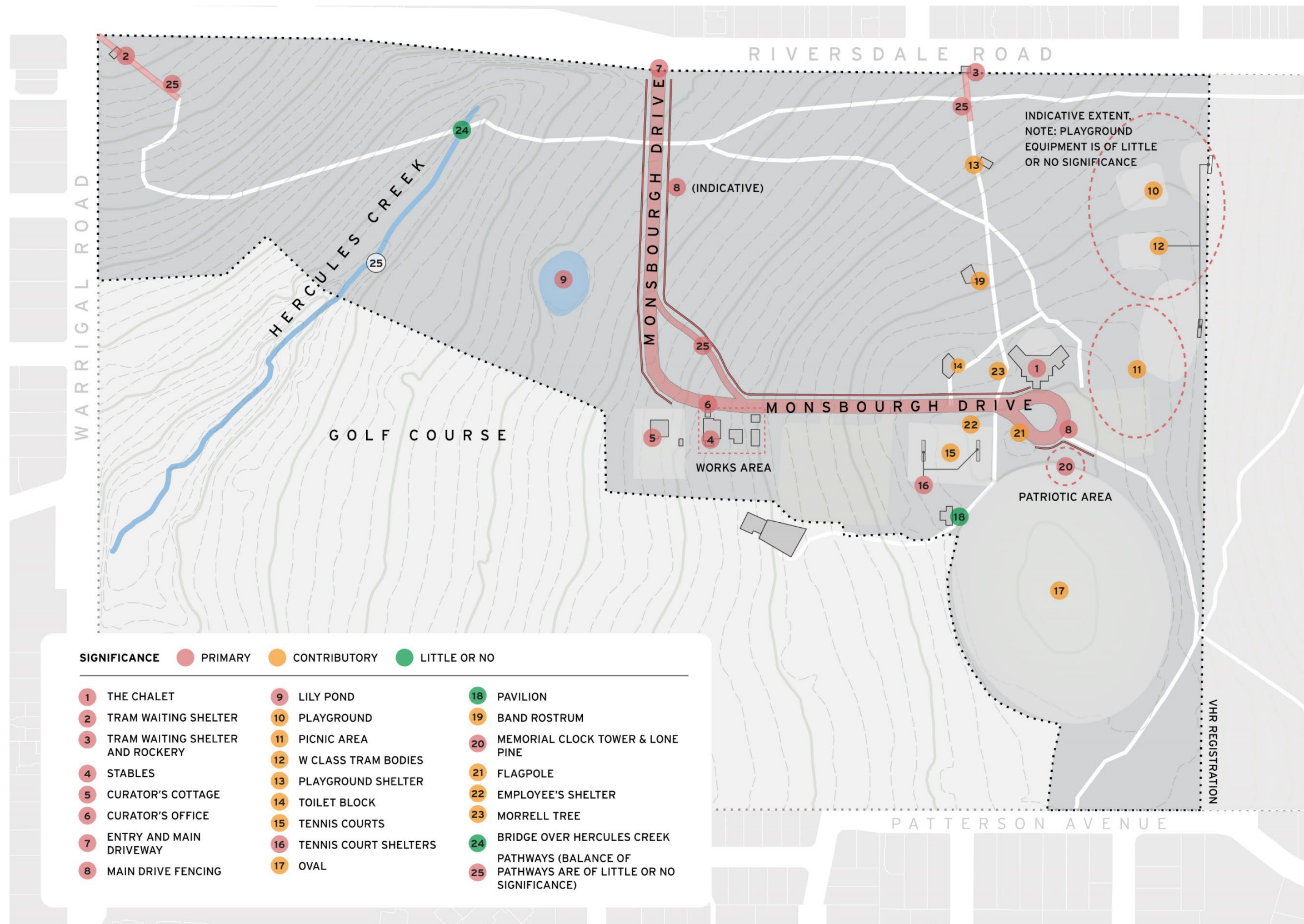


Figure 21 Levels of significance: key buildings, features and hard landscaping



Figure 22 Levels of significance: soft landscape elements

4.0 CONSERVATION FRAMEWORK

Policies and recommendations for the on-going management of Wattle Park are at Chapters 5 and 6. The following establishes the conceptual and strategic basis for the policies and identifies issues and opportunities that will have a bearing on the management of the place.

4.1 Policy basis

The policies for Wattle Park are framed to address the following overarching objectives:

- Ensuring that the cultural heritage significance of the park is maintained and understood including but not limited to:
 - its conceptual integrity as a tramways park with integrated native flora and fauna in Melbourne's eastern suburbs; and
 - its functions as a place of passive and active recreation;
- Providing guidance for the ongoing maintenance of significant buildings, elements, areas and landscape features within the park;
- Ensuring that priorities for the conservation of significant buildings, elements, areas and landscape features are understood and adequately resourced;
- Recognising that Wattle Park is both a heritage 'place' that requires systematic and considered management, and a public landscape that includes living elements and a range of community expectations and social, economic, environmental and planning pressures;
- Identifying opportunities for Wattle Park to evolve in a manner that will avoid, or minimise, the potential for detrimental impact on heritage values and attributes;
- Identifying threats to the park's cultural heritage values;
- Ensuring that ongoing maintenance and future change is consistent with the principles of the *Burra Charter*, and in accordance with statutory heritage obligations; and
- Facilitating the management and conservation of attributes and elements of significance at Wattle Park within a policy framework that is robust, easily understood and consistent in its approach.

4.2 Integrated management and strategic planning

Wattle Park is a heritage *place*.¹¹ It is a geographically defined area that includes built form, elements, landscape treatments, spaces and attributes that variously contribute to its cultural heritage significance. These elements and attributes have tangible and intangible dimensions.

The planning and character of the park relate directly to its origins as a tramways park and sanctuary for native flora and fauna as established from 1916. While responsibility for management has varied over time, with corresponding implications for the resourcing, management and presentation of the place, Wattle Park retains its conceptual integrity. From a heritage perspective it is important that the foundational principles that established this planning and character are maintained. This can be achieved through a decision-making framework that recognises the distinct origins and varied values of the place. Implicit in this objective are requirements for long-term planning and a recognition of Wattle Park as a coherent whole.

Issues of conservation, restoration and renewal that need to be addressed on a strategic basis across the park include, but are not limited to: renewal of the perimeter wattle plantings; management and renewal of the ornamental and native tree plantations; continuing the association of the place with Melbourne's tramways operations and history; and the management of the creek lines.

More traditional heritage conservation and management objectives also apply, including the siting and scale of new buildings, facilities and infrastructure. A critical objective is to avoid fragmentation. In this respect, it would be desirable that like facilities continue to be grouped within the larger parkland, even where this means adding contemporary elements in proximity to historical buildings. Various methodologies may be used to ensure the relationship of new and existing elements is a positive one which strengthens rather than detracts from existing significant elements.

Risks arising through a failure to manage the place strategically, and to plan for its future, include unintended impacts of cumulative change arising as a consequence of localised and/or small-scale interventions and/or reactive maintenance.

(Policy 1) Parks Victoria, and future entities responsible for the place, should adopt an integrated, long term and strategic approach to the management of Wattle Park, closely informed by its heritage significance and the analysis and policies of this CMP.

- This policy may be implemented through the adoption of a strategic plan (masterplan or equivalent) that establishes a future vision for the place, consistent with the approach recommended in this CMP.
- At the time of writing it was understood that a masterplan for the park was being prepared for the park.

4.3 Conservation in accordance with the *Burra Charter*

The approach to conservation recommended in this CMP is grounded in the *Burra Charter* 'process' which promotes a sequence of research and analysis as the basis for developing an understanding of the cultural significance of a place and other issues affecting its future.¹² Article 6.2 of the *Charter* states that, 'Policy for managing a place must be based on an understanding of its cultural significance' and Article 6.3 reads, 'Policy development should also include consideration of other factors affecting the future of a place such as the owner's needs, resources, external constraints and its physical condition'.

'Conservation', as defined in the *Burra Charter*, is a broad term which is intended to be tailored to circumstances. As stated at Article 1 'Definitions', conservation 'means all the processes of looking after a place so as to retain its *cultural significance*' (*Burra Charter*). Article 14 of the *Charter* provides a description of 'conservation processes':

*Conservation may, according to circumstance, include the processes of: retention or reintroduction of a use; retention of associations and meanings; maintenance, preservation, restoration, reconstruction, adaptation and interpretation; and will commonly include a combination of more than one of these. Conservation may also include retention of the contribution that related places and related objects make to the cultural significance of a place.*¹³

Conservation processes of particular relevance to Wattle Park include:

- *Maintenance*, defined in the *Burra Charter* as, '[...] the continuous protective care of a place, and its setting'. Maintenance is to be distinguished from repair which involves restoration or reconstruction;¹⁴
- *Retaining associations*, defined as '[meaning] the connections that exist between people and a place';¹⁵
- *Retaining meanings*, defined as, 'denoting what a place signifies, indicates, evokes or expresses to people';¹⁶
- *Use*, which is defined in the *Burra Charter* as, '[...] the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place';¹⁷ and
- *Adaptation*, defined in the *Burra Charter* as, 'changing a place to suit the existing use or a proposed use' ¹⁸

(Policy 2) Wattle Park must be conserved in accordance with its cultural heritage significance.

The approach to conservation of Wattle Park should give emphasis to:

- Maintenance of significant physical and landscape elements/attributes through the establishment and implementation of a cyclical maintenance programme. This regime (discussed below) should in preference be preventative, not reactive;
- Retaining and enhancing the meanings and associations of the place (see also Policy 3 below); and
- Accommodating the potential for adaptation and change, recognising that these processes should result in minimal or no impact on the cultural significance of the place consistent with Article 21 of the *Burra Charter*.¹⁹

(Policy 3) Parks Victoria must continue to apply procedures and protocols to ensure that the views of the community are sought when major works are proposed for Wattle Park.

Recognising that Wattle Park is a place valued by communities and individuals – consistent with the nature of the place as a public park that is managed by a statutory authority of the Victorian Government – it is appropriate for community consultation to be undertaken in the early stages of proposals for major change at Wattle Park (it is recognised that Parks Victoria currently has protocols in place to ensure that this occurs). For the purposes of this CMP the term 'major' works or change should be understood as referring to proposals with the potential to impact on the core heritage values of the place including, but not limited to:

- new permanent built form at the park, including memorials, additions to existing buildings and replacements of existing buildings; and
- large scale programmes of planting renewal.

Wattle Park is managed by a statutory authority of the Victorian Government (Parks Victoria) that operates in accordance with the *Parks Victoria Act 2018*. As such, it is a place for which the concept of social license applies (see commentary above). Actions which appear to threaten public perceptions of the valued attributes of the park (which are varied) can be expected to elicit public concern. Where

change is required, it is important that it is conceived and delivered transparently and with respect for the place's cultural values. Programmes of public engagement can be effective in delivering on this aspiration.

4.3.1 *Uses of the place*

Since 1916/17 Wattle Park has been an expansive suburban park that provides opportunities for passive and active recreation. It also provides habitat in an urban setting for a variety of wildlife.

The principal uses of the park have historically been (and should continue to be) picnicking, sports, events (public and private), community uses, children's play, walking, running and enjoyment of nature. This range of activities, as well as the presentation, character and associations of the park were established by the *Melbourne To Burwood Tramways Act 1915* (No. 2), Victoria, 30 December 1915, which anticipated levelling, draining, planting, use by clubs and associations and musical performances. As noted at Chapter 2, the transfer deed for the park, executed on 19 September 1916, included a covenant that the HTT 'will not at any time build, erect or permit to be built any dwelling house, shop, store or any other building other than shall be necessary for the convenience, use and enjoyment of the land as a public park'.

The uses of the park have, in general terms, been extremely consistent since its establishment. Changes have included: the curator's cottage ceasing to be occupied as a residence; the management of the Chalet by a private operator, and diminished diversity of its public offer (for instance, closure of the kiosk); increased provision for car parking; and cultivation of the area extending east from the Stables during World War II.

(Policy 4) Uses of Wattle Park should be compatible with its cultural significance.

There is limited potential for significant change to the existing and historic range of activities at Wattle Park. Where there is a demonstrated need for a new use, it should be consistent with the *Burra Charter* definition of *compatible use*:

Compatible use means a use which respects the *cultural significance* of a *place*.
Such a use involves no, or minimal, impact on cultural significance.

In the case of Wattle Park, the perpetuation its use for passive and active recreation, and providing habitat for a variety of wildlife, form part of its cultural significance.

It is noted that the reactivation of buildings for uses that have ceased to be provided would be supported from a heritage perspective – i.e. greater activation of the Chalet, consistent with precedent (Figure 69). As well as re-establishing discontinued activities, the regular use of buildings would support conservation and security objectives.

The use of existing recreational facilities for new sports/activities is also an approach that would, in principle, be acceptable from a heritage perspective. A precedent in this regard is the adaptation of the croquet lawn as a grass tennis court.

4.3.2 *Cyclical maintenance*

At present, due to funding constraints, the maintenance regime for Wattle Park is generally reactive. Priorities for rangers when undertaking visual inspections are to ensure that all publicly accessible areas and amenities are 'safe and clean' – i.e. checking for broken glass.

As noted, maintenance is the continuous protective care of a place and its setting. The objective is to ensure that significant fabric is maintained in good condition and its integrity is not further jeopardised. Typical maintenance works include cleaning out gutters and drainage systems and visual inspections of roof areas, external wall fabric, glazing and joinery. The approach should firstly be to maintain and ensure that significant fabric does not deteriorate, and secondly to conserve significant existing fabric. Where there is a need to renew existing fabric, the replacement should match the original in design, materials and construction unless there are strong overriding functional reasons for altering the original design or materials. Generally, day-to-day maintenance work can be carried out in accordance with the conservation policies and without reference to a conservation specialist.

A strong preference is that a preventative maintenance regime is established for the significant buildings at the site. The *Heritage Act* establishes requirements for owners and land managers to maintain registered places and prevent them from falling into a state of disrepair; to this end, Heritage Victoria has published a guidance document *Minimum standards for maintenance and repair of heritage places* (2020), including a minimum schedule for cyclical inspection and maintenance works.

Best practice recommendations for cyclical maintenance are set out at Table 3.

(Policy 5) A preventative cyclical maintenance regime, consistent with the recommendations of this CMP, must be established and implemented for the significant buildings at Wattle Park.

- In the main, buildings of primary and contributory significance at Wattle Park are in sound condition. A condition audit of 15 structures (or areas) at the park undertaken in 2021 found that only four were in urgent needs of localised remedial works (see 'Priority 1' assets at *Condition Assessment and Recommendations Report*, Appendix B). However, with the exception of the Chalet (which is leased and well maintained, associated with its use as a venue for events/weddings) all of the buildings at the site require some level of backlog and ongoing maintenance.
- Establishing a programme of cyclical maintenance for all the structures at Wattle Park would allow for conservation and protection of original fabric to occur and ensure the ongoing life of the buildings. This is particularly relevant with roof and rainwater goods where regular maintenance protects the internal fabric for minimal cost. A recommended maintenance regime is at Table 3. (*Note: The Chalet is leased to Provincial Events. The lease agreement with Parks Victoria includes a comprehensive maintenance regime.*)
- Paint systems have reached end-of-life on a number of structures, and as a result timber has weathered and decayed, in some instances resulting in replacement of timber now being required. Painting is essential within maintenance plans and should be undertaken at a minimum of every 5-7 years to timberwork, noting that where weather and sun exposure is higher maintenance painting should occur more regularly. Painting maintenance should also be considered within any suite of permit exemptions for Wattle Park to allow this to occur more easily as part of a routine maintenance programme (see also recommended permit exemptions at Section 4.5.2).
- Likewise, management of vegetation around and on structures is important. Where vegetation is growing on structures this should be removed to prevent damage. Vegetation around the occupied buildings should be cut-back or removed where found to be located hard against the structures to allow adequate ventilation and drainage around the footings of the buildings.

Table 3 Recommended cyclical maintenance regime

Timeframe	Works
Quarterly (or as required)	• External visual inspections of all buildings and areas from ground level, including roofs • Removal of vegetation on and around structures • Inspect gutters and rainwater goods • Remove organic debris from drains and surface drainage as required • Check for trip hazards
Annual	• Inspect roof areas, and fix/replace slate and tiles as required • Ensure that there are no areas of the roofs where stormwater is pooling • Graffiti removal • Fire precautions – annual full function fire mode testing
Every five years	• Prepare and repaint external timber work throughout • Undertake repointing to external stonework/masonry as required

4.3.3 Repairs and specialist skills

From a heritage perspective it is generally recommended that repairs of significant buildings and landscape areas should involve replacing 'like with like' – i.e. the replacement of material (missing, deteriorated or broken) with fabric to match the existing. The advice of a qualified heritage practitioner should be sought on this. As a general rule, only actual decayed fabric of a heritage structure should be replaced, instead of the whole host element.

Repairs to significant structures should also, in preference, be carried out by appropriately skilled staff or contractors and may require, in some cases, prior analysis of the composition of the fabric to be repaired/replaced (i.e. mortars, renders and surface treatments). Specialist input may also be required for the identification and eradication of any damage caused by pest infestation. Rectification may involve repair to, or replacement of, damaged fabric.

(Policy 6) Advice from appropriately qualified heritage professionals must be sought before any action is proposed or undertaken that could have an impact on the cultural values of Wattle Park.

- It is recommended that Parks Victoria maintains a record of consultants with skills and expertise related to all significant elements and areas at Wattle Park. This record may include but is unlikely to be limited to heritage consultants, conservation architects, arborists and specialist building trades (such as stone masons) with recognised heritage experience.

(Policy 7) Works identified as 'Urgent' and 'Priority A' in the *Condition Assessment and Recommendations Report* (2021) should be delivered, respectively, as soon as possible (urgent works) and within 12 months of this report (Priority A).

Table 2 identifies Urgent and Priority A works recommended for buildings of Primary and Contributory significance (see Appendix B for full report). Commentary regarding the Lily Pond and its associated fountains and rockery (B2) is at Section 5.1.4.

Table 4 Urgent and Priority A works

Building	Works
Chalet (B9)	<i>Urgent</i> Undertake investigation of plumbing and address infestation of plumbing with tree roots Remove or significantly cut back vegetation around the building to expose damp proof courses and sub floor vents Remove leaf and debris build-up around external drains Clean out gutters and replace rusted downpipes, ensure all rainwater good are working effectively Remove embedded metal to balcony brick piers and repoint joints, monitor for further movement Remove plant growth from brick piers to north elevation Undertake upgrades to external stairs to meet current standards Fill joints between paving stones Repair broken glass to door in south-west corner of main reception <i>Priority A</i> Undertake a hazardous materials audit before completing any works to the interior Seal holes in brickwork around piping at the west wing, south elevation Repoint cracking to bluestone wall and monitor for further movement, if condition changes investigation by structural engineer to determine cause to be undertaken Repair cracked and sagging ceiling, prepare and paint as part of works Clean walls to eastern wing prior to preparation and painting Review stair access to mezzanine with building surveyor input and undertake compliance upgrades where possible and / or restrict access Remove leaf guards from gutters and replace rusted downpipes
Tram waiting shelter at the north-west corner (B1)	<i>Urgent</i> Re-fix gutter bracket to downpipe at south-west corner and join gutter at corners where dislodged Clean all gutters and downpipes of debris.

Building	Works
	Repair cracking to concrete paver and fix steel grate over stormwater drain at north-east corner Clear dirt and grass/vegetation growth from drain at southwest corner Re-point cracking to stonework and brickwork, continue to monitor and if condition changes engage structural engineer to evaluate cracking Graffiti removal to stonework Priority A Prepare and paint all timberwork Pointing maintenance to external fabric where mortar losses are significant
Tram waiting shelter and rockery on Riversdale Road (B4)	Priority A Undertake minor roof maintenance to slipped or cracked tiles Clean all gutters and downpipes of debris. Flush gutters and down pipes and ensure functioning Trim back trees to south side currently touching roof Remove graffiti on painted timber seats, slate steps and stonework, noting this is likely an ongoing maintenance item
Stables (B15 'Former homestead outbuilding')	Urgent Evaluate roof condition at height Clean gutters and downpipes to ensure they are functioning properly. Remove vegetation/grass growth from rear structure trench drain Remove or significantly cut back vegetation around the building to improve drainage and lessen effects of rising damp Vegetation at southwest corner to be clear from perimeter gutters and walls Priority A Engage a structural engineer to complete a geotechnical and footing investigation, review cracking at exterior and interior, assess moisture conditions above and below footings, and check for the presence of tree roots Replace bricks where cracked or loss of surface material has occurred due to lime blowing Prepare and paint the exterior fabric, windows and doors at main building and rear structure Consider drainage around the south side of building between main building south wall and red brick toilet block
Curator's cottage (B16)	Urgent

Building	Works
	Engage a structural engineer to evaluate cracking to walls above opening in entry corridor, and cracking in sunroom and front rooms – advice required to determine if replastering is appropriate or if stabilisation is required prior to undertaking repairs Replace weathered barge board and fascia across the whole building. Decay / damage concentrated mostly at the end of the boards, so localised repair could be considered if full painting undertaken Reset slipped slates to prevent leakage into the roof space Clean gutters and downpipes to ensure they are functioning properly Stabilise sunroom ceiling where sagging Clear or significantly cut back garden beds around perimeter of building, ensuring sub-floor vents are not covered over Priority A Prepare and paint the exterior timber window frames, timber door frames, and vertical timber cladding on south elevation Prepare and paint steel casement windows, treating minor rust as part of preparation works Caulk windows between brick walls and frames on timber lean-to and between bricked wall and arched timber window Prepare and paint plasterboard ceilings in where crazing and flaking paint evident Prepare and paint walls where paint flaking or peeling, as in kitchen where paint above fireplace is peeling dramatically. Prepare and paint walls to match adjoining surface
Curator's office (B14, former tram waiting shelter)	Urgent Complete a hazardous materials audit before undertaking works, presence of asbestos possible to the interior Re-sheet corrugated iron roof and replace all cappings, fascia and gutters to match existing size and profile Replace downpipes to match existing size and profile, ensuring discharge is away from the building Remove or significantly cut back vegetation around the building to improve drainage and lessen effects of rising damp Address perimeter surface drainage at base of structure, consider providing a paving band sloped away from building or galvanised trench drain to the uphill side Priority A Prepare and paint exterior weatherboards, window frames and door Repair or replace rotting base boards

Building	Works
	Undertake splice repairs to bottom sections of corner posts, currently rotted Remediate area between the cottage and stables, including investigation of existing exposed footings
W Class tram bodies within the playground (B6 and B7)	<i>Urgent</i> Upgrade or replace entry stairs to meet current standards including handrails. Remove vegetation growth from gutters, and repair and replace roof sheeting and gutters. Cover gaps in steel sheet flooring at northern elevation. Remove graffiti from exterior fabric, noting this is likely an ongoing maintenance item. <i>Priority A</i> Undertake repairs to timber elements where rotted, decayed or missing. Replace rusted metal cladding in full sheets to match existing details. Prepare and paint both metalwork and timberwork.
Playground shelter (B5)	<i>Urgent</i> Inspection condition of roof at height with particular attention to exposed reinforcing. Treat rust and reinstate concrete cover to reinforcing. Prepare and paint timber benches, allow to replace 20% of boards to external seat. <i>Priority A</i> Remove graffiti to stone walls and concrete, noting this is likely an ongoing maintenance item.
Tennis court shelters (B12)	<i>Urgent</i> <i>Eastern shelter</i> Replace rotten bargeboard and fascia across the whole structure Replace ceiling lining, cleaning out debris in roof space, note presence of possum faecal matter likely. <i>Western shelter</i> Replace cracked and slipped terracotta tiles Replace rotten barge board and fascia across the whole structure. Replace ceiling lining, cleaning out debris in roof space, note presence of possum faecal matter likely. <i>Priority A</i> Replace timber joinery and reinstate/replace lattice where missing or deteriorated.

Building	Works
	Prepare and paint timber joinery and lattice, and engage in ongoing maintenance painting. Resurface two asphalt courts to remove cracking and trip hazard, investigation of tree root management to occur as part of works.
Band rostrum (B8)	Urgent Remediate concrete steps, likely requiring full replacement of steps, including upgrades to meet current standards including handrails. Priority A Remove graffiti from steel louvers / screen, noting this is likely to be an ongoing maintenance item.
Memorial Clock Tower (B11)	Priority A Replace discoloured Perspex on clock and correct the time on both faces. Remove bird droppings and lichen/organic growth from seating and lower rubblestone tower.

4.3.4 Landscape management

It is critical to the heritage significance of Wattle Park that the park's tree canopy is managed and regenerated through coordinated arboricultural and landscape works.

Management of mature ornamental trees within the heritage place should be undertaken only by qualified arborists.

It would be desirable for a digital asset inventory of mature trees to be prepared and updated on a cyclical basis.

(Policy 8) Parks Victoria should manage Wattle Park's tree canopy in accordance with its heritage and ecological values, arboricultural best practice and a tree replacement strategy.

- A tree replacement strategy should be developed as part of the cyclical planning of Wattle Park, addressing requirements to regenerate valued formal planted features and the characteristics of the ornamental plantations and Eucalyptus canopy more generally.
- A tree replacement strategy should identify priorities and thresholds for intervention, and appropriate species selections and planting forms and densities to employ in each part of the parkland. The strategy should be based on historical information as presented in the 2022 CMP and 1993 Conservation Plan, current arboricultural assessments and other relevant information, and should balance contemporary amenity and ecological priorities with the objective of restoring ornamental and natural values consistent with the park's historical character. Refer to Section 5.4 'Park Environment, Trees and Vegetation' for further detail.
- Additional heritage guidance and/or landscape architectural plans should be developed where replacement of major trees is required within formal landscape features of primary significance, including the Curators Cottage Garden, Entrance Driveway, and former FNCV planting beds.

- Arboricultural maintenance decisions and planned tree removals should respond to regeneration objectives and timelines, in order to maximise their contribution to the constructive renewal of the Wattle Park values.
- Where supported by arborist advice, utilise passive exclusion measures (mulched and planted areas, low fencing) to mitigate hazards presented by large trees within the amenity precinct. In lower traffic areas, hazardous trees should be removed and replaced.

4.4 Adoption, implementation and review

This CMP is intended to be an active tool for the conservation and management of Wattle Park. For this to happen it needs to be adopted by Parks Victoria.

The document should inform all approaches to care and maintenance, and all proposals for change, so that the cultural heritage values of Wattle Park are placed at the heart of decision-making for the park.

The on-going relevance of the CMP will require review, to take account of changed priorities, changing perceptions of value and external influences.

(Policy 9) This CMP must be adopted by Parks Victoria as a key reference for the management of Wattle Park.

- The Statewide Heritage team should be tasked with responsibility for ensuring that the recommendations of the CMP are understood and implemented.
- Consideration may be given to the establishment of a committee or panel, under the direction of the Statewide Heritage team, to assist with the implementation of recommendations included in this document.

(Policy 10) To facilitate adoption of the CMP, short 'user guides' (or equivalent) should be prepared for target audiences.

- By necessity this CMP is a complex and technical document. While every effort has been made to make it accessible to non-specialist readers, it is recognised that there would be merit in preparing short-form documents that distil information of critical relevance to targeted end users, including, but not limited to, rangers, tenants and contractors. The objective is to optimise the potential for the document to be actively applied as widely as possible.
- The short-form documents should include guidance on decision-making associated with the process of change. Subject to the target audience, content might include:
 - consents flow charts; and/or
 - details of permits exemptions; and/or
 - details of buildings, elements and attributes with heightened levels of sensitivity from a heritage perspective (i.e. what is significant, and what is not).

(Policy 11) This CMP should be reviewed and updated on a regular basis, desirably every ten years, consistent with best practice.

- A key consideration in undertaking a review of this CMP will be to incorporate any new information that comes to light, particularly where there is the potential for the new information to result in a reassessment of values.

- Other triggers for a review of this CMP would include major physical change to the place, and instances where major change occurs as a result of an accident or misadventure (for instance, vandalism or fire).

4.5 Resources

Parks Victoria is a statutory authority with obligations to support the on-going maintenance of a wide range of public areas and assets in accordance with the *Parks Victoria Act 2018*. In this context, budgets for on-going cyclical maintenance at Wattle Park is limited. This reality is balanced against the obligations of the *Heritage Act 2017*, which includes provisions for maintenance – i.e. Section 152 ‘Disrepair of registered place or registered object’, under which Parks Victoria must not allow significant buildings or objects at the Wattle Park to fall into disrepair. Failure to satisfy this provision (and others) incurs financial penalties.

(Policy 12) Parks Victoria must continue to budget for the on-going maintenance of Wattle Park.

- In addition to budgeting for cyclical maintenance Parks Victoria should plan for the delivery of major capital expenditure programmes – an example at the time of writing related to upgrades the children’s playground and network of paths.
- Planning for capital expenditure programmes should, in preference, be aligned with priorities identified in a strategic planning framework (i.e. masterplan). That is to say, if/when funds become available, Parks Victoria would desirably be in a position to identify priority deliverables quickly.

4.5.1 Risk management

Risk preparedness and management is an important means of protecting and conserving the values of heritage places. While a detailed assessment of risk is beyond the scope of this CMP, the issues identified below describe potential threats and hazards posed to the physical fabric at the subject site by environmental and man-made factors.

(Policy 13) Parks Victoria must continue to maintain and apply its risk management policies and frameworks.

Key considerations from a heritage perspective include but are not limited to those at Table 5.

Table 5 Analysis of threats to Wattle Park

Threat	Description	Response
Vandalism and theft	Vandalism is a live and ever-present threat, as demonstrated – for instance – by the condition of the W Class tram bodies. Theft is likewise an on-going possibility.	It would be desirable for buildings to be in regular used, as a means of supporting site security, as well as conservation/maintenance of assets.
Fire	As an extensively wooded setting fire is a genuine and on-going risk and has the potential to cause significant damage	Maintain liaison with fire brigade to test and monitor systems regularly.
Climate change	The increasing prevalence of extreme weather events will require works to stormwater goods and drainage.	The delivery of works to accommodate the effects of climate change should be very carefully considered to avoid/minimise impacts on significant fabric and to the presentation of key buildings (notably the Chalet).

4.5.2 Statutory obligations

Wattle Park is subject to the provisions of the following:

- *Heritage Act, 2017* (Victoria)
- *Planning and Environment Act, 1987* (City of Whitehorse Planning Scheme)
- *National Construction Code* (Building Code of Australia)
- *Disability Discrimination Act, 1992*
- *Aboriginal Heritage Act, 2006*
- *Parks Victoria Act, 2018*

(Policy 14) Parks Victoria must comply with all applicable legislation, including the requirements of the *Heritage Act 2017* (Victoria).

Heritage Act 2017 (Victoria)

The Victorian Heritage Register (VHR), established under the Heritage Act, includes heritage places and heritage objects. Heritage places can include buildings, trees, parks and gardens, streetscapes, archaeological sites, and shipwrecks. Heritage objects are generally moveable and can take many forms, including furniture, signs and archaeological artefacts.

As noted at Chapter 2, Wattle Park was included in the VHR in 1992, and has been managed as a place of cultural heritage significance to Victoria since that time. The extent of registration identifies a list of significant elements, but extends to the entirety of the land within the boundaries of the registration;

the protection and permit approval requirements established under the Heritage Act apply to all features within the extent unless a specific permit exemption has been approved by Heritage Victoria.

The extent of registration is described in the VHR entry for the place is as follows (see also Figure 23):

All the following buildings, structures and works marked B1 to B16 inclusive on Plan 6039858A viz.

B1 Tram waiting shelter (corner Riversdale and Warrigal Roads);

B2 Lily pond, fountains and rockery;

B3 Main drive fencing;

B4 Tram waiting shelter and rockery (Riversdale Road);

B5 Playground shelter;

B6 Tram body picnic shelter;

B7 Tram body picnic shelter;

B8 Band rostrum;

B9 Chalet;

B10 Toilet block;

B11 Memorial clock tower;

B12 Tennis court shelters;

B13 Disused toilet block;

B14 Curator's office;

B15 Former homestead outbuilding;

B16 Curator's cottage;

and all the footpaths and pavements within the land marked L-1 on Plan No. 6039858A.

All the land marked L-1 on Plan No. 6039858A, being part of all the Wattle Park land vested in the Melbourne and Metropolitan Board of Works pursuant to the Wattle Park Land Act 1991 and described in Order in Council dated 27 August 1991 published in the Victorian Government Gazette on 28 August 1991.

Note: Building B10 was replaced (on the same site) in 1994, and Building B13 ('disused toilet block') has been demolished .

Permits

A permit is required from Heritage Victoria for all works to buildings/elements and land included within the extent of registration, with the exception of those works which are permit exempt (see 'Permit policy and permit exemptions' below). Parks Victoria's Statewide Heritage team is presently responsible for reviewing and endorsing all works and permit applications at heritage places managed by Parks Victoria; staff and consultants preparing works at Wattle Park should contact this team to coordinate any works or proposals which may require a permit from Heritage Victoria.

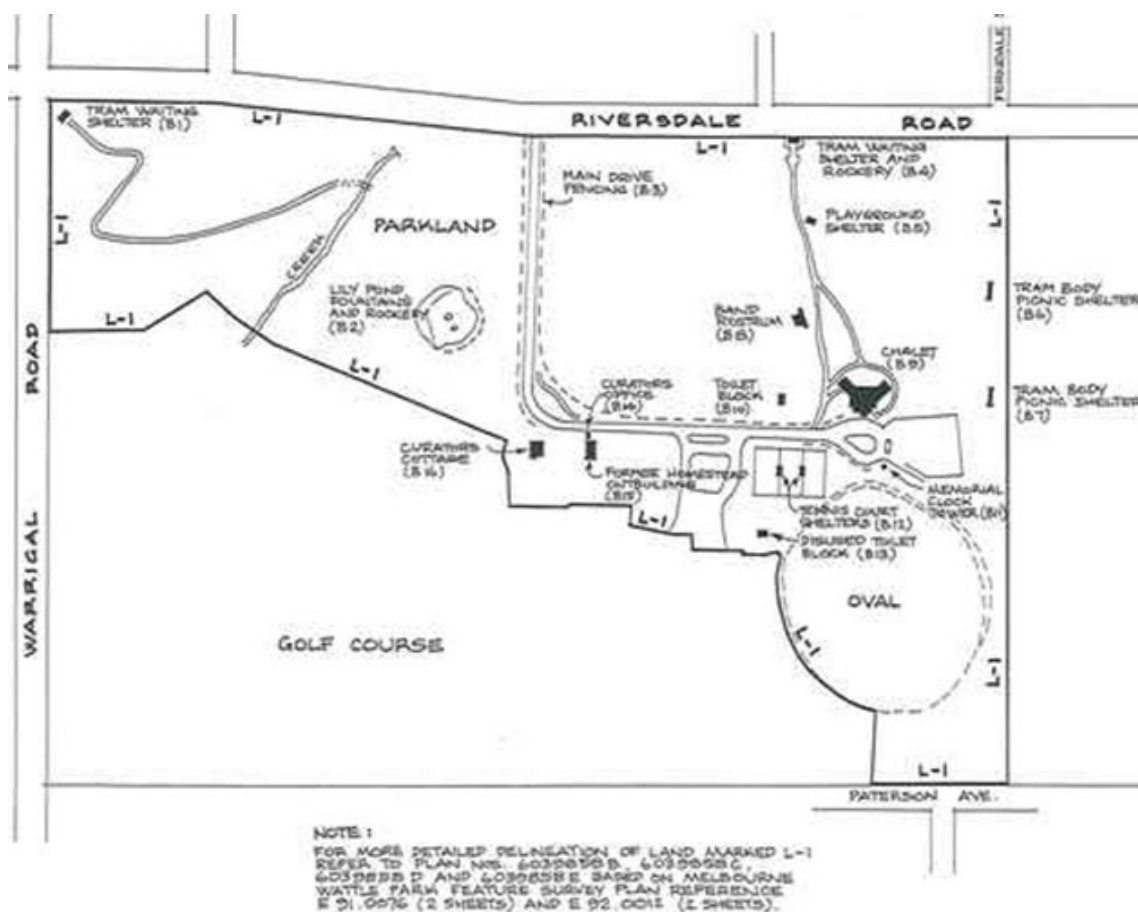


Figure 23 The Heritage Register extent of registration for Wattle Park (Plan No. 6039858A)
Source: Heritage Victoria, HERMES database

'Works' requiring a permit from Heritage Victoria include, but may not be limited to, the following

- building extensions, interior works, demolition or relocation of buildings and structures, changes of colour schemes and signage;
- construction of new buildings and garden structures such as fences or decks, pathways and driveways, and changes of materials;
- works to registered trees and gardens which are not regular maintenance works;
- excavations at registered sites or damage or alteration to an archaeological artefact; and
- relocation, repair and conservation treatment of objects.

Where a permit is required, an application is made to the Executive Director of Heritage Victoria which includes an application form, application fee, property title, heritage impact statement, architectural drawings and any other relevant information which will assist in the assessment of the application.

The following matters to be considered in determining applications are identified at Section 101 of the *Heritage Act 2017*:

- (2) In determining whether to approve an application for a permit, the Executive Director must consider the following—

- (a) the extent to which the application, if approved, would affect the cultural heritage significance of the registered place or registered object;
 - (b) the extent to which the application, if refused, would affect the reasonable or economic use of the registered place or registered object;
 - (c) any submissions made under section 95 [s. 95 refers to written submissions received during public notice of an application] or 100 [s. 100 refers to submissions received as part of the referral process to responsible authorities and municipal councils];
 - (d) if the applicant is a public authority [note, Parks Victoria is a public authority], the extent to which the application, if refused, would unreasonably detrimentally affect the ability of the public authority to perform a statutory duty specified in the application;
 - (e) if the application relates to a listed place or to a registered place or registered object in a World Heritage Environs Area, the extent to which the application, if approved, would affect—
 - (i) the world heritage values of the listed place; or
 - (ii) any relevant Approved World Heritage Strategy Plan;
 - (f) any matters relating to the protection and conservation of the registered place or registered object that the Executive Director considers relevant.
- (3) In determining whether to approve an application for a permit, the Executive Director may consider—
- (a) the extent to which the application, if approved, would affect the cultural heritage significance of any adjacent or neighbouring property that is—
 - (i) included in the Heritage Register; or
 - (ii) subject to a heritage requirement or control in the relevant planning scheme; or
 - (b) any other relevant matter.²⁰

The Executive Director has a statutory timeframe of 60 days in which a permit application must be processed, however, an additional 60 days can be granted by the Heritage Council of Victoria. An extension of time typically occurs for complex applications. The initial 60-day timeframe may be extended if additional information is requested, at which time the 'clock' stops until that information is provided. If the proposed works could have a detrimental impact on the significance of the place, the permit application may be advertised in a local newspaper and by way of signs at the subject site. The application would be advertised for a duration of (a minimum of) 14 days and interested parties are invited to provide submissions in relation to the proposal.

The permit application would also be referred to the Responsible Authority (generally the local Council) for comment. The *Heritage Act* 2017 formalises arrangements for referral of permit applications to relevant councils or responsible authorities and requires the Executive Director, Heritage Victoria, to consider any submission in relation to these referrals in determining permit applications.

Following consideration of the matters identified at section 101 of the *Heritage Act*, the Executive Director may approve the application and issue the permit for the proposed works or for some of the proposed works, or refuse the application. If a permit application is refused or an applicant does not agree with the conditions imposed on the permit, there is an avenue of appeal to the Heritage Council of Victoria. The appeal must be lodged within 60 days of the Executive Director's determination.

If the proposed works are minor in nature and/or do not affect areas of heritage significance, it may be possible to apply for a permit exemption under Section 92(3) of the *Heritage Act 2017*.

Permit policy and permit exemptions

As noted, the VHR documentation for Wattle Park does not include a permit policy or permit exemptions. A permit policy is a brief statement the purpose of which is to assist when considering or making decisions regarding works to a registered place. In typical circumstances, where a CMP exists for a place, the permit policy will reference that CMP as a relevant guiding framework.

Since their adoption in December 2022, Heritage Victoria's 'General Permit Exemptions' have applied to Wattle Park. These support a broad range of general minor and maintenance works.

A suite of specific permit exemptions recommended for Wattle Park is provided below – it is likely that some are addressed by the General Permit Exemptions adopted by Heritage Victoria. The object is to assist with routine maintenance, as well as minor works or works to elements of the place that are not significant. Works deemed to be permit exempt do not require a permit as they do not harm the cultural heritage significance of the place (inclusive of archaeological features, deposits and/or artefacts). However, if any archaeological remains are found during any works (including those exempted below), works must cease and Heritage Victoria is to be contacted. Permit exemptions can be granted at the time of registration (under section 38 of the Act) or after registration (under section 92 of the Act).

Regular building maintenance

- Minor patching, repair and maintenance which replaces like with like without large-scale removal of or damage to the existing fabric or the large-scale introduction of new materials. Repairs must maximise protection and retention of fabric and include the conservation of existing details or elements. Any new materials used for repair must not exacerbate the decay of existing fabric due to chemical incompatibility, obscure existing fabric or limit access to existing fabric for future maintenance.
- Repair to or removal of existing external lighting, air conditioners, fire services, pipework, ducting, flues, wiring, antennae, aerials and flyscreens and making good.
- Replacement of existing external lighting, air conditioners, fire services, pipework, ducting, flues, wiring, antennae, aerials and flyscreens in the same location and of the same size.
- Painting of existing plain painted external surfaces in the same colour, finish and type provided that preparation or painting does not remove all evidence of earlier paint finishes or other decorative schemes.
- Painting of previously plain painted internal surfaces in the same colour, finish and type provided that preparation or painting does not remove all evidence of earlier paint finishes or other decorative schemes.

Regular grounds maintenance (including hard landscape elements)

- All works associated with the maintenance, repair and replacement of existing services (including irrigation, power, drainage and sewage) where the works do not include sub-surface disturbance to a depth or width which exceeds that of existing service trenches.
- Regular site maintenance provided the works do not involve the removal or destruction of any significant above-ground features or sub-surface archaeological artefacts or deposits.
- The maintenance of an item to retain its conditions or operation without the removal of or damage to the existing fabric or the introduction of new materials.
- All works to maintain road safety and the existing road infrastructure, including: maintenance and repair of road pavement, speed humps, carparks, shoulder, median, pedestrian refuges/splitter islands, kerb and channels and similar supportive works.
- Cleaning including the removal of surface deposits, organic growths, or graffiti by the use of low-pressure water and natural detergents and mild brushing and scrubbing.
- Repairs, conservation and maintenance to hard landscape elements, buildings and structures, fountains and monuments, steps, paths and gutters, drainage and irrigation systems, edging, fences and gates.
- Maintenance, repair and replacement (of the same size, in the same location, and using the same depth of footings) of all existing hard landscape elements including walls, roads, shared user paths, pedestrian footpaths/pathways, fencing/gates, safety barriers, lighting and fire hydrants.
- Maintenance, repair and replacement (like with like) of existing carpark and road signs, including directional, speed and their supporting structures.
- Repairs, conservation and maintenance to plaques, memorials, roads and paths, fences and gates and drainage and irrigation.
- Works associated with the repair and maintenance of existing sporting facilities where the works do not include sub-surface disturbance to a depth greater than 300 mm. This includes repair and maintenance of the surfaces of all sporting courts, fields and pitches, including line marking and returfing and resurfacing with like materials and installation of netting.
- Works associated with the installation and removal of seasonal sporting infrastructure, including goal posts.
- The replacement of existing services such as cabling, plumbing, wiring and fire services that uses existing routes, conduits or voids, and does not involve damage to or the removal of significant fabric.
- Installation, removal or replacement of garden watering and drainage systems outside the canopy edge of significant trees.

Soft landscape maintenance

- The process of gardening; mowing, hedge clipping, bedding displays, removal of dead plants, disease and weed control, emergency and safety garden works.
- Management and maintenance of trees including formative and remedial pruning, removal of deadwood, pest and disease control and above-ground tree cabling.

- Maintenance to care for existing plants and replacement with similar species (like with like) where the works do not include sub-surface disturbance to a depth greater than 300 mm from the existing ground surface.
- Management of trees in accordance with Australian Standard; Pruning of Amenity Trees AS 4373.

Weed and vermin control

- Removal of plants listed as noxious weeds in the Catchment and Land Protection Act 1994.
- Vegetation protection and management of the possum and rabbit population.

Public safety and security

- Works or activities, including emergency stabilisation, necessary to secure safety in an emergency where a structure or part of a structure has been irreparably damaged or destabilised and poses a safety risk to its users or the public. Every attempt must be made to conserve and retain as much significant fabric as possible.
- The erection of temporary security fencing, scaffolding, hoardings or surveillance systems to prevent unauthorised access or secure public safety.
- Maintenance, repair and replacement of safety-critical infrastructure including barriers of all types.
- Installation of new road safety signage where the works do not include subsurface disturbance to a depth greater than 300 mm.

Event management

- The erection of temporary infrastructure associated with temporary events up to seven days in duration that will not alter or disturb the club house building or archaeological features, deposits and/or artefacts, trees, garden beds or pathways.

Fire suppression

- Fire suppression activities provided the works do not involve the removal or destruction of any significant above-ground features or sub-surface archaeological features, deposits and/or artefacts.
 - Note: Fire management authorities should be aware of the location, extent and significance of historical and archaeological places/sites when developing fire suppression and firefighting strategies.

Signage and site interpretation

- Signage and site interpretation activities provided the works do not involve the removal or destruction of any significant above-ground structures or sub-surface archaeological artefacts or deposits.
- The erection of non-illuminated signage for the purpose of ensuring public safety or to assist in the interpretation of the heritage significance of the place and which will not adversely affect significant fabric including landscape or archaeological features of the place or obstruct significant views of and from heritage values or items.

- Signage and site interpretation products must be located and be of a suitable size so as not to obscure or damage significant fabric of the place.
- Signage and site interpretation products must be able to be later removed without causing damage to the significant fabric of the place.
 - Note: The development of signage and site interpretation products must be consistent in the use of format, text, logos, themes and other display materials.
 - Note: Where possible, the signage and interpretation material should be consistent with other schemes developed on similar or associated sites. It may be necessary to consult with land managers and other stakeholders concerning existing schemes and strategies for signage and site interpretation.

Historical archaeology

The *Heritage Act* also establishes the Victorian Heritage Inventory (VHI), a register of known non-indigenous historical archaeological sites in Victoria. There are no VHI sites at Wattle Park. In 2021/22, a member of the community identified a number of sites that it considers to be archaeological potential within (and in proximity to) the registered extent of Wattle Park. At the time of writing, site cards had not been prepared and these locations were not included in the VHI.²¹

Under the provisions of the *Heritage Act*, significant archaeological sites which are more than 75 years old, as well as all approved sites of archaeological value which are less than 75 years old are protected. Section 132 of the *Heritage Act* specifies that it is an offence to disturb an archaeological site or artefact unless approval (by way of consent) has been obtained from the Executive Director of Heritage Victoria. The *Heritage Act 2017* also includes review rights for consent to disturb an archaeological site.

Any works which disturb an archaeological site must immediately cease and Heritage Victoria contacted. In order to determine the potential for archaeological remains within a site and where ground disturbance is proposed (regardless of inclusion on the VHI), a predictive archaeological assessment is typically undertaken. This assessment would generally comprise historical research to establish the progressive development and evolution of a given site over time, as well as an assessment of the current site conditions. This assessment would identify areas of the site which have been subject to disturbance, and consequently areas of greater or lesser archaeological potential. This predictive assessment assists to ensure that all archaeological remains are appropriately managed. If the site is included on the VHI, or if the assessment determines that there is archaeological potential, the predictive archaeological assessment would form part of an application to Heritage Victoria for consent to carry out work, and would also inform future works on the site.

If required, a consent application would also require the following archaeological investigation documentation to be submitted to Heritage Victoria:

- Outline of proposed development works, identifying the area of heritage impact
- Statement of significance for the Heritage Inventory site
- Research design
- Excavation methodology
- Artefact retention policy
- Artefact management proposal

- Curriculum vitae of the project archaeologist and conservator
- Letter detailing engagement of project conservator.
- Consent application fee

Archaeological consent for works to historical archaeological sites will incur fees depending on the type of work proposed (i.e. uncover and expose an archaeological site, excavate an archaeological site or part of an archaeological site, damage and disturb an archaeological site, test archaeological investigations, or consent to possess or dispose of archaeological artefacts).

Planning and Environment Act 1987

The *Planning and Environment Act*, 1987 provides a framework for the planning, use, development and protection of land in Victoria. The relevant planning scheme under this Act is the Whitehorse Planning Scheme. Wattle Park is subject to the Public Park and Recreation Zone. The zoning and overlays which apply to the site are relevant to the consideration of any alternative uses and to any proposal for new development on the site.

Heritage Overlay

Wattle Park is identified as HO4 in the Schedule to the Heritage Overlay (HO) of the Whitehorse Planning Scheme. The HO is consistent with the VHR extent of registration. Pursuant to the HO provisions at Clause 43.01-2, no permit is required to develop a heritage place which is included in the VHR. An exception is applications for subdivision, for which a permit is required under Clause 43.01 of the Whitehorse Planning Scheme. All permit applications made to the Executive Director, Heritage Victoria, are required to be referred to the local Council for comment.

National Construction Code (BCA)

The intent of the NCC (BCA) is to achieve national standards in the areas of safety, health and amenity. Compliance with the NCC (BCA) is required for all new works and works to an existing building or place.

The National Construction Code addresses all building compliance requirements as related to specified classes of buildings. In Victoria the NCC operates in conjunction with the *Victorian Building Regulations* 2018 and under the provisions of the *Building Act*, 1993. In its formulation and reference to relevant construction standards the NCC has necessarily been developed for new construction. In this regard the application, wholesale to the refurbishment or redevelopment of a heritage building has the potential to have significant impacts, particularly if a 'full compliance' with the code is triggered.

Addressing this issue, the *Victorian Building Regulations*, 2018, provide for some flexibility where alterations are proposed to existing buildings, under Part 16, Regulation 233.

Compliance with the National Construction Code (NCC) can be a challenging issue with heritage buildings and where major works or repairs are required this can trigger more significant items. Items which may need to be brought to a compliant state with the relevant section of the NCC and Australian Standards, either through a 'deemed to satisfy' or performance solution, would typically include the following:

- Roof and Rainwater goods capacity
- Insulation and sarking
- Glazing

- Mechanical services
- Electrical services
- Fire services
- Structure - Seismic

The following provides an overview of compliance issues for Wattle Park's occupied buildings and open structures.

Enclosed buildings

Compliance is particularly relevant for the occupied enclosed buildings such as the Chalet. No longer can a straightforward like-for-like replacement always be considered when undertaking a major programme of maintenance works, particularly where there is wholesale replacement of fabric which has reached end of life. This has become more relevant with roof and rainwater goods with the expectation that compliance to AS 3500 should be achieved when undertaking works. Engagement of a building surveyor in this process is critical to understand the extent of compliance required against the Building Act 1993 and Building Regulations 2018 and where opportunities exist for dispensations to be considered. Dispensations may also require input and support from specialist consultants.

Open structures

Compliance of open structures is a far simpler proposition and while there are aspects which still need to be addressed in terms of weather and watertightness the critical compliance issue here concerns accessibility.

It was noted that accessibility is an issue for off-ground structures including the Band Rostrum and Tram Body Picnic Shelters. The steps to the Band Rostrum are missing handrails and the steps have moved causing a trip hazard. The steps into the two Tram Body Picnic Shelters are also non-compliant and require handrails. As these are publicly used structure addressing these issues as priority standalone projects should be considered.

Disability Discrimination Act, 1992

The intent of the *Disability Discrimination Act* (DDA) is to:

- eliminate discrimination against persons on the grounds of disability;
- ensure that the rights of persons with disabilities are equitable before the law with the rest of the community; and
- promote recognition and acceptance of equal rights of those with disabilities.

Discrimination under this Act can arise in relation to the provision of access to a place (Section 23).

While the DDA sets out compliance requirements it is a document which also provisions for complaints where these requirements are not met. In the case of the National Construction Code (NCC), the requirements under Part D3 express requirements which must be met under the Deemed to Satisfy provisions or by way of a Performance Solution. Additionally, the Premises Standards provide guidance on both new works and works to existing buildings to meet access requirements.

Having regard to these documents, bringing heritage places into compliance typically requires a carefully resolved design response which frequently requires a balancing of access and heritage outcomes.

5.0 THE PARK AND ITS ELEMENTS

This chapter provides detailed policies and management recommendations for Wattle Park. It is arranged as follows:

- Character areas (or zones), see ‘Entrance precinct’ (Section 5.1) and ‘Amenities precinct’ (Section 1.1) – the latter also includes the ‘patriotic area’;
- Buildings and elements that are thematically associated with the tramways (Section 5.3); and
- Landscape qualities, trees and vegetation (Section 0).

5.1 Entrance precinct

The principal formal entry to Wattle Park is by way of the central entrance driveway from Riversdale Road, which runs south to the Curator’s Cottage where it turns east up the slope of the central ridge to the Chalet and the major recreational amenities (Figure 24). This entrance repurposed and extended the nineteenth century residential driveway. The site of the homestead was also repurposed – the Curator’s Cottage replaced it in the same location (1932). To the south-west of the cottage is the former homestead stables, believed to date to Charles Goyder’s nineteenth-century residency on the property (see Appendix A), and now used to support the operation and maintenance of the parkland.

The entrance precinct functions as an interface area:

- between the central amenities precinct of Wattle Park as a destination, and Riversdale Road;
- between the amenities precinct to the east, and the informal parkland to either side of the western creek, including the pedestrian tracks which cross through the area independent to the entrance drive; and
- between the Wattle Park Golf Course and Riversdale Road, again serving as the primary vehicle access to the course and club house.

Although centred on the entrance drive, the east and west boundaries of the precinct are not well defined and may be seen to overlap with the characteristic features of the western slopes precinct and of the amenities precinct to the east.

Precinct origins and current condition

The entrance precinct is an evolved outcome of formal design decisions made by nineteenth century owners and by the M&MTB, and of the subsequent growth and evolution of the park landscape, including extensive native tree plantings. The intent and ambition of the plantings in this precinct and throughout the park evolved over a series of development phases in response to changing civic and cultural priorities, the success or failure and ongoing growth of vegetation, and the declining availability of resources (labour and budget) to maintain formal planting beds and ornamental features.

Today, the precinct remains a distinctive landscape of arrival that includes historical features with a high integrity and a strong and enduring link to the values of Wattle Park, as well as historical features whose integrity and association with the values has depreciated as a consequence of historical change or more recent management challenges.

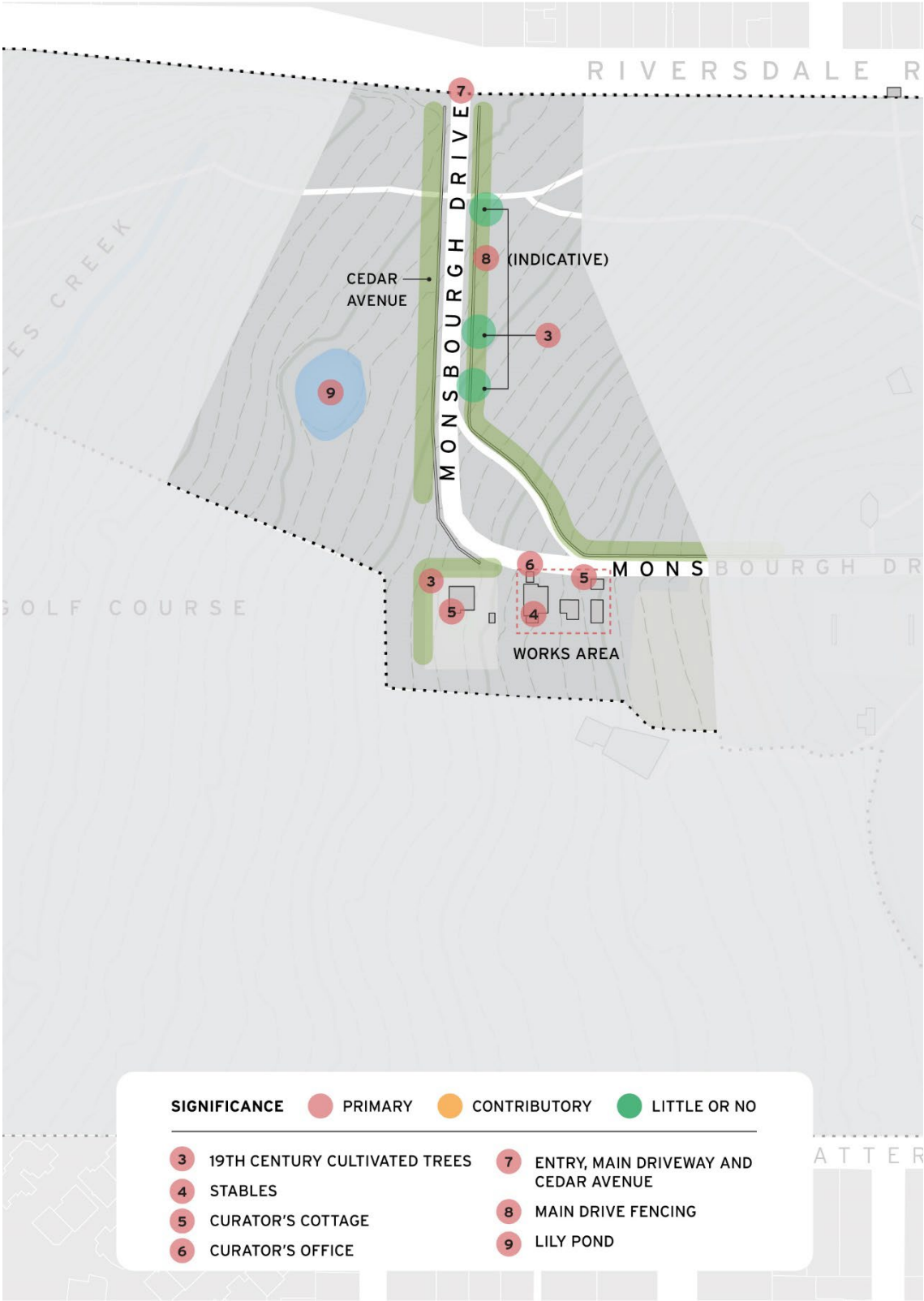


Figure 24 Graphic representation (indicative) of the Entrance Precinct and its core elements

The approach function of the entrance precinct also evolved during the period of tramways management. A park which opened celebrating public arrival by tram at stops along the Riversdale Road boundary has necessarily been reconfigured to accommodate increasing use of cars and intensified patronage of the parkland from the surrounding residential subdivisions.

5.1.1 Entrance driveway and ornamental plantation

Wattle Park's entrance driveway (Monsborough Drive) is an L-shaped roadway originating from Riversdale Road, extending first south to the Curator's Cottage and then east to the Chalet and the drive's terminus in a modern car park. It is lined by an avenue of Deodar Cedar (*Cedrus deodara*) as well as several older gum trees that predate the establishment of the park (Figure 25). The Cedar avenue was installed in c. 1933.

Occupying the original north-south alignment of the farm drive to the Goyder residence, the driveway was re-formalised and upgraded by the MMTB before 1931 to function as the ceremonial approach to the Chalet, with the new Cedar plantation, ornamental beds and a cable fence formed from repurposed tram cable strung between concrete posts. The tram cable fence is described in detail at section 5.3.4.

The avenue of Deodar Cedar was installed at a generous 30 metre width, and initially inset with flowering trees or shrubs (removed by the c. 1960s). The west side of the Cedar avenue terminates at the Curator's Cottage garden, while the east side rounds the corner along the serpentine path and continued for roughly ten trees along the north side of the driveway, terminating before the FNCV beds (see Section 5.4.4).

A number of large Eucalypts and possibly other trees from the earlier driveway plantation were initially retained on both sides of the drive when the M&MTB's new avenue was established. Three specimens (River Red Gum, Sugar Gum and Red Ironbark) remain today at intermittent positions along the east edge of the driveway itself.

At the corner where the drive turns to the east a serpentine walkway was formed pre-1931. Today this is an asphalt-surfaced walk with a flush concrete border and terracotta tile drains to both edge (Figure 26). Originally this was most likely a granular path, with the terracotta drains installed either in a dry trench or on a buried concrete footing; the concrete border is a requirement of the current asphaltting. The wedge-shaped area between the drive and walkway contained an ornamental bed (possibly of roses) with a row of five trees set behind it as a formal backdrop; symmetrically from centre, these were Swamp White Oak (*Quercus bicolor*) (x1), Golden Monterey Cypress (*Hesperocyparis macrocarpa*) (x2), Canary Island Palm (*Phoenix canariensis*) (x2). A single specimen each of the White Oak and Cypress remain.

The upper portion of the main drive is edged with a three-pitcher bluestone channel to the north/east and with a single low of bluestone sets to the south/west. Both edges now terminate at the north end of the serpentine walk; it is not clear if this was originally the case or if a portion of the original edging has been lost. In the c. 1960s an existing overhead line on the west side of the drive appears to have been upgraded, requiring removal of several of the remaining nineteenth century plantation trees.

Alteration and change

The driveway is an historical alignment that has been the subject of cyclical reinvestment over a sustained period. The effects of incremental change also apparent, including:

- Gradual loss of original c. 1860s plantation trees

- Removal (c. 1960) of the 1930s ornamental plantation's unsuccessful inner rows
- Discontinuation of ornamental planting beds and attrition of palms and specimen tree plantings
- New plantings of Deodar Cedar to replace losses
- Inconsistency of pavement and edge treatments
- Loss and inconsistent repair of the cable fencing (refer Section 5.3.4)

Current condition and issues for conservation

The Cedar entrance plantation provides evidence of the challenges of maintaining older trees within the broader landscape of Wattle Park. The original trees are now approaching 100 years of age; some show evidence of previous limb failures and general dieback, and several have died or been removed in recent years. Several younger trees are present as replacements, and others may either be older replacements or original trees that have been suppressed by neighbouring vegetation. While the ornamental qualities of plantation can be maintained for the time being, eventually the plantation as a whole will require removal and replacement.

The entrance drive now accommodates traffic demand greater than originally provisioned either in its original nineteenth century residential use or in its redevelopment by MMTB. This is as a result of development of the Golf Course (1937) and its later upgrade and modernisation, higher intensities of local visitation by automobile from surrounding suburbs, and the declining profile of Wattle Park as a specifically tram-serviced destination. It is not clear that the driveway would be compliant if required to meet current traffic engineering standards. Further, while the plantation has a generous spacing that would allow for expansion of the road surface, the three large gums that remain from the original driveway plantation directly adjoin the current eastern edge of the pavement and would not allow a centred expansion of the road surface.

The functional design, material condition and finishes (kerbs, speed humps, surface drainage) are not wholly consistent along its length, and are of no intrinsic significance. It is noted that during high traffic periods, the driveway is unlikely to be compliant with the functional requirements of current demand and with current informal uses (i.e. shoulder parking).

(Policy 14) The principal formal characteristics of Wattle Park's entrance precinct should be maintained.

- The principal formal characteristics of the entrance precinct include nineteenth century (pre-park) legacies that were consolidated during the twentieth century, notably the driveway lined by a formal tree plantation with visual termination at the cottage with its ornamental setting of *Araucaria* and palms (previously the site of the homestead).
- The current driveway plantation was executed at a grand scale, with the Cedar avenue planted on a 30-metre width. This replaced a plantation of mixed ornamental trees established in the nineteenth century which almost certainly had a narrower spacing (reflected in the three remaining gum trees on the north side of the drive).



Figure 25 View looking south along the driveway from close to the Riversdale Road entrance



Figure 26 Serpentine pathway connecting the north-south driveway with its return leg to the east

(Policy 15) An ornamental plantation consisting of large trees in a formal composition should be maintained as a ceremonial entrance to Wattle Park.

- The Cedar avenue should be retained for as long as the formal structure of the plantings and their overall integrity and safety can be ensured.
- A long-term plan for replacement of the avenue should be prepared. Suitability of replanting with Deodar Cedar should be assessed; if determined not to be suitable the plan should document the evaluation and selection of an alternative species designed to maintain the formality of the existing planting. An alternative selection should refer to the characteristics of the 1860s and 1930s avenues, and use climate-ready species that are tolerant of current and expected future conditions at the site.
- It should be noted that the adoption of an alternative species replacement for the Cedars would require the approval of Heritage Victoria.
- The three remnant nineteenth century gum trees are valued for their amenity qualities and historical interest, but they are not of such intrinsic heritage significance as expressions of the Wattle Park values that their retention and like-for-like replacement is required to conserve the heritage significance of the place. Those trees should be retained and protected to the extent feasible, and upgrades to the driveway should be designed to protect and conserve these trees. Where removal is required due to senescence or loss, the remnant gum trees on the entrance drive should not be replaced.

5.1.2 *Curator's Cottage and garden setting*

The Curator's Cottage is a single storey brick residence with gabled slate roof (Figure 27). It was designed by A G Monsborough and executed in the English Domestic style also employed on the Wattle Park Chalet. The cottage was constructed in c. 1930-1932 on a portion of the footprint of the 1860s Goyder homestead. Its first resident was Captain Cornelius Arthur Curtis, a World War I veteran employed by the M&MTB as the park curator from the early 1930s until his death in 1939.

The cottage is believed to have reused bluestone walling, foundations and possibly other materials from the earlier structure, as well as materials salvaged from tram network demolitions. The cottage is L-shaped in plan, with a centrally placed entrance facing north, and a skillion-roofed porch to the south. The spare internal plan and finishes have generally been retained with minor alterations to finishes and hardware.

The cottage stands within a levelled and partly sunken garden setting at the south end of the entrance driveway. The Curator's Cottage garden forms an integral ornamental setting to the residence, and is bounded to the west (and north/south-west) by a crescent-shaped row of alternating Norfolk Island Pine (*Araucaria heterophylla*) and Canary Island Palm (*Phoenix canariensis*) specimens. This boundary feature and the tree and palm specimens appear to date to the nineteenth century homestead garden and were retained in construction of the 1932 residence (Figure 28).

The garden also includes front and rear lawn areas with ornamental planting beds, edges and retaining walls formed of stone and brick, paved steps and paths incorporating recycled stone and brick materials, and timber picket fencing. Slate paving in the garden paths has previously been attributed to materials recycled from tram network demolitions. A rear garden area lies to the south of the Cottage's immediate garden enclosure, and is separated from it by shrubbery borders.

The Curator's Cottage has been occupied by the Basketmakers of Victoria for some time. This is one of a number of historical or current community associations to Wattle Park that enrich the park's values and relevance both locally and at a metropolitan or state-wide scale. This association has also been beneficial for the conservation of the building, representing a low-impact and complementary use that has allowed the retention of much of the building's original plan and infrastructure, and ensuring ongoing occupation, surveillance and basic operational upkeep to the building and grounds. It is acknowledged however that the current use and any revenues collected are unlikely to defray the ongoing costs associated with conservation of the cottage.

The English Domestic style was commonly applied to interwar suburban homes in the metropolitan suburbs; the Curator's Cottage is an attractive but undistinguished example of the type. The State heritage significance of the Curator's Cottage relate principally to its external presentation as one of the principal built expressions of the English Domestic style implemented by Monsborough, particularly as viewed from the entrance driveway. The crescent shaped row of Norfolk Island Pine and Canary Island Palm are an integral aspect of the setting and presentation of the cottage. The site of the Curator's Cottage may also contain foundations and archaeological deposits associated with the original 1860s residence and later additions, which were demolished in c. 1932.

Alteration and change

- The southern porch has been infilled with timber panels and steel casement windows, forming an entry vestibule and sunroom.

Current condition and issues for conservation

Assessments of the building condition have been undertaken in 2016 and 2021. The most recent assessment (Appendix B) identified a range of external and internal rectification works, and has classified these works as either Urgent or Priority A to C. These works should be undertaken, and the outcomes logged for future reference. Maintenance of some fabric elements, such as the slate roof and the garden pavements, may require specialised tradespeople with experience working with heritage buildings. Beyond the identified works programme, there is a need to implement a cyclical maintenance regime for the structure to prevent physical defects growing to the point where the building is at risk.

Similarly, there is a requirement for periodic management of the garden setting at a level beyond the capacity of the volunteers. This relates to issues including grading and drainage defects which are the natural outcome of accumulation of organic material in a 90-year-old garden. Requirements for specialised maintenance within the garden setting include:

- Arboricultural maintenance of mature and over-mature trees
- Replacement of trees which have been lost or may be required to be removed in future (so as to maintain the character of the setting)
- Repair and conservation of existing fences, walls and path surfaces
- Regrading, relocation and/or improvement of garden beds to ensure correct drainage and protect the adjoining building



Figure 27 Front (north) elevation of the curator's cottage



Figure 28 West elevation of the cottage, viewed from within its garden setting

In the event that an alternative use of the building is required to be contemplated in future, the internal form and plan of the building can be expected to be an impediment to some forms of higher-order public or commercial use. Alterations in the form of a modified internal plan, better daylighting and improved services and infrastructure could be considered, but would require careful handling in order to avoid detrimental impact to the legibility of the building's English Domestic design.

Similarly, a sensitively scaled and detailed new building (or addition) could be contemplated to the rear (south) of the Curator's Cottage, including possible accommodation for a linking element to the original structure, provided this did not compromise the presentation of the cottage to the entrance drive (north and east) and its integrity as a freestanding domestic-scale structure.

(Policy 16) The Curator's Cottage and its garden setting should be maintained in a state of good repair.

- Undertake remedial works identified in the 2021 Condition Assessment
- Fund and implement a programme of ongoing preventative maintenance for the building and its setting
- Engage the services of a heritage architect and specialist tradespeople where required to ensure best practices and conservation of material fabric of historical and aesthetic value

(Policy 17) Parks Victoria should facilitate ongoing use of the Curator's Cottage and its setting for compatible activities.

- Conservation of the Curator's Cottage would be best served by its on-going regular use.
- Where required, sensitively designed alterations may be considered to support a compatible use. The *Burra Charter* defines compatible use as, '[...] a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance'.
- To a limited extent, new additions and outbuildings may also be considered where these support a compatible use and would not have a detrimental impact on the architectural integrity of the Curator's Cottage and its presentation to the entrance drive (north and east).

5.1.3 *Former Homestead Stables*

The stables building is a remnant of the former farm. Believed to date to the 1860s, it is the only surviving building from the pre-park era and represents a tangible link to the land's use for pastoral purposes. It is a single storey brick structure on bluestone footings (Figure 29), oriented north-south with the front elevation facing west; a works area is to the rear (east). The curator's cottage is in close proximity to the north (see Section 5.3.2). The brickwork is laid in English bond, and there are segmental heads to door and window openings. The windows are timber casements with timber louvres over; the sills are bluestone. The hipped roof is clad in corrugated sheet metal, painted red, with raked eaves.

Internally the floor is concrete over which a bituminous sheeting has been applied. The timber battened ceiling is likely to have been installed in the 1930s, when the building was adapted for human occupation. As reported in the 1993 Conservation Plan another major change during the 1930s was the replacement of a ramp (for use by the horses) towards the south of the west elevation with the present steps and door.



Figure 29 Front (east) elevation of the Stables



Figure 30 Addition to rear (west) of the Stables

A second entry at the south far south of the west elevation gives access to a space understood to have been designed for vehicle storage (carriages). This space – now a store – appears largely intact to its original form including the highlight above the timber double doors.

In plan the stables comprises a large open area, which occupies most of the building. There is a small store at the south of this main space, with a beaded tongue and groove weatherboard wall (possibly a former tack room).

There is a large open-sided addition to the rear of the stables and a skillion-roofed addition in red face brick to the south (dates not established), see Figure 30.

As noted below, the stables requires an extensive package of rectification and conservation works including addressing: brickwork cracking around windows and doors; cracking to concrete/bluestone window sills on the west elevation; and stepped and dislocated brickwork at northwest wall/corner adjacent to downpipe.

The stables is used on a regular basis as a tearoom and as a venue for gatherings/meetings by, for instance, the Friends of Wattle Park and Parks Victoria rangers.

Alterations and change

- As noted above, a suite of changes to the exterior and interior were undertaken during the 1930s, when the building was adapted for human use/occupation.

Current condition and issues for conservation

Assessments of the building's condition were undertaken in 2015/16 and 2021 (Appendix B). The most recent audit identified a range of external and internal rectification works which are generally classified as Priority A. These works should be undertaken within the prescribed timelines, and the outcomes logged for future reference. Delivery of some (if not all) of the works required is likely to may require specialised tradespeople with experience working with heritage buildings.

(Policy 18) The former Homestead Stables should be conserved and maintained in a state of good repair.

- Undertake remedial works identified in the 2021 Condition Assessment
- Engage the services of a heritage architect and specialist tradespeople where required to ensure best practices and conservation of material fabric of historical and aesthetic value
- Fund and implement a programme of ongoing preventative maintenance for the building

5.1.4 Former ornamental pond and fountains ('Lily Pond')

The Lily Pond is understood to have been established on the site of a small existing farm dam associated with the original Goyder property. The dam is assumed to have been fed by surface run-off from the top of the ridge and/or a pump on Hercules Creek. In c. 1926-31 the dam was formalised as an ornamental water garden, following the extension of a reticulated mains water supply to Wattle Park (the water supply was established in 1927,²² however the 1931 aerial photograph appears to show the pond empty, presumably under construction).

The ornamental version of the pond was constructed with a symmetrical diamond/clover form, with a central island, bluestone lining and beaching at its edges (backed in concrete), and two pressed cement fountains mounted on stone bases. Fountains are said to have been sourced from a house on Toorak

Road that had been demolished.²³ Water was supplied from the reticulated mains and discharged to the sewer.

The topography and design of the pond feature meant that it would have had little visibility from the entrance driveway. However some views to the pond existed for a time from the high ground on the other side of Hercules Creek where the park was entered on foot from the corner of Riversdale and Warrigal roads. Once the extensive tree plantings of the 1930s-1950s matured, this view would largely have been excluded. The fountains were of a domestic garden scale and not designed to be seen at a distance, and in general the pond design adopted the form of a stone grotto.

The larger fountain to the north consisted of two tiered bowls with edges and pedestals elaborated with fish and birds (Figure 31). In March 2022, the fragments of this fountain were removed for storage. An identical fountain is located at 64 Churchill Street in the nearby suburb of Mont Albert – the fountain appears to have been a commercial design sold in late nineteenth or early twentieth century Melbourne. The Churchill Street fountain was itself reportedly moved from a previous residential address in Balwyn in the late 1920s.²⁴

The smaller fountain to the south was simpler, consisting of a single rusticated 'stone block' bowl with a centrally placed bubbler, and decorative detailing around the sides of the bowl and around the pedestal base. Photographic evidence suggests that this fountain was originally located in the Chalet garden. The pieces of this fountain have not been relocated and are presumed lost.

Ten water lily boxes constructed of bluestone were located symmetrically around the pond. The pond was enclosed on the uphill side with a semi-circular bluestone rubble wall with grotto seating. Climbing fig (*Ficus pumila*) was grown over the rubble wall, and a ringing border was planted both upslope (*Photinia serrulata* and other shrubs) and downslope (not extant, plantings of Bottlebrush and Paperbark are more recent) encircling the pond. The pond is reported to have been stocked with goldfish, and is referred to as 'The Fish Pond' in a c. 1940s postcard (Figure 32).

Alteration and change

Originally a low wire fence on posts was placed directly around the pond edge (seen in c. 1940s photograph), this was later topped with barbed wire, before being removed after 1993. The steel strap fence that now encircles the broader perimeter of the feature is of an unknown date.

Plantings to the perimeter of the pond have variously become overgrown or lost; current plantings on the island appear to have been established in the late twentieth century and are unlikely to reflect the original planted treatment of this area.



FOUNTAIN AT WATTLE PARK.

1936

Figure 31 The north fountain at the Lily Pond, 1936
Source: M&MTB Annual Report



Figure 32 View of the Lily Pond c. 1940: the south fountain is in the foreground and the grotto-style seat is at rear
Source: Postcard (private collection)

Current condition and issues for conservation

The Lily Pond is in a ruinous condition due to vandalism, physical deterioration of concrete waterproofing and decades of neglect (Figure 33 and Figure 34). The poor condition of the Lily Pond was noted in the 1993 Conservation Plan. An effort to correct the waterproofing of the pond bottom in the mid-1990s was reportedly unsuccessful. In addition to the state of decay seen in 1990s photographs, it was reported in 2007 that ‘the deterioration of the cast and pressed cement fountains is extensive’ and that efforts to access heritage grants to undertake further repair works had proven unsuccessful.²⁵

The small fountain has since been lost, and the larger fountain has been broken up and left in pieces on the pond floor (removed for safe storage in May 2022). Ornamental plantings have overgrown and deteriorated through attrition. Further, public access to the pond area is currently discouraged due to its degraded condition and because of compliance issues with respect to standing water (the pond is not functionally filled with water, but temporarily retains water due to blocking of the outlets with debris).

The pond dates to a time when formal, programmed use of ornamental features could be supervised to an extent by park staff. As conceived, the Lily Pond was an ornamental feature consistent with a pleasure garden use. The maintenance, programming and security required to maintain such use has not been a feature of the park operations for many decades – the pond is unlikely to have been maintained to original standards since rationalisation of park budgets and management in the 1950s. It has continued to deteriorate due to attrition, vandalism, lack of budget for repairs, and the absence of a programmatic and structural relationship to Wattle Park’s present layout and use.



Figure 33 View of the north end of the Lily Pond, September 2021: the fountain fragments have since been removed for storage



Figure 34 View of the Lily Pond (June 2021)



Figure 35 Grotto in the wall to the east of the Lily Pond: compare with historic view at Figure 8

(Policy 19) Parks Victoria should develop a management solution that conserves and maintains the Lily Pond as a longstanding ornamental feature within Wattle Park.

- The Lily Pond is a feature of historical significance: it is a nineteenth century agricultural legacy adapted as a landscape feature. Its aesthetic merits have dissipated, a consequence of decades of neglect, but the contribution of the feature to Wattle Park presents as retrievable.
- Reactivation of the Lily Pond would be a preferred outcome from a heritage perspective. This could reasonably take a number of forms, subject to a range of factors, including but not limited to the availability of funding, a regime for ongoing maintenance, public safety and security.

Reconstruct

One option is to reconstruct the Lily Pond to its original extent and detail based on physical evidence (re-using existing original fabric) and the available documentary record (original architectural drawings of the pond were not located during research for this CMP). This approach would be expensive to deliver and incur considerable ongoing costs for upkeep and maintenance.

Based on past performance, it is possible that after a brief operational period the Lily Pond would again fall into insecurity, disuse and decay.

Reinterpret

Reinterpretation of the Lily Pond is an approach that would apply the valued associations, qualities, characteristics and (potentially) extant significant fabric of the Lily Pond to the development of a new feature in the same location. The identity/function of that feature would be responsive to contemporary needs, as well as patterns of activation, security, maintenance and budgetary and environmental factors.

Consideration may be given to re-establishing a water feature in this location, but that need not be understood as an imperative. From a heritage perspective, the overarching driver is that a feature within the landscape has been in location since the 1860s, fulfilling both practical needs and aesthetic preferences, and there exists the opportunity to reinvigorate that tradition.

There is potential, for example, for the development of a low-maintenance landscape feature incorporating recycled materials (including, possibly, materials salvaged from the Lily Pond itself), to perpetuate a theme that has resonated at Wattle Park for over a century.

The valued characteristics of the setting for the Lily Pond could likewise be reinterpreted, including the managed retention of original plants where consistent with future functional design objectives.

Replace

Wholesale replacement of the existing ruins and remnant landscape with a new feature is an approach that might also be considered, subject to the breadth of amenity, security and funding considerations identified above. This outcome would re-establish a water feature in this or a nearby location to support the requirements/needs of the park population. The delivery of some form of interpretation (signage, or equivalent) would be required to off-set removal of original fabric.

Maintain as a ruin

Another possibility is to maintain the Lily Pond as a ruin, again supported by in situ interpretation. The removal of accumulated organic matter, plants and debris would reveal the form and extent of the Lily Pond, as well as the grotto and associated walling (see Figure 32 and Figure 35). Likewise, the perimeter grassed walkway could be reinstated (possibly paved) as part of a strategic remodelling of the landscape with the emphasis placed on retaining original plants or reinstating the original species.

5.2 Chalet and recreational amenities

Wattle Park's recreational precinct occupies a flat-topped ridge that runs from north to south across the centre of the property. It is roughly bounded by interfaces to the remnant natural area to the east and to naturalised areas created through afforestation plantings to the west (separating the central picnic and playgrounds from the north-south portion of the entrance drive, Figure 36). Relatively open interfaces are provided into the precinct from Riversdale Road and Patterson Avenue to the south.

Clustered around the Chalet (1928), facilities developed in the 1920s and 1930s included picnicking and playground areas (1926), sports oval (1926), tennis courts (1932) and other sport facilities including a croquet lawn and putting green, and original amenities blocks north and south of the entrance drive. A patriotic area within the precinct, centred on one of Victoria's original Lone Pine plantings, developed from the 1930s as an extension of the association of the peacetime 24th Battalion with the site.

While the precinct organisation and character is generally true to the place developed by the M&MTB in the 1920s and 1930s, infrastructure has been progressively upgraded to meet evolving functional requirements. This included formalisation and paving of car parks south of the main drive and east of the turning circle; development of a permanent Band Rostrum (1950), Playground Shelter (1952) and progressively upgraded play equipment; and recent replacement of the original amenities with a single integrated building to the west of the Chalet. Furnishings, amenity plantings and supporting infrastructure have been upgraded or discontinued as relevant to contemporary requirements.

Conservation objectives

(Policy 20) Wattle Park's central amenities precinct should be maintained with fit-for-purpose recreational amenities and elements expressive of its tramways and patriotic associations set within mixed ornamental and natural surroundings.

Wattle Park's central ridge was developed from the early years of the park with a concentrated group of visitor amenities and active recreation facilities, supporting sprawling picnic lawns running downslope to the west. Considerations relevant to delivering on the objectives of Policy 20 include recognising that:

- conserving the significance of the central precinct requires cyclical renewal and modernisation of facilities for sports, play etc – the precinct derives significance from the functions and activities that it sustains.
- the core spatial relationships between enduring elements of the precinct should be maintained; these are in summary the co-location of sports facilities to the south of the Chalet and of playground and picnic infrastructure to the north, and the formal assembly of patriotic features to the front forecourt turning circle of the Chalet, with a relationship both to the point of arrival and to the open assembly ground provided by the Oval.
- the broader setting of the precinct should be maintained in a manner consistent with policies for vegetation and landscape management presented in Section 0.
- an ornamental curtilage to the Chalet should be maintained, although the individual plantings are not of intrinsic significance and can be updated and replaced as needed; and
- new built elements, if required, should have regard for the characteristics of the English Cottage architectural style and materiality adopted by the M&MTB – the c. 2000s development of a new amenities block to the west of the Chalet is a successful example of the re-articulation of these characteristics and materials in a modern building.

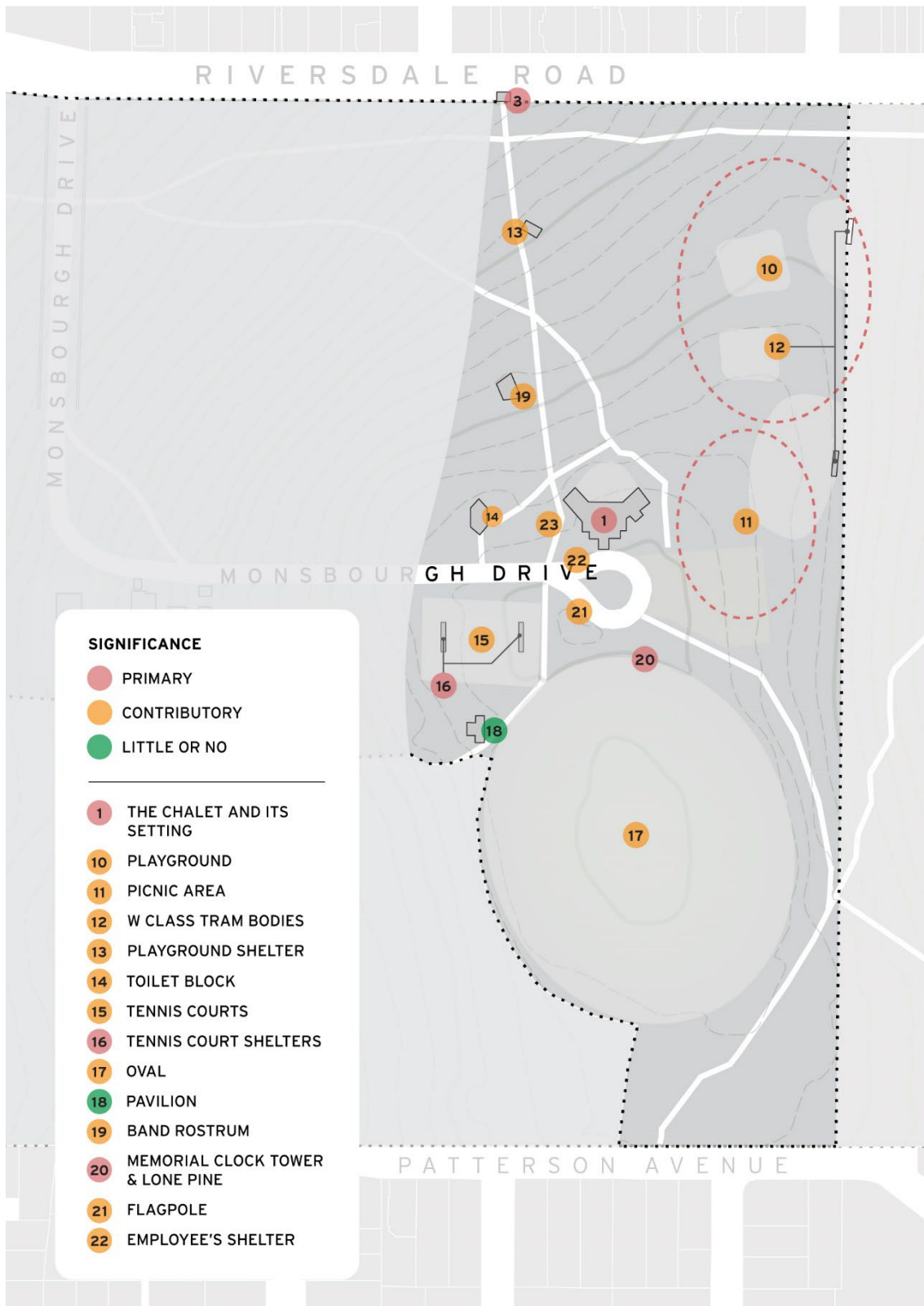


Figure 36 Graphic representation (indicative) of the amenities precinct and its core elements

5.2.1 *Chalet*

The Chalet is a large double storey building on a Y-shaped plan (Figure 37). The lofted central refreshment hall has mezzanine galleries at either end and is flanked by single storey wings housing (east) kitchen, servery, office and former kiosk, and (west) the former hall keeper's residence. A small garden to the north is enclosed by the service wings and a rubble stone wall, and landscaping around the Chalet has been maintained in a cottage garden style (Figure 38).

Constructed in 1928 to a design by the MMTB architect A.G. Monsborough, the Chalet is executed in the English Domestic style, with steeply pitched roof and rustic detailing supporting the presentation of Wattle Park as a picturesque destination. Situated on the high central ridge of the parkland, at the time of its construction the Chalet was referred to as the M&MTB's 'Mount Buffalo', a reference to the (much larger) Mount Buffalo Chalet accommodations constructed by the state government in 1910 and transferred to the Railways Department in 1924.

Where the Mount Buffalo Chalet was designed by the Public Works Department in an approximately Scandinavian style, Monsborough took his cues from the designs of Sir Edwin Lutyens, and especially Lutyens' renovation of Papillon Hall at Lubenham, UK (1903, demolished 1950), a similarly splayed-plan building with wings arranged around a central hall. Monsborough's design for the Chalet (and for the Wattle Park Caretaker's Cottage erected shortly thereafter) also reflects more generally a brief period of renewed Australian interest in the Arts and Crafts movement.

Materials used in the construction of the Chalet reflect the MMTB's diverse sourcing of surplus and recycled materials. Bricks, timber beams, stone rubble and pavers have all been attributed as recycled from the board's demolished cable tram engine houses and tram sheds. The roof slates were apparently recycled from buildings at the Victorian Government's former Yarra Bend Asylum, which had similarly been demolished in 1926.

Alteration and change

- Timber pergolas on rubble stone piers were added at the end of each service wing, opening onto the external parkland, shortly after completion of the main building (c. 1929-1930); their original functional purpose is not clear
- The central Tudor-style porch was added in 1937

Various modernisation works were undertaken between 1995 and 2010, as documented in a 2011 Condition Survey prepared by Parks Victoria. These works included:

- Replacement / modernisation of electrical wiring and internal services (HVAC, Hot Water, Sewer, Alarms, Telecoms, Sound System)
- Refurbishment of first floor balcony to garden (replacement of waterproofing and balustrade/handrail)
- Replanting of the north garden, replacement of concrete paths with crushed rock, and replacement of timber pergolas, fencing and gates
- Remodelling and upgrade of main kitchen and bar

Current condition and issues for conservation

Assessments of the Chalet building condition have been undertaken in 2011 and 2021. The most recent assessment (Appendix B) identified a range of external and internal rectification works, and has

classified these works as either Urgent or Priority A to C. These works should be undertaken, and the outcomes logged for future reference.

Maintenance of some fabric elements, such as the slate roof, garden pavements and rubblestone elements, brick piers and period doors and joinery, may require specialised tradespeople with experience working with heritage buildings.

Identified urgent works include investigation of plumbing issues and repair of rainwater goods, vegetation clearances around the building and improvement of surface drainage, and further investigation of roof condition. Developing issues with respect to movement of brick balcony piers and cracking of the rubblestone garden walls were also identified for future investigation and resolution at Priority A.

Soda machine and other historical equipment: The 1993 CMP noted the presence of early or original servery fittings, including a soda machine, milkshake vaccine and cordial dispenser; these were not seen in the recent Condition Assessment and may have been removed or lost over the course of successive operational changes. Such objects would be of some historical interest, but are considered unlikely to be intrinsic to the heritage significance of the place as expressed in the Wattle Park values (they may however have value in supporting interpretation of the site's history). If in future any of the noted equipment is found within the place, it should be assessed by a heritage professional prior to decisions being made on future on-site retention, relocation or disposal.

Leasing arrangements and maintenance/conservation: The Chalet is leased to a private vendor which operates the building as a hireable hospitality venue and is responsible for managing the building and undertaking basic (non-capital) maintenance works.

It is in the nature of this type of commercial lease arrangement that aspects of a heritage building's material conservation are not always easily tracked or assured. In the case of the Chalet, considerations for future management include maintenance of consumable and semi-consumable internal finishes and of internal areas whose current use may be infrequent, limited or suspended. Leasing arrangements and the relationship to the lessee should be maintained to ensure prompt identification and rectification of developing capital issues such as those involving building roofs, rainwater goods and drainage, prior to a major leak / failure. Inclusion of strengthened procedures in future leases for management of both operational and capital maintenance in the context of the building's heritage significance is encouraged.



Figure 37 The Chalet, view looking north-east



Figure 38 View of the Chalet's north elevation from within the rear garden

Programming and use

The Chalet is almost certainly underutilised in comparison to the 1930s-1940s height of the MMTB's operation of Wattle Park, when the building also housed an external kiosk/shop and an occupied residential flat. Where future commercial considerations permit, exploration of options to more strongly leverage the Chalet facilities in supporting the public use of Wattle Park would be encouraged.

(Policy 21) The Chalet should be maintained in a state of good repair.

- Undertake remedial works identified in the 2021 Condition Assessment.
- As part of remedial works, address conditions around building exterior, including likely requirement to renew garden areas to provide greater separation and positive drainage between plantings and external foundations.
- Update leasing arrangements to support proactive maintenance and implement best practices with respect to heritage conservation.

(Policy 22) Subject to leasing arrangements and commercial considerations opportunities to leverage Chalet facilities in the activation and public use of Wattle Park should be explored.

- The external-access kiosk, courtyard garden and external pergolas all present as underutilised elements of the Chalet which had a formerly public or semi-public function within Wattle Park.
- Subject to leasing arrangements and commercial considerations, improved use of these elements of the building would be encouraged to support the building's conservation and to renew an active interface between the Chalet and contemporary public uses of the surrounding precinct and the park as a whole.

5.2.2 Band Rostrum and picnic lawns

The Band Rostrum was initially constructed in 1950, and has been improved progressively (Figure 39). It is a tangible feature of the longstanding association of the Melbourne Tramways Band with performances at Wattle Park, an association that may itself have initially reflected military uses of the park in the 1930s for Trooping the Colours and performances by the battalion band.

The general location of the current rostrum was identified for a bandstand in the 1927 Layout Plan. Replacing a temporary timber bandstand employed in the 1940s, the concrete rostrum was designed by the M&MTB architect and may have been informed by review of a similar rostrum in Coburg. Initially a simple concrete platform, the basalt rubble facing stones and possibly the concrete stair set on the north side of the rostrum were added in 1970.

Extensive treed lawns and picnic grounds surround the Band Rostrum. While lawns were originally maintained as an extended picnic ground to the west (rear of the rostrum), in recent decades these have been allowed to naturalise, with benches, tables and 'clean' lawn restricted to the zone to the front of the Band Rostrum.

Trees in the immediate vicinity of the rostrum have grown and evolved over time—while the framing of the rostrum by striking specimen gum trees is an evident feature of its location, the gums were established at different times and do not relate directly to the rostrum's development but are part of the 'borrowed' landscape of the parklands. The presence of ornamental shrubs around the rear of the

rostrum is a modern condition; as initially developed the rostrum was surrounded on all sides by the open, treed lawns of the picnic ground.

Alteration and change

Initially established as a concrete platform, the Band Rostrum was faced in bluestone in 1970. The current shelter roof was added in c. the late 1990s.

Review of historical aerial photography shows that the Band Rostrum was not initially landscaped (save for the surrounding borrowed landscape of the parklands); foundation hedges were added to both front and rear of the platform c. 1963-1975; the front hedges were removed after 1987 while the rear hedges and screening shrubs have been retained.

Current condition and issues for conservation

An assessment of the Band Rostrum's physical condition was undertaken in 2021 (Appendix B). The assessment identified rectification works, and has classified these works as either Urgent or Priority A to C. These works should be undertaken, and the outcomes logged for future reference.

Basalt rubble planter boxes located to the front wings of the rostrum were constructed as part of the 1970 improvements. Without supplemental irrigation it is likely that plantings in these boxes never adequately performed, and these were discontinued by the 1990s if not earlier. It would be reasonable to considering filling the boxes with an appropriate alternative material.

The Band Rostrum was not originally backed by the dense shrubbery that currently exists. The condition and appropriateness of this vegetation should be reviewed periodically: if it contributes functionally to performance uses of the rostrum it can be maintained, but equally if it detracts from performance use of the rostrum then removal of the shrubs and restoration of a more open aspect to the side and rear of the rostrum could equally be considered. A backdrop of native trees contributes to the setting of the rostrum and should be maintained.

(Policy 23) The Band Rostrum could be retained and conserved in a state of good repair.

- Undertake remedial works identified in the 2021 Condition Assessment.
- Manage plantings in the vicinity of the Band Rostrum to maintain an appropriate setting for performances.



Figure 39 The Band Rostrum

(Policy 24) Programmes to support the ongoing use of the Band Rostrum should be actively encouraged by Parks Victoria.

- The sustained use of Wattle Park as a performance venue by the Melbourne Tramways Band and other group performances is a notable aspect of its historical and social significance. The continuation of this use should be supported.
- Maintenance of functional picnic lawns to the front and wings of the Band Rostrum is essential to its continued use and relevance within Wattle Park. The scope of the Wattle Park picnic grounds has been eroded over the decades by maturation of the tree canopy and the informal naturalisation of some areas where lawn maintenance has been suspended.
- Actions which further fragment or reduce the extent and suitability of lawns around the Band Rostrum and Chalet should be avoided, or where unavoidable should be balanced by renewal of disused lawn elsewhere in the vicinity.
- Where demand supports renewed use of lawns to the north-west of the Band Rostrum, consideration should be given to restoring this area to functional use (e.g. removal of existing

brush, reseeding of lawns, enhanced tree maintenance and use of exclusion mulching where required around mature trees).

5.2.3 *Playground and picnic areas*

A new playground was one of the first improvements installed at Wattle Park by the M&MTB in 1926 (Figure 40). Opened by Sir J.W. Barrett of the Playgrounds Association, the playground incorporated a large wooden spool previously used for the transport of tramway cables, along with swings, may pole, a slide, revolving wheel, see-saws and sand mounds.²⁶ Horizontal logs wedged between two supporting trees were also reportedly installed at various sites within the park as early 'nature play' features.²⁷

Recurring upgrades followed. Post-war annual reports of the M&MTB record the erection of new equipment each year from 1948 to 1952; a new playground shelter (see Section 5.2.4) was also built in 1952. It is likely that equipment continued to be replaced on an as-needs basis until the 1990s. The 1993 CMP recorded that the playground at that date consisted of 'swings, slides, see-saws and a set of 'monkey bars' scattered through the trees north of the chalet and near the playground shelter'. Disused tram bodies are a longstanding feature of the playground. The current two W Class trams were installed in the 2000s, and are at least the third generation of these elements to be installed in the park after the deterioration and/or catastrophic loss (through arson) of previous tram bodies in the 1960s, 1970s and 1990s (see also Section 5.3.3).

The proposed installation of an 'American-style' playground in 1991 generated controversy in the community, with groups such as the Friends of Wattle Park and FNCV opposed to the development, which was not pursued. The current timber play structures date to 1997. Historically, play equipment was located across much of the area between the Playground Shelter (of 1952, see below) and the Tram Body Picnic Shelters. The 1997 development consolidated the plays space in two timber structures beneath the trees to the west of the northern Tram Body, and some additional freestanding equipment (since removed) to the north of those structures.



Figure 40 Children's play equipment at Wattle Park, 1926
Source: M&MTB Annual Report, 1926 (courtesy of the Melbourne Tram Museum)

As initially developed, managed picnic lawns at Wattle Park appear to have stretched from the area north of the Chalet west as far as Hercules Creek and the western slopes beyond it. A 1930 Norman Campbell column on 'The Charm of Wattle Park' recorded that the park at that time had 34 bookable picnic sites, and tens of thousands of attendees on a fine autumn day.²⁸ Over time, the extensive afforestation programme undertaken in the 1940s-1950s led to much of that area returning to a semi-naturalised woodland, with lawn conditions suitable for picnicking retained principally to the north of the Chalet and in the west-facing slope below the Entrance Drive.

Alteration and change

- Play equipment at Wattle Park was progressively replaced and upgraded to maintain it fit-for-purpose. From the late 1980s, a need for modern creative play structures was identified at Wattle Park, and ultimately realised in the 1997 timber structures in place today. As the current CMP was being prepared, a proposal had been developed, funded and approved to replace the current play structures with a new playscape designed by Aecom, and construction commenced.
- Picnic facilities at Wattle Park included the tram body shelters installed in 1926 and progressively replaced (refer Section 5.3.3) and extensive open lawns with at least 34 defined picnic sites subject to advance reservation. Reticulated water was said to be laid on throughout the picnic areas, and portable coppers were available from the Chalet kiosk. Over time, the extent and formalised nature of the picnic facilities has been reduced in response to changing demand and operational considerations, and as an outcome of afforestation plantings in the 1940s-1950s which as they matured reduced the overall extent of lawn areas within the park.

Current condition and issues for conservation

- Comment on the W Class tram cars is provided at Section 5.3.3.



Figure 41 Looking north-east from the picnic area towards the southern tram body, part of the children's playground



Figure 42 The children's playground (installed in 1997)

(Policy 25) A playground for children should be maintained at Wattle Park.

- The physical form of the children's playground is of no intrinsic heritage significance. However, its location close to picnic lawn areas to the north of the Chalet is relevant to the historical and contemporary values of Wattle Park and this co-location should be maintained.
- Lifecycle replacement of playground equipment can continue to be contemplated from a heritage perspective.
- In preference both the siting and scale of upgrades would remain broadly comparable to current and historical arrangements. There is, however, latitude for some variation (in the location, noting the dot point above) and increase (in size), consistent with a pattern of iterative change to the play facilities over time, and recognising both evolved user expectations and increased visitation. Principal considerations for any playground redevelopment would be that it is kept to the ridge area north of the Chalet (as generally bounded by the northern Tram Body Shelter and the 1950s Playground Shelter to the west). Further, any new playground elements should be designed to allow the retention of the more formal picnic lawns to the immediate north of the Chalet.
- Environmental impacts of heavy traffic in the vicinity of the playground require ongoing management, including soil compaction and erosion issues and associated impacts to cultivated trees. Active intervention in the soil conditions, establishment of mulched areas and fenced exclusion zones, and new planting programmes to foster the next generation of the tree canopy are all required to maintain the valued qualities of the Wattle Park environment at this location.

(Policy 26) Fit-for-purpose picnic areas should be maintained at Wattle Park, including areas of open lawn and sheltered picnic facilities.

- Picnicking was an original purpose of Wattle Park. In the picnic amenities originally offered by the M&MTB, the park was an important precedent for the post-war system of metropolitan open spaces developed by the M&MBW and other authorities.
- Picnic capacity in the park should be reviewed, with attention to the quality of lawns to the north of the Chalet, the accessibility of lawns west of the Entrance Drive, and whether other spaces in the central park could reasonably be restored to a picnicking role.
- Other upgrades to park infrastructure should be designed to avoid eroding available lawns (or where unavoidable, should restore comparable lawn areas nearby).

5.2.4 Playground Shelter

The playground shelter was constructed in 1952, in conjunction with replacement of the play equipment. It marks the former western edge of the playground area, which was later consolidated in new timber creative play structures erected further east. Drawings for the 'Park Shelter' were produced in 1947. A drawing showing the layout of the playground (dated 1948) includes the note 'New Shelter to Later Detail'. Zilpah Bennett, donor of the memorial clock tower, gave £200 towards the cost of the playground.

The shelter is essentially an L-shaped random basalt rubble wall with a suspended reinforced concrete slab roof with a bevelled fascia, which is supported by three reinforced concrete columns at the open end (Figure 43). The roof extends in a wide eave over the south and west sides underneath which are timber seats affixed to the wall. Similar seats continue around the inside.



Figure 43 View of the playground shelter looking north-west

Alteration and change

- The playground shelter is a simple and robust structure that is not understood to have been subject to substantive change or alteration since construction.

(Policy 27) The Playground Shelter should be retained and conserved.

The building is a good example of a post-1930s addition to the park that is responsive to the characteristics of the English Cottage style and materiality adopted by the M&MTB re-articulated to incorporate contemporary features – in this case a suspended reinforced concrete slab roof.

5.2.5 Amenities blocks

Two toilet blocks were originally developed by the M&MTB on the west side of the amenities precinct, with a women's block to the north of the driveway and a men's block to the south. Each was screened by earthen mounds planted with trees, palms and shrubbery. In 1971 the northern block was altered to include men's toilets, after which the southern block fell into disuse.

Neither of the original toilet blocks are extant. In 2004, the north toilets were replaced with a modern building on a hexagonal plan, with external detailing designed to echo the brick and rubblestone detailing of the Chalet. Following completion of the new amenities block, the south toilets were also demolished.

A small weatherboard dressing rooms building with a T-shaped plan and skillion roof is located on the west side of the Oval, south of the Tennis Courts. It originally consisted of a central weatherboard amenities block flanked by cable car trailers on a Y-shaped plan (echoing the Chalet plan), which were used as the dressing rooms. The original facility was replaced c. 1960 with the current building. Described as being in a dilapidated condition in 1993, it is still in that state today.

Current condition and issues for conservation

No significance has been ascribed to the physical fabric of existing amenities buildings, including both the modern toilet block and the later weatherboard dressing rooms.

Park amenities should be upgraded on an as-needs basis to support public use of the park and its significant passive and active recreation facilities and to meet contemporary standards. Cyclical upgrades may occasionally require the alteration or replacement of existing amenities buildings, as well as the considered installation of additional facilities where supported by new program requirements and operational resources.

(Policy 28) Amenities should be maintained and upgraded as required to meet contemporary standards and program requirements.

At such time as there is a requirement for new or replacement facilities, it would be appropriate to: explore opportunities to retain facilities in the existing location(s); and reference the prevailing English Cottage architectural style and materials palette in the replacement built form.

5.2.6 Sports Oval

From the 1890s a cricket pitch was provided for local use within the future Wattle Park by owner Orlando Fenwick. This was the earliest known community use of the property. It has not been established if the pitch was located on the current site of the Oval. A 1931 aerial photograph following several years of development by the M&MTB evidences several other smaller pitches on the future golf course site (however these may easily have been developments of the 1920s).

In 1926-1927 the oval was formed out of the former crest of the central ridge at Wattle Park. Changeroom facilities were provided to the west in c. 1933. The oval soon became an important meeting place not only for sports but for the annual Trooping the Colours and other drills of the peacetime 24th Battalion.

The oval is a mounded facility elevated above the surrounding parkland to the east, west and south, and set within borrowed views of surrounding trees. An unimproved dirt track runs around the oval perimeter. The central pitch is maintained annually.

Alteration and change

As noted in the Section 5.2.5, the original changerrooms, which included two repurposed cable tram bodies and a central timber amenities block, were replaced in c. 1958 with the current timber structure.

Current condition and issues for conservation

The playing surface receives annual maintenance as part of arrangements with the clubs that utilise it. The condition can be described as functional, although there are evident limitations due to the tendency of the elevated oval to dry out in summer and the lack of supporting amenities.

(Policy 29) The playing oval should be maintained as a fit-for-purpose community facility consistent with its heritage values.

- Valued attributes of the oval are its public accessibility, elevated position and natural surroundings dominated by native canopy trees to the east.
- The oval has an important visual relationship to the Patriotic Area and to the Chalet beyond.

- Amenities and other infrastructure have historically been provided to support use of the oval. Where new or upgraded infrastructure is planned, this should be consistent with the community character of the facility and its position within the surrounding parkland.
- The oval is a formal feature set within the informal tree canopy surrounding it. Planned improvements to the oval, perimeter track and other facilities should have regard for this visual and spatial relationship.

5.2.7 *Tennis courts*

The tennis court precinct is historically significant as part of the original recreation facilities planned by the M&MTB. Aesthetically the two shelters continue the picturesque theme of the English cottage style, which provides a distinctive and unifying theme among the early park structures (Figure 44).

The tennis courts were established in their present location, south-west of the Chalet, in the early 1930s. From the original, undated, drawings it appears that four tennis courts were originally contemplated. In 1930 groundworks were undertaken and the two asphalt courts were completed in 1933. The croquet lawn (now the grass tennis court) was completed in 1934. The 1933 plans show that only three courts were constructed with two shelters, courts 1 (grass) and 2 sharing a double-sided shelter. These drawings also show that lattice was used on all the walls.

The tennis court area contains one grass and two hard surfaced (asphalt) tennis courts contained within a Cyclone wire fence supported by square timber posts and galvanised water pipe, running along the top above the posts. The courtside tennis shelters are small timber structures with open fronts onto the court, and square latticed sides. The back is infilled with timber boards, which has replaced the original lattice, to which a seat is affixed. They are designed in the picturesque English cottage style, and originally had Roman (half-round) tile roofs. The roof of one has been replaced with corrugated sheet metal. A photograph dated 1936 shows that the shelters were originally painted a dark colour, probably green, and that the fence was painted a pale colour, probably white.

As was the case in 1993, the structures are generally dilapidated and in need of repair and maintenance. The tennis court surfaces are also dilapidated.

(Policy 30) The tennis court precinct and its core built elements should be retained and conserved.

- Undertake remedial works identified in the 2021 Condition Assessment
- Desirable outcomes from a heritage perspective (subject to funding) include:
 - Replacement of the corrugated iron roofs to the shelters with Roman tiles to match the original;
 - Replacement of the rear walls with lattice in accord with the original;
 - Replacement of the Cyclone wire fence with galvanised wire mesh to match the original;
 - Reinstatement of the original paint colours, based on investigation.
- It should be noted that there is no imperative from a heritage perspective to limit the use of these facilities to tennis only. The facilities can be adapted to meet contemporary and evolving needs, as has previously occurred (with the adaptation of the croquet lawn to a grass tennis court).



Figure 44 The middle (of three) tennis court

5.2.8 *Lone Pine and Memorials (Patriotic Area)*

Across the main access drive from the Wattle Park Chalet, a Patriotic Area developed at the north side of the sporting oval, beginning with the planting of one of Victoria's four original Lone Pine seedlings in 1933. Further monuments followed: a Memorial Clock in 1946, bronze plaques and contemporary interpretation, and a successor planting that was raised from the original Lone Pine tree and established at the site subsequent to 1993.

This patriotic area represents an early evolution of the national themes that had been embedded in the park's original expression of Wattle Day and of the Wattle League. It is also deeply expressive of the organic association to the site that was developed in the 1920s and 1930s by veterans of the 24th (A.I.F.) Battalion as well as serving members of the peacetime 24th (Kooyong Regiment) Battalion, and of other units and military families with a local connection. Further evolution of the patriotic area in response to future community sentiment and associations can be anticipated.

Embedded within Wattle Park's central recreational amenities, the Patriotic Area adjoins the Chalet car park and turn around. Its other principal adjacency is to the Oval. The Tennis Courts are located to the west. From the south-east, pathways converge at this location from the eastern woodland and from Patterson Avenue via the eastern ring of the oval.

5.2.9 *Lone Pine (and successor planting)*

The Lone Pine was sown from a seed collected at Gallipoli in memory of soldiers from the 24th Battalion who were killed during World War I. It was planted on 8 May 1933. The ashes of a former Lord Mayor of Melbourne, Sir Frank Selleck, who was one of the last men to be evacuated from Gallipoli, are scattered on the site. Floral tributes to the 24th Battalion are still placed at the base of the tree on Anzac

Day. The specimen is identified as a mature Calabrian pine (*Pinus brutia*, syn. *Pinus halepensis* var. *brutia*) (Figure 45).

As a memorial to World War I, the tree has considerable historical and associational significance, particularly as it was grown from a seed collected at the location of the battle which it commemorates. The tree has state significance in an historical sense in that it is one of only four original plantings in Victoria, the others being at The Shrine, Warrnambool Botanic Gardens, and The Sisters Hall. In addition it has a high degree of continuing local social significance for its spiritual associations with the 24th Battalion, many of whom were local citizens who regularly undertook the trooping of the regimental colours at Wattle Park.

Current condition and issues for conservation

The Lone Pine and its setting should be conserved. Historically, formalisation of the driveway infrastructure and expanded parking have likely led to erosion and loss of formality in this setting; while efforts to enhance the status and interpretation of the patriotic area occurred as part of the 1995 rededication and more recently, it retains a degree of informality due to its position on the interface between the oval, driveway and Chalet car park and exposure to high levels of disorganised foot traffic.

A larger enclosure should be considered to protect the existing trees against soil compaction and other damage, with paths and landscaping formalised around the enclosure to reduce disorganised movements. Historically, native specimen trees were planted too close to the Lone Pine; an existing Queensland Brush Box crowds the tree from the west; the specimen can be retained in its position but if the Brush Box requires removal in future it should not be replaced in that location.

The successor planting remains a young tree and is not protected by any fencing currently. Provision of some form of formal protection should be considered for the tree. Its structure should be reviewed periodically (e.g. every 5 years) by a qualified arborist with experience managing specimen conifers, to ensure the tree develops good structure and remains healthy.

A variety of plaques and signs have been installed previously to interpret the Lone Pine planting and the broader memorial; some plaques are now missing. Maintenance of signage is an important aspect of demonstrating continuity of care for memorial features and invoking public respect for and participation in their conservation.

(Policy 31) The Lone Pine tree planting must be conserved.

- The Lone Pine tree is a defining feature of the patriotic/memorial precinct at Wattle Park. As one of the original four Lone Pine plantings in Victoria, it is a feature of intrinsic heritage significance at the state-level.
- The tree and its setting have been periodically reformed and rededicated in response to major anniversaries or other investments in the area. They are also subject to unavoidable pressures due to their interface location on the edge of the entrance drive/turning circle, sports oval and Chalet. Further reformation of ground plane, fenced enclosure and soft landscaping may be required in order to reduce soil compaction, protect the tree from damage and identify the site as a special place within Wattle Park.
- The succession planting to the west is an important element in the long-term conservation of this feature within Wattle Park. It should be protected and managed to equivalent standards as the original tree, and its growing structure and health should be reviewed periodically. When

removal of the original tree is required through senescence or accidental loss, the memorial and enclosure should be reformed and rededicated around the successor tree.

5.2.10 *Memorial Clock Tower and memorial plaques*

The Memorial Clock Tower was erected (in 1948) as a gift from Mrs Zilpah Bennett, a frequent park visitor, in memory of her son (Royden Louis Charles Bennett) who was killed in action during World War I, fighting for the 7th Battalion AIF at Pozières in France. The 7th Battalion fought at the battle of 'Lone Pine' alongside the 24th Battalion. A plaque recalling Royden Bennett's service is mounted on the north face of the tower.

The Memorial Clock Tower is a simple tapered rectangular structure made from random basalt rubble. It has grey granite bench-type seats and a glazed, grey granite clock face with bronze numerals back-to-back on the two principal elevations, which are covered in perspex added in 1958. The clock mechanism is electric and is accessed from above (the clock is not currently operational). The surrounding surface is paved with salmon-coloured concrete. An unsightly white plastic box housing electrical services is mounted at the base of the tower's south face.

The tower is of historical and memorial (associational) significance for its association with the fallen of World I, the Bennett family and, by extension, the 7th and 24th battalions.

Two memorial plaques mounted to low bluestone plinths are located to the south-east of the clock and Lone Pine, lending further dignity and definition to the Patriotic Area. They commemorate 'The Battle of Lone Pine, 1915' and 'The Lone Pine Tree of Wattle Park'. There is a third plinth, which does not have an attached memorial.

A modern interpretation totem including historical information about the Patriotic Area is located a short distance to the south-east of the memorials (Figure 46).

Alteration and change

- Perspex covers to clock faces, 1958, as noted above.
- White plastic box housing electrical services
- A modern bronze plaque detailing the history of the clock tower was installed in 1995.

Current condition and issues for conservation

Physical conservation issues in the base of the clock tower were noted in the 1990s. Subsequent to this, the stone masonry was repaired, and new granite bench seats installed to either side of the tower. This likely occurred in conjunction with rededication activities in 1995.

It would be desirable for the clock mechanism to be fixed.

(Policy 32) The clock tower must be retained and conserved.



Figure 45 The Lone Pine (looking west), with the clock tower at right and memorials in the foreground



Figure 46 Interpretation for the Patriotic Area

5.3 Tramways elements

Opened initially by the HTT, and then developed more intensively by the M&MTB, Wattle Park is tied both historically and in its physical fabric to the organisation that operated the Melbourne tram network from 1919-1983, and to the local cable and electric tramway organisations that preceded it.

As noted, the design of the principal original buildings and elements of Wattle Park was supervised by the MMTB's architect, A.G. Monsburgh (who designed buildings and infrastructure across the metropolitan network), and many parts of the site were laid out, constructed and maintained with labour and materials shared with the tramways network. In addition to the major buildings designed by Monsburgh, the tramways association is expressed today in buildings on the site which are or were directly associated with tram operations, and by a variety of elements constructed of materials recycled from tramways operations and from the cable tram network which was progressively replaced by the electric system in the 1920s and 1930s.

Tram-related buildings include:

- Tram waiting shelters (x2) on Riversdale Road
- 'Curator's Office', a former turnstile booth relocated from its original location on St Kilda Road
- Tram Body Picnic Shelters (currently two in situ)

Tramways elements and materials said to have been repurposed in the construction of Wattle Park include:

- Tram cable fencing

- Tram rail fencing
- Clay bricks said to have been recycled from cable tram network powerhouses and reused in the Chalet and Curator's Cottage
- Roofing slates said to have been recycled from cable tram network powerhouses and reused in external paved areas.

Conservation objectives

Tramways-related buildings and elements are found across Wattle Park's main precincts. These elements are often reflective of a history of relocation, reconstruction and replacement, where they take the form of historically significant elements and materials relocated from elsewhere in the Melbourne tramways network, and of consumable elements (such as the decommissioned tram bodies) which have been replaced repeatedly to maintain the tramways association.

Recycled materials used in Wattle Park in the 1920s and 1930s have been documented to have been derived from numerous sources, includes demolition sites unrelated to the tram system. In many cases, neither the tramways-derived materials, nor the unrelated recycled materials are directly expressive of the site's heritage associations. In some cases, there may be scope to further reuse, relocate or re-contextualise historical fabric where not embodied in the site's intrinsic buildings and where demolition is adopted to achieve other compatible requirements.

(Policy 33) Parks Victoria must maintain Wattle Park's historical and social associations with the Melbourne tramways as expressed in its built presentation and recycled physical fabric.

- Conserve original buildings which express the park's tramways origin and purpose
- Conserve physical fabric that is understood to have been derived directly from the 1920s-1930s recycling of building materials and equipment from the tram system
- Represent and regenerate the association of Wattle Park with the tram system in the design of new park buildings and amenity infrastructure
- Continue to recycle and reconstitute physical building materials where feasible and expressive of the park's historical and contemporary associations

5.3.1 *Tram Waiting Shelters and ornamental settings*

Two rubblestone tram waiting shelters were constructed by the M&MTB in c. 1928-1929 along the northern boundary of Wattle Park (Figure 47 and Figure 48). The shelters also serve as entries to the park.

The west waiting shelter stands on levelled and slightly mounded ground at the north-west corner of Wattle Park, facing the intersection of Riversdale and Warrigal roads (Figure 49). It is of rubblestone construction with tapered corner piers, arched door and window openings with brick dressings, timber-lined ceiling and interior bench seats, and a hipped terracotta tiled roof (Figure 50). The shelter was originally set within ornamental garden beds, and laid out as a gatehouse, including a pair of iron gates set in the rear archway; a c. 1929 photograph (see CMP cover, see also Figure 47) was taken through this gateway (the gates have since been removed from the site).



Figure 47 Tram Waiting Shelter at the corner of Warrigal and Riversdale roads, 1930
Source: M&MTB Annual Report, 1930 (courtesy of the Melbourne Tram Museum)



Figure 48 Central Tram Waiting Shelter on Riversdale Road, 1930
Source: M&MTB Annual Report, 1930 (courtesy of the Melbourne Tram Museum)



Figure 49 North-west elevation of the Tram Waiting Shelter at the corner of Warrigal and Riversdale roads



Figure 50 Seating inside the Tram Waiting Shelter at the corner of Warrigal and Riversdale roads



Figure 51 View of the central Waiting Shelter and associated walling from Riversdale Road



Figure 52 Paved area to the rear of the central Waiting Shelter, with steps providing access to the park

The central waiting shelter is set within the several metre deep cutting for Riversdale Road where the tramway was cut through the ridge that runs through the centre of the park. This is a rectangular shelter with rubblestone walls on three sides and an open face to Riversdale Road, with a hipped slated roof supported on massive corner brackets (Figure 51). A timber bench lines the interior walls, with rectangular window openings above on the rear wall. Rubblestone walls retain the embankment and former ornamental planting beds around the shelter (including a series of terraced levels within the planting beds to either side), and a staircase with bluestone risers, recycled slate treads and water pipe handrails takes the entry path over the top of the embankment into the park (Figure 52).

Alteration and change

The original iron gates were removed from the west shelter, and were last known to be in the collection of the Bylands Tramways Museum.

A more modern honed bluestone retaining wall was later added extending east and west of the original rubblestone retaining walls around the central Tram Waiting Shelter.

Current condition and issues for conservation

Assessments of the building condition of each Tram Waiting Shelter were undertaken in 2016 and 2021. The most recent assessment (Appendix B) identified a range of external and internal rectification works, and has classified these works as either Urgent or Priority A to C. These works should be undertaken, and the outcomes logged for future reference.

Maintenance of some fabric elements, such as the slate roof, bluestone and clay brick fabric, may require specialised tradespeople with experience working with heritage buildings.

Works are needed to restore a cared-for ornamental setting to both tram shelters, in support of their presentation, physical conservation and security. The west shelter has lost its ornamental setting (including formal groundcover beds and a defined 'wattle edge'). The terraced beds around the central shelter have been allowed to become overgrown, and have not been maintained for some time. Climbing figs that presumably date to an older planting now threaten the physical integrity of the retaining walls.

Consideration should be given to recovering the original iron gates and reinstating them to the western shelter in a fixed open position.

(Policy 34) The two Tram Waiting Shelters must be maintained and conserved.

- Undertake remedial works identified in the 2021 Condition Assessment.
- It would be desirable for the original gates to the Waiting Shelter to be reinstated. These structures also functioned as gatehouses to a parkland that was originally fenced. It is understood that the gates are held in the collection of the Tramways Museum at Bylands, Victoria (south of Kyneton). Their reinstatement was a recommendation of the 1993 Conservation Plan.

(Policy 35) Consideration should be given to the conservation and reinstatement of the early ornamental settings of both Tram Waiting Shelters.

- The original ornamental settings of the tram waiting shelters provide valuable context for understanding the character and purpose of the buildings as gateways to Wattle Park.

- Original elements of the ornamental setting of the shelters should be conserved to the extent feasible, and elements which have been lost to attrition and rationalisation should, in preference, be reinstated in a form suitable to current operations.
- Access to Wattle Park at some locations includes elements which are not compatible with universal access objectives. For instance, no universal access is available at the Central Tram Waiting Shelter, which is today an important tram stop and pedestrian and cycling access point. Consideration should be given to sensitively developed alterations at such locations which:
 - Maintain the most significant original fabric elements
 - Alter and reconstruct contributory elements to maintain the setting of these elements while achieving access improvements
- Restore depreciated or lost elements of the ornamental setting.
- Where restoration or other changes in the setting are considered, these should be designed to maintain (and restore) the overall character of the setting as an ornamental gateway complementary to the English Cottage style of the structures. The plant selection should conform to the historical characteristics of public facing ornamental plantings at Wattle Park: formally structured, predominant use of native Australian plants, and interfacing to the surrounding Wattle Edge.
- Non-original elements can generally be altered or removed as required. For instance, in contrast to the original rubblestone walls that flank the central waiting shelter, the honed bluestone retaining walls added to sections of the Riversdale Road frontage in the c. 1970s are of no particular significance and can be altered as required.

5.3.2 Curator's Office (ex. Prahran and Malvern Tramways Trust passenger shelter)

The Curator's Office is a small timber building abutting the former Stables (see Section 5.1.3, see Figure 53 and Figure 54). The building was originally constructed as a tram waiting shelter and turnstile for the Prahran and Malvern Tramways Trust's electric tramway in Dandenong Road, to a design by Leonard J. Flannagan. It is a shingled weatherboard building, with a Dutch gable roof supported on decorative timber brackets, chamfered corner posts and exposed internal trusses.

Installed at its original site in c. 1912, the building is thought to have been one of the first shelters constructed for electric trams in Melbourne. Another shelter built by the Prahran and Malvern Tramways Trust in c. 1912 stands in the median of Dandenong Road at Alma Road in Armadale.²⁹

Alteration and change

The tram shelter was relocated to Wattle Park in c. 1927-1932, and adapted as a site office, including completion of the building weatherproofing and installation of doors and pivot sash windows. The building includes various original and adapted internal finishes, hardware, built-in cupboards and other joinery (Figure 55).

The original shelter's Rubberoid roof cladding was replaced (pre-1993) with galvanised corrugated iron sheets.



Figure 53 The Curator' Office: west (right) and north (left) elevations, with the Stables visible at rear



Figure 54 The rear elevation of the Curator's Office



Figure 55 Ceiling detail

Current condition and issues for conservation

Assessments of the building condition of the Curator's Office were undertaken in 2015 and 2021. In 2016, the relocation of the building was contemplated to facilitate drainage and other rectification works for conservation of the Stables building; this did not eventuate.

The condition of the Curator's Office building in 2021 was assessed to be very poor, with corrugated roof sheeting, gutters and rainwater goods at end of life, evident rotting and degradation of base boards, floor linings and at least one corner post, and wear to timber elements and paintwork.

The assessment (Appendix B) identified a range of external and internal rectification works, and has classified these works as either Urgent or Priority A to C. These works should be undertaken, and the outcomes logged for future reference.

Maintenance of some fabric elements may require specialised tradespeople with experience working with heritage buildings. An audit of the building fabric including its original provenance and history of alteration would in preference be prepared to guide future restoration works and any further consideration of relocation and reuse of the building within Wattle Park.

(Policy 36) The former Curator's Office should be the subject of an active program of conservation works and interpretation.

- The identified conservation works should be delivered as a priority.

- The building's setting – with vegetation to the west and north, and the Stables hard-up to the south – is sub-optimal. At a minimum the vegetation should be stripped back.
- Consideration may also be given to the relocating the building within the park, as a means of providing access to all sides of the structure, celebrating it as an historic structure associated with the parks tramway origins (supported by interpretation) and potentially identifying a new use for the building.

5.3.3 *Tram Body Picnic Shelters*

The M&MTB introduced picnic shelters to Wattle Park in the form of recycled tram bodies in the late 1920s. Initially, several cable tram 'dummies' (the open-sided front carriages of the standard two-car pairs) were placed within the picnic areas, and can be seen in photos of picnic parties made c. 1929 (see Chapter 2). Enclosed 'trailer' carriages that formed the rear of the paired cable tram sets are also known to have been recycled by the board into Wattle Park, where they were used as part of the changerooms for the Oval.

In 1963, the original dummies had deteriorated to the point where they required removal. These were replaced with two surplus W Class electric tram bodies (built c. 1924). The electric tram bodies were stripped of their glazing and all mechanical and electrical equipment.

In 1979, the first W-class bodies were replaced with two further tram bodies of the same era. One of the 1979 tram bodies was destroyed by arson in 1992. In c. 2007-2011, two further tram bodies (SW6 class trams produced in c. 1939-1940s) were donated by VicTrack, refurbished at the Bendigo Tramways Trust, and installed in their place.

Alteration and change

The tram body picnic shelters have been repeatedly replaced with surplus equipment as available in response to material deterioration and loss due to vandalism and arson.

Current condition and issues for conservation

The condition of the current tram bodies is poor. There is substantial damage and deterioration of the timber and steel sheet materials in each body due to vandalism, weathering and corrosion, and insufficient regular maintenance of painted surfaces to protect the underlying materials. The entry stairs to each tram shelter are not compliant (Figure 56 and Figure 57).

There is a basic issue of physical maintenance with respect to both tram shelters. While part of this issue relates to the need to schedule and budget for regular preventative maintenance with all built assets in the park, it is also acknowledged that the shelters have historically been subject to recurring vandalism. It is possible that the need for spot cleaning and repainting to address the effects of vandalism has resulted in the deferral of other necessary maintenance which may have assisted in a longer lifespan for the timber and metal components.

(Policy 37) The existing tram body shelters should be maintained in a state of good repair until it is no longer materially feasible.

- Correct existing material damage to return the tram bodies to a safe condition.
- Undertake regular preventative maintenance including painting, roof and gutter maintenance, and repair of damaged timber and metal elements.



Figure 56 The southern W Class tram body



Figure 57 Tram interior, as adapted

(Policy 38) A long term plan should be developed that perpetuates the tradition of amenity facilities that reference tram bodies without reliance on sourcing original vehicles.

Consideration should be given to continuing the pattern of cyclical replacement of the shelters with further historical vehicles from museum collections or other sources of surplus. The tram body shelters are significant as part of a historical and social tradition of Wattle Park, but the fabric of the current shelters was installed in the 2000s and is of no intrinsic heritage significance. From a heritage perspective, it may no longer be appropriate to continue to treat Victoria's historical vehicle fleets (as received in museum collections or stockpiled by the current transport authorities and their contractors) as a consumable furnishing in Wattle Park.

The traditional presentation of the tram as an object in the parkland may be continued in other ways. For instance, plans developed in 2020-21 for the replacement of the children's playgrounds were designed around a central 'tram carriage' play feature, a custom element designed to evoke the existing tram cars in a safe and compliant form.

5.3.4 Tram Cable Fencing

Cable fencing was installed along the extended entrance drive in c. 1930,³⁰ from Riversdale Drive to the turning circle at the Chalet. The fences consist of a single 'rail' of wire rope strung through tapered concrete posts. The original wire rope was said to have consisted of recycled haul cables which had become surplus following the replacement of the cable tramways with electric services.

It should be noted that the original lengths of wire rope were unlikely to have ever been used operationally on the cable tram network. After installation, operational tram cables were said to have been coated with a boiled tar mixture to protect the wire ropes from wear and corrosion, and operationally they were subjected to heavy physical stress.³¹

Alteration and change

Multiple alterations have been previously made to the tram cable fencing, to accommodate changes to adjoining and intersecting features (Figure 58, Figure 59 and Figure 60).

Some elements have been relocated; for instance, concrete posts were relocated to either end of the curved track at the corner by the Curator's Cottage, to serve as bollards – these are not present in a c. 1950s view showing the north-west end of the track where it re-joins the drive. The extent to which the cable fence originally ran along the south side of the drive has not been determined; some sections of fence in this zone were likely later removed, however it is also thought that fence was never laid along some sections of this drive (i.e. where containment of visiting automobiles to the drive was provided by the terrain or other built features). A number of the concrete posts have been replaced with new castings. Numerous lengths of cable have also been replaced with modern galvanised steel wire rope. Entirely new sections of cable fencing were installed in the c. 2000s around the Lone Pine tree and the Chalet car park. Some single sections of cable have also been replaced with chainage.

Current condition and issues for conservation

A survey of the current condition of the cable fencing was prepared by Aecom in 2021. Excluding those used as bollards, nearly 30 per cent of the concrete posts presumed to be in original positions were found to have a material or structural fault (compromised footing, existing supporting pickets or concrete damage).



Figure 58 The age, condition and presentation of the concrete bollards varies



Figure 59 Evidence of previous efforts to make-good failed sections of cabling



Figure 60 Evidence of previous efforts to make-good failed sections of cabling

It is evident that a substantial proportion of the original cabling has also been replaced or lost: approximately 25 per cent of the presumed original length of the fencing has so far been replaced with modern galvanised wire rope; and a further 13 per cent is missing. Ten per cent of the existing, presumed original cable is noted to be sagging or otherwise damaged. It is unclear whether in their now oxidised condition these sections of the original cable can be effectively re-tensioned.

It should be noted that the extent to which the older-appearing corroded cable is representative of original tram cable has not been confirmed, and it is possible that a detailed comparison survey would find more than one gauge or style of wire rope among the oxidised length (implying earlier replacements with ungalvanized materials). However, as a starting point for policy, it is accepted that roughly half of the original fencing has already been replaced or lost, or may now require replacement due to its condition.

Recognition of the heritage significance of the cable fencing has generally referenced the origins of the material. There is no evidence that the cabling fencing is valued for any notable aesthetic qualities (outside of its formal repeating character in conjunction with the Cedar avenue), and functionally there are evident problems with maintaining this system at the site.

While conservation measures have so far focused on retention of the feature in its entirety, it may be appropriate to consider alternatives, including:

- the retention and preservation of a representative original section of the fence (including reconditioning of the original cable if feasible); and/or
- the salvage and re-display of an original cable segment in an alternative context at Wattle Park (or at the Melbourne Tram Museum or another relevant off-site collection).

The representation of the original arrangement in different materials (i.e. timber posts with modern cabling, as per the installation at the Chalet car park, Figure 61) may reasonably be contemplated for the balance of the fencing.



Figure 61 Modern fencing at the Chalet car park referencing the original cable fencing

(Policy 39) Parks Victoria should develop a practical management solution that conserves the tram cable fencing as a longstanding feature of Wattle Park.

- In managing the tram cable fencing, refer also to Policy 33.
- The extent of original wire rope from the cable tram network should be identified and afforded primacy in future conservation or alteration of the tram cable fencing.
- Undertake an audit process that identifies original sections of tram cable.
- Develop a methodology for handling, re-tensioning and protecting original sections of cable.
- Maintain original sections of the cable fencing, and consolidate these where appropriate to support their presentation as a significant original element of the site.
- The maintenance of an original section of cable fencing to both sides of the entrance drive to support an understanding of the feature is recommended.

5.4 Park environment, trees and vegetation

Layout and environmental amenity

As discussed below, the tree canopy is now the dominant feature of the parklands (Figure 62 and Figure 63). However, in its initial development Wattle Park comprised extensive open picnic lawns punctuated by formal tree groups and specimen plantings and ambitious ornamental display plantings. Over time, the area legible as picnic lawn has reduced, and is now concentrated to the north of the Chalet and along the Entrance Drive as it runs south from Riversdale Road. Other areas have become dominated by mature trees or have been allowed to naturalise with taller grasses and shrubs.

With the exception of the entrance drive and formed walkways associated with the Chalet and Curators Cottage, the Wattle Park path system responds to the site's topography and is not highly formalised in its layout. Today's paths vary in construction, including sections of compacted earth and gravel toppings; asphalt paved paths in more formal areas (and stone paving in the two formal gardens). The pathways also display a variety of edging and drainage details (often fragmentary and/or non-functional). In general, the physical fabric of the path system is not considered to be significant, except where specifically identified in association with notable built features such as the Tram Shelters, Chalet and Curators Cottage and Garden. Features of the path and track network considered to be significant to the place are addressed above – these are principally the entrance driveway and the tram shelters on Riversdale Road, which each act as gateway features to Wattle Park, and the sections of stone-paved walkways in the Chalet and Curators Cottage gardens.

A dominant feature of the park landscape is Hercules Creek, a deeply incised stream which cuts diagonally across the western slopes areas (Figure 64). Although efforts to develop the creek's ornamental qualities are understood to have been made, these were unsuccessful and the creek is now a dysfunctional environmental feature dominated by weeds. A bridge (1990s) is on the north side of the park. An earlier footbridge to the south near the golf course boundary was removed in the 1990s.



Figure 62 Tree canopy: view looking south from the children's playground towards the picnic area



Figure 63 Tree canopy: looking north-west from the Lily Pond



Figure 64 Hercules Creek

Canopy trees

At the peak of its development from the 1920s-1940s, Wattle Park was a landscape in three parts, with western and eastern slope areas bisected by a central ridge.

The **western slopes** were developed as open park lawns rolling into the narrow draw of the Hercules Creek. In this area the M&MTB planted an ornamental arboretum of formal avenues, circular groups and individual specimens, most of which were native trees with some contrasting plantings of exotic conifers (Deodar Cedar, Monterey Cypress, Italian Cypress). While the integrity of these plantings was impacted almost immediately by the drought years of 1937-1939 and 1943-1944, in the 1950s the formal qualities of this landscape as a picnic park setting would have remained dominant.

A similar arboretum landscape of the period (on a somewhat smaller site) can be found two kilometres north of Wattle Park at Kingsley Gardens in Mont Albert. That park landscape is considered to survive with a considerably higher physical integrity. Other examples of ornamental arboreta dating to this period may be found in the Dandenong Ranges. Wattle Park is distinguished from these examples by the prevalent use of native plantings both as specimen groups and as path avenues in its original formal layout, as discussed below.

In 1917, when the park was established, the **central ridge** and **eastern slopes** retained sections of uncleared remnant woodland. Peppermint Gum grew in stands on the ridge, with Manna Gum predominating on the sandier soil to the east. Other indigenous trees included Yellow Box, Red and Mealy Stringybarks, Swamp Gum, She-Oak and Cherry Ballart.³²

The M&MTB constructed the park amenities on the central ridge, with the Chalet at the centre, a cleared and levelled sporting oval to the south and picnic and children's play equipment under the remnant Peppermint Gums to the north. The formal plantings of the western slopes were continued onto the central ridge, establishing ornamental areas of amenity around the Chalet picnic lawns and the sporting facilities.

As discussed in greater detail below, extensive infill plantings of non-indigenous native gum trees were established across all three areas of the site in the immediate post-war period, these have transformed the character of some parts of the site. Today, the mature tree canopy of Wattle Park can be understood as having four types of tree which require management to conserve the park's qualities and values:

- **Remnant indigenous trees**, principally located outside the VHR registration in the woodlands of the eastern slopes
- **Early cultivated trees** that predate the formation of the park, established by Goyder and successive owners after him. The principal specimens are three native gums planted along the original entrance drive, as well as the Norfolk Island Pines (*Araucaria heterophylla*) on the perimeter of the Curator's Cottage garden
- An **ornamental tree plantation**, consisting of formal plantings established by the M&MTB during the 1930s-1940s to structure the parkland; these plantings include both native and exotic trees, and are principally found as (i) avenue plantings along the drives and paths and (ii) grouped (i.e. circular) plantings providing structure and differentiation to lawn areas
- A **Eucalyptus woodland canopy**, formed (within the registered area) from informal afforestation plantings, principally of eastern coast forestry gums, which were established as a layer across the entirety of the site during the 1930s-1950s.

These plantings combine to form the densely treed character of Wattle Park as it exists today; as reviewed in Chapter 3 and below, the degree to which trees in each category contribute to the values of Wattle Park varies: some trees are individually significant, while others contribute to characteristic features which would desirably be maintained and regenerated

Other cultivated vegetation

Wattle Park as developed in the 1920s and 1930s included extensive planted displays established by the tramways managers and early partner groups such the Field Naturalists Club of Victoria. In major features such as the **Wattle perimeter** and the **former FNCV planting beds**, these early plantings were notable for their focus on the use of native plants for horticultural display, tied to both the park's national patriotic expression and to growing interest in adopting native plants into domestic gardening.

The park also included a variety of more conventional display beds, such as the parterres and rose beds that lined the Entrance Drive, and traditional garden settings around the site's two principal buildings (the **Curator's Cottage** and the **Chalet**, each forming a strongly ornamental terminus to the approach along the L-shaped entrance drive), the Tram Waiting Shelters on Riversdale Road, and the Lily Pond.

Post-war economic rationalisation and changing operational costs saw a reduction of the site's horticultural programme, particularly as management shifted from the M&MTB to other public managers in collaboration with private lessee operators. Where ornamental horticultural features have been maintained in the settings of the two buildings, this has been as a result of investment by tenants or other community groups. Most other ornamental garden areas within Wattle Park have been abandoned, depleted or overgrown as they fell out of maintenance and use since the 1970s.

During this period the major native plantings on the Wattle perimeter and in the former FNCV display beds also fell out of management, becoming depleted, overgrown and increasingly illegible due to lack of maintenance and regenerative plantings.

Considerations for management

The received character of Wattle Park's tree canopy poses challenges for park managers. With exceptions, Wattle Park is largely not a landscape of well-spaced specimen trees and defined avenue plantations. While it had some of these characteristics initially, these were largely subsumed by the density of trees ultimately established and by the intentional naturalisation of large parts of the site in the post-war period. Much of the tree canopy has not been the subject of curatorial decisions or proactive arboricultural management for many decades.

The following observations may also prove useful to understanding the historical and contemporary condition of the Wattle Park tree canopy:

- The tree plantings that comprise the layers described above were not always coordinated. The three remaining gum trees along the entrance drive stand to the inside of the larger avenue planting of Deodar Cedar which formally defines the driveway in its park context. In other areas, the formal structure intended by the early M&MTB plantings has been subsumed by the subsequent afforestation plantings (compare aerial views at Figure 65 and Figure 66).
- Many of the plantings contributed to regeneration objectives and intended amenity in the park, but the plantings themselves do not address today's standards and expectations. This is most prominent in the trees selected for the afforestation plantings, which were predominantly eastern coast trees available from forestry nurseries of the time and which are not indigenous to the Melbourne region. While these plantings were generally successful in reproducing a native

tree canopy, they were less successful ecologically – their value in supporting indigenous floral and faunal relationships within the reserve may be limited, and recruitment of new trees may also be limited or only occurring in places where this is undesirable, such as in the former FNCV planting beds.

- The formal tree plantings and informal canopy are now 80-100 years old (or more in the case of trees predating the site's development as parkland). The canopy will require ongoing regeneration to maintain its functional qualities and its valued characteristics which contribute to the heritage significance of Wattle Park.

(Policy 40) Decisions regarding tree removal and replacement must be guided by heritage conservation objectives and a tree replacement strategy.

While like-for-like replacement is important to maintaining certain formal features, such as the entrance drive and the Curator's Cottage Garden with its ring of native *Araucaria* pines, it is not an appropriate measure for managing the park's broader plantations. A detailed tree replacement strategy which attends both to Wattle Park's historical characteristics and to contemporary management requirements is needed to regenerate the site's valued tree canopy for the next century. A summary of considerations that would desirably be addressed within the tree replacement strategy is at Table 6.

Table 6 Conservation of significant elements

Significant element	Summary of known conservation issues
Cedar Avenue Planting, Monsborough Drive	Trees reaching over-maturity; gradual fragmentation of entrance drive plantation; loss of accompanying ornamental planting beds; limited maintenance resources See Section 5.1.1 for detailed policy
Formal tree plantings along paths and trails	Trees reaching over-maturity/senescence; diminished legibility of formal structure in some areas due to later afforestation plantings; conflicts with trail widening/improvement and contemporary use patterns; limited maintenance resources See Section 5.4.1 for detailed policy
Ornamental gardens	Trees and shrubs reaching over-maturity; limited maintenance resources; potential conflicts with building conservation See Section 5.4.6 for detailed policy
Remnant indigenous trees and vegetation	Lack of identification and directed management of significant specimens and ecological values
Cultivated native Eucalypt canopy	Lack of generational diversity/recruitment Appropriateness of original species selections (non-indigenous) See Section 5.4.2 for detailed policy
Remains of Field Naturalist Planting Beds	Remaining plantings (original or replacements) poorly understood and differentiated. The beds require active renewal: removal of weeds and self-sown natives (where inappropriate); installation and care of new plantings; formalisation of paths, edging, etc

Significant element	Summary of known conservation issues
	Renewal would preferably take place with involvement of community partner See Section 5.4.4 for detailed policy
Wattle Plantings (park perimeter)	Senescence of original plantings; recruitment in some cases limited to 'weedy' species; gradual diminishment of original form and character of this mass planting gesture Management and replacement of wattle plantings challenged by location and conflict with road and utility maintenance See Section 5.4.3 for detailed policy
Lone Pine	High-traffic location subject to soil compaction See Section 5.2.9 for detailed policy
Stephen Morell Memorial Oak tree planting	High-traffic location subject to soil compaction

5.4.1 Ornamental tree plantations

Located on the western slopes between Warrigal Road and a line just west of Alandale Street.

Notable avenue features included:

- Deodar Cedar avenue (Monsborough Drive)
- Lilly Pilly (*Acmena smithii*) avenue (former east west path in NW quadrant of park)
- Prickly Paperbark (*Melaleuca styphelioides*) avenue (east-west path in SW quadrant of park, west of Hercules Creek)
- Hawthorn (*Crataegus sp.*) (east-west path in SW quadrant of park, east of Hercules Creek)
- Prickly Paperbark (*Melaleuca styphelioides*) avenue (east-west path in central part of park, east of entrance driveway (c. 1963 replacement planting)

More than 20 grouped plantings can also be seen on aerial photography from 1945, and included at minimum the following species:

- Monterey Cypress (*Hesperocyparis macrocarpa*)
- Queensland Brush Box (*Lophostemon confertus*)
- Blue Gum (*Eucalyptus globulus*)
- Mountain Ash (*Eucalyptus regnans*)
- Yellow Gum (*Eucalyptus leucoxylon*)
- Sugar Gum (*Eucalyptus cladocalyx*)
- Lemon-scented Gum (*Corymbia citriodora*)
- Red Flowering Gum (*Corymbia ficifolia*)
- Willow Myrtle (*Agonis flexuosa*)



Figure 65 Aerial view of Wattle Park (part), 1945
Source: Land Victoria Aerial Photography Collection, Landata, SERV



Figure 66 Aerial view of Wattle Park (part), 2022
Source: Nearmap

Most of these groups were circles formed of five pentagonally arranged specimens. These were distributed on an almost uniform basis throughout the western slopes of the park, from Warrigal Road to what was a former paddock boundary just west of Alandale Street, east of which the landscape transitioned into then-remnant trees. Some of these formal plantings had evidently failed or fragmented in the 1930s-1940s droughts by the time they were photographed in 1945, but they would have remained the dominant features of the picnic lawns.

Further tree plantings occurred around this time as spaced specimen plantings in the lawns. There is some evidence in the 1945 aerial photograph (Figure 65) that these plantings may have occurred in two or more stages, given the disparity in the size of the scattered specimens seen in that image, with the second perhaps corresponding to formation of the switchback path. This second stage of plantings essentially filled in many of the open spaces on the western slopes, and particularly to the west of Hercules Creek. Supplemented by further planting in c. the late 1950s and early 1960s the maturation

of this specimen layer eventually led to this area taking on what is essentially an ornamental woodland condition, composed of a mix of non-indigenous Australian native specimen trees.

Species used in the specimen planting on the western slopes include:

- White Cypress Pine (*Callitris glaucophylla*)
- Cedar Wattle (*Acacia elata*)
- Red Flowering Gum (*Corymbia ficifolia*)
- Queensland Brush Box (*Lophostemon confertus*)
- Turpentine Tree (*Syncarpia glomulifera*)
- Southern Mahogany Gum (*Eucalyptus botryoides*)

The original formal planting of the 1930s remained embedded within these later stages of planting, but over time the original structure has become less apparent as the surrounding trees matured and the original geometric plantings fragmented.

Current condition and issues for conservation

Over time, the ornamental plantations on the western slopes have become increasingly less distinctive. This is a result of the density of specimen plantings introduced on the lawns around the formal group plantings (both initially, and in subsequent stages of further infill plantings), the development of the switchback path, and the move to a more passive approach to maintenance of this area from the 1950s.

As the plantings matured, they formed dense mixed stands of trees in which the structure of the original planting is no longer apparent to the casual viewer. Some of the tree species used in the formal plantings were short-lived fast-growing selections like Blue Gum, which contributed to the eventual fragmentation and loss of these features. The development of the switchback path led to discontinuation of the original east-west path across the northern part of the area, which meant that although the Lilly Pilly avenue is still represented by more than a dozen trees running from the west Tram Waiting Shelter to Hercules Creek, it cannot be easily experienced as a formal feature (as the Paperbark avenues can be, because sections of formed path do run through these).

Trees from the original plantings continue to compete, age, senesce and fail. The perceptibility of the original formal plantings will continue to deteriorate, and the density of surrounding trees makes it difficult to contemplate renewal of this area on the original lines. There is also evidence that some species, such as the Cedar Wattle, have become weedy in the park and produced self-sown volunteers.

(Policy 41) Removal and replacement of trees within the ornamental plantations must be guided by heritage conservation objectives.

- Tree removal and replacement decisions should have regard for the degree to which the specimen(s) contribute(s) to the valued aspects (formality and diversity) of the original scheme which remain evident today.
- Ongoing requirements to manage and remove trees are inevitable due to the age and condition of both the trees themselves and of park infrastructure (such as the paths). The indefinite retention of all remaining original tree plantings is unfeasible and would be of limited service to conservation objectives for Wattle Park.
- Considerations that should inform decisions about removal and replacement include:

- Contribution to remnant formal structure:
 - trees which provide evidence of the original avenues and tree circles have greater value than the baseline tree in the area – the loss of remaining features should be avoided where practical;
 - if the removal of substantial numbers of trees from a feature like the Lilly Pilly or Paperbark avenues is unavoidable, a mitigation strategy should seek to reinstate the formal feature.
- Landscape structure: The character of Wattle Park’s western slopes has changed significantly since the 1950s. While a return to open lawns populated with young trees is not feasible, in the context of master planning thinning, weeding and making room for new generations of tree canopy may be consistent with heritage conservation.
- The key feature of Wattle Park’s ornamental plantations, both in their formal elements and the specimen plantings that were infilled between them, was a diversity of native Australian tree selections (with some exotic conifers and deciduous trees).
- Replacement plantings within the western slopes should maintain this diversity; should avoid relying too heavily on a small number of species; and should remain true to the character of this area as an ornamental parkland (unlike the eastern slopes beyond the amenities precinct (outside the registered area) which were and to some extent remain an indigenous woodland.
- Diversity/rarity: Some species are found individually or in very small numbers, but provide evidence of the diversity of the original plantings and in that context have greater value than the baseline tree in the area. One example is the single specimen of Turpentine Tree found to the south of the switchback path, near the Golf Course fence. Removal of such trees should be avoided, and replacement plantings should maintain the diversity of selection that characterised the original park development.

5.4.2 *Eucalyptus woodland canopy*

The lands eventually developed as Wattle Park contained Eucalypt-dominated grassy woodlands at the time of the European arrival at Melbourne in the 1830s. Subsequent land uses saw the clearing of western sections of the site by early landowners, while the eastern half of the future parkland was retained in a partly wooded condition. When the park was established in 1917, some indigenous trees remained within the area now included in the VHR, in the vicinity of the current playground and barbecue areas. Ongoing attrition from park usage, changed environmental conditions and risk management are factors that have led to the loss of most of these remnant trees within the heritage registration.

Possibly inspired by the remnant woodlands on the east part of the site, and a desire to supplement the declining number of original gum trees in the park, park managers in the 1940s and 1950s introduced afforestation plantings across much of the site, including within areas to the west which had been previously developed as open ornamental parkland and picnic lawns. This planting programme increased the canopy density in many parts of the site. It also eroded the legibility of the original ornamental planting scheme, such that through much of Wattle Park that ornamental scheme exists only in a fragmentary or latent condition today.

Within the extent of the heritage registration, the Eucalyptus woodland canopy occurs in two principal areas: on the eastern boundary, where it provides an informal 'bush' setting and canopy to the playground and picnic areas, and in a second zone west of the amenities precinct where afforestation plantings infilled a set of more formal plantings initially established between the entrance drive and the tram waiting shelter opposite Alandale Road. Some similar sections of Eucalyptus canopy has also been established within boundary areas to Riversdale Road and Warrigal Road.

Current condition and issues for conservation

It is important to note that, particularly within the registered area, much of the informal Eucalyptus canopy is now dominated by two tree species (Southern Mahogany Gum and Coast Grey Box) which are not indigenous to the eastern Melbourne suburbs, but were introduced to the site in afforestation plantings in the 1940s-1950s. Decisions with respect to the Eucalyptus woodland canopy should promote the restoration of indigenous species in the long-term, particularly in the more intact remnant areas outside the extent of registration. This would mean the gradual reduction of the current complement of Southern Mahogany Gum and Coast Grey Box and the promotion of new plantings of indigenous species appropriate to the park's distinctive vegetation areas. These sections should be guided by early FNCV reports and contemporary ecological restoration planning.

Within the extent of registration, the eastern interface of the woodland has been heavily modified through the loss of most remnant trees and their replacement with the afforestation selections noted above. While these trees have succeeded in maintaining a bush setting to the picnic and playground areas, there are evident challenges with soil erosion and compaction due to the heavy use this area receives.

Fenced native groundcover beds recently established east of the Chalet support the retention of a number of planted native trees and some trees large enough to possibly predate the park development (Figure 67).

These present as a successful management response which should be extended to support the retention of the tree canopy throughout the playground and barbeque/picnic area. As a long-term objective, the reinstatement of indigenous canopy trees to this area is also desirable.

The unusual nature of the Coast Grey Box planting within metropolitan Melbourne is acknowledged, and it would be desirable for research to be undertaken to understand how and why the M&MTB selected this tree for afforestation plantings at Wattle Park. However, in the context of the Wattle Park values, the intrinsic significance of the Coast Grey Box and Southern Mahogany Gum plantings is limited. The value of these trees has been as a vehicle to sustain the overall characteristics of the bush / sanctuary ideal of the Wattle Park landscape.



Figure 67 Native trees within fenced native groundcover beds east of the Chalet

(Policy 42) The valued characteristics of the Eucalyptus woodland canopy in the eastern part of Wattle Park should be retained and regenerated.

- Over time, the Coast Grey Box and Southern Mahogany Gum plantings should be phased out and replaced with indigenous canopy trees appropriate to the area's original ecology, and understorey restoration works undertaken where conditions are suitable.
- An overall preference for the restoration of native peppermint and manna gums is supported in most of these areas (i.e. near the playground, the picnic and barbeque facilities and around the oval). As trees senesce and are replaced over time, a more limited planting reproducing the Coast Grey Box and other mid-twentieth century afforestation plantings could be retained or reimagined in a smaller area within the site for interpretive purposes.
- Within the amenity precinct limited use can also continue to be made of historical selections such as Lemon-scented Gum (*Corymbia citriodora*) and Smooth-bark Apple Myrtle (*Angophora costata*), which were notable early plantings in the formal picnic lawns directly north of the Chalet. However these species should be used sparingly as feature specimens only, and should remain a minority element of the tree canopy in this area. The interface zone that forms the setting for the playground and barbeque/picnic areas should continue to be characterised by woodland Eucalypts.

(Policy 43) Management objectives for the afforestation plantings along the west boundary of the amenities precinct should be reviewed as part of future master planning.

- On the west side of the amenities precinct, afforestation plantings introduced in the c. 1940s have largely subsumed the initial formal ornamental plantings and picnic lawns that ran between the entrance drive and the north-south Chalet path. As a result, this area has partially renaturalised. This, as well as the gradual withdrawal of grounds maintenance, has resulted in a largely unintentional condition that reads as a neglected, and is of limited value to the heritage setting of Wattle Park.
- The condition of this area and objectives for long-term management should be reviewed in conjunction with future master planning. Conservation and regeneration of the Wattle Park values could be promoted in several different scenarios here, dependent on functional needs and ambitions, including:
- Reformalisation of picnic sites in a semi-formal setting (restoring a more historical ornamental / amenity setting for the grounds linking the entrance precinct and Chalet picnic grounds / playground);
- Further revegetation and restoration ecology work to ‘naturalise’ this area intentionally, leaning into the pattern established since the 1940s and gradually phasing out the former ornamental plantings and non-indigenous afforestation selections;
- Restoration or reimagining of the former FNCV beds at the south end of this area in order to reformalise that feature, effectively honour or reinstate the traditional of native horticultural cultivation at Wattle Park, and interface with other changes as may be introduced with either scenario above.

5.4.3 *Wattle perimeter*

Perimeter plantings of native Wattle (*Acacia sp.*) were installed on the boundaries of Wattle Park in 1926 (including sections of Warrigal Road, Riversdale Road and Elgar Road that now border the golf course and the eastern slope areas not included in today’s heritage registration). This mass-planted feature was a celebration of Wattle Day and the park’s early connections with the Wattle Day League and the Field Naturalists Club of Victoria, and a bold announcement of the park’s identity.

Over the subsequent century the plantings have been progressively lost to senescence and periodically re-established using species and techniques appropriate to contemporary practices. Today the formal qualities of the Wattle perimeter have eroded over much of the site’s boundaries, though specimens survive individually and in small groups on parts of the perimeter (Figure 68).

Alteration and change

The perimeter plantings have been repeatedly replanted to address the short lifespan of most *Acacia* species and attrition in the difficult environment presented by the park boundaries.

In each case, planting arrangements and species selections appear to have responded to contemporary availability and techniques; the 1993 Conservation Plan reports that the original 1926 plantings employed a repeating group of 12 species within a 40 foot deep strip, with the 12 species selected from across Australia to provide a year-round flowering display; while c. 1948 replacement plantings set out a grid pattern 1-3 rows deep. The complete list of species selections used in either planting program is not known.



Figure 68 Riversdale Road boundary: the wattle perimeter is much reduced

Current condition and issues for conservation

The wattle perimeter plantings occupy an exposed position on the site, adjacent to road cuttings and subject to road and utility management regimes. Much of the boundary of Wattle Park is obscure or difficult to access from within the parkland; consequently these plantings receive little regular maintenance and exist today in a quasi-naturalised and generally fragmentary state.

Today the park perimeter contains vegetation of mixed age and origin. A small number of remnant wattles from the 1920s and 1940s plantings survive alongside self-sown volunteers and later plantings by park managers and volunteers. While some of these younger plants have maintained the intent of the original treatment, the presence of other species, particularly in the understorey, reduces the integrity of the feature overall. In most of the park, the presentation of these perimeter plantations is now at best 'naturalised' and in many cases indistinct or illegible as a formal characteristic defining the park boundary. Some of the *Acacia* species selections used in the original plantings have proven to be self-sowing or weedy in the Melbourne area.

(Policy 44) Wattle Park's perimeter plantation of wattles should be regenerated.

- Wattle Park's traditional perimeter feature requires regeneration on a decadal basis, and more regularised pattern of maintenance works to retain its formality at key public points of access to the site. There is currently a need to undertake works to regenerate this feature as part of master planning of the parklands.

- Planting plans should be developed and implemented to reinstate a spring-time wattle display along the boundary of the heritage place, and to achieve a planted display with heightened formal qualities at the three main entrance points from Riversdale Road.
- Species selections should respond to contemporary ecological understandings and prioritise, and adopt a range of strategies to achieve economy and ecological objectives while also maintaining valued formal characteristics and visual impact, particularly at points of arrival:
 - Indigenous species should be used along the broader Wattle Park perimeter, particularly where indigenous canopy trees and other remnant vegetation predominate, but can be used at densities that generate a perimeter with formal qualities. These should combine the showy Golden Wattle (*Acacia pycnantha*) with tree-height species (Lightwood, Blackwood, Silver Wattle, Black Wattle) and ecologically beneficial but less showy shrub species (Hedge Wattle, Gold Dust Wattle, Prickly Moses).
 - Non-indigenous native Acacias should be used in combination with the indigenous Golden Wattle to heighten the floral display qualities of the feature at key moments such as the two Tram Waiting Shelters and the main entrance drive. Similar display beds could be re-established within the interior of the site in ornamental amenity areas. Selections should have no history of weediness in southern Victoria, and areas planted in this way should receive regular maintenance to maintain their formal structure.

5.4.4 *Former Field Naturalists Club of Victoria (FNCV) Planting Beds*

From 1917, a series of ceremonial and demonstration plantings took place in the centre of Wattle Park, on the future site of the Chalet and in the area to the west. Those plantings established the park's association with cultivated native vegetation, and with the Wattle particularly, soon formalised through the involvement of the Wattle League, the selection of the park name, and the mass planting of wattles to the park boundaries. The 1917 ceremonial plantings consisted of 50 wattle specimens.

In the vicinity of those initial ceremonial plantings, the FNCV established demonstration beds in 1928, initially showcasing Correa shrubs. Further plantings took place in the 1950s and 1960s, showcasing a greater diversity of native shrubs suitable for horticultural purposes. The use of this area to showcase native horticultural shrubs was consistent with growing popular interest in gardening with native plants during the period.

The 1993 Conservation Plan reproduced two FNCV lists of plants (Appendices C-7 and C-8) that inform an understanding of the historical contents of these beds: a 1954 list requesting plants from club members for the planting program, and a 1973 list reporting the contents of the club beds at that time (reproduced here as Appendix C).

Alteration and change

Some continuation of garden maintenance and replacement planting activities, whether by volunteers or park managers, may have been sustained into the late twentieth century but was eventually discontinued. The FNCV has no current relationship with Wattle Park, and no substantive works are known to have been undertaken to the former planting beds in several decades.

Current condition and issues for conservation

As of the 1993 CMP it was considered that none of the original 1917 ceremonial wattle plantings survived in this part of the site.

The former FNCV planting beds appear to have received little investment or regenerative plantings over several decades. They retain some native and indigenous shrubs and trees, however the area has been allowed to naturalise and is overgrown. Volunteer *Corymbia* seedlings and other plants have established in the beds and are expected to further reduce the diversity and integrity of this area over time.

The area is no longer a functional part of Wattle Park – tracks through the planting beds are overgrown and inaccessible, and the general form and purpose of the plantings is no longer apparent to park visitors. It would be desirable for remaining plants to be audited for their horticultural and conservation value, and the area cleaned up, beds and paths reformed, and new plants installed to recover the site as a planted display, if this historical feature is to be retained.

(Policy 45) The former Field Naturalists Club of Victoria planting beds should be regenerated.

- The regeneration of the former FNCV planting beds should have regard for their historical characteristics, plant inventories and display intent, as well as today's educational objectives and patterns of park usage and maintenance.
- Regeneration and ongoing maintenance of the former FNCV Planting Beds presents as an opportunity to pursue new partnership arrangements with local indigenous nurseries, volunteer groups, and programs promoting planting of native species which are administered by Whitehorse City Council, neighbouring LGAs or other bodies. Likewise, there exists an opportunity to re-establish the relationship between Wattle Park and the FNCV, which has lapsed.

5.4.5 *Memorial trees*

Refer to the following sections for policy with respect to memorial trees:

Lone Pine, Section 5.2.9.

Stephen Morell Memorial Oak, Table 6.

5.4.6 *Garden and amenity plantings*

Refer to the following sections for policy with respect to significant garden and amenity plantings:

Curator's Cottage Garden, Section 5.1.2.

Chalet, Section 5.2.1.

Tram Waiting Shelters, Section 5.3.1 .

6.0 OPERATION AND MANAGEMENT

6.1 Social values – the park community

Public parks are places for which communities commonly establish strong and enduring connections. In this regard Wattle Park is no exception. The historical record reveals a multitude of groups and individuals who have variously advocated for and enjoyed its amenities since the early years of the twentieth century. That pattern continues today.

As noted at Chapter 3, while a formal process of research to establish an evidence base for the attribution of ‘social value’ to Wattle Park has not been undertaken, for the purposes of this CMP it is accepted and recognised as a place for which communities and groups hold strong attachments.

On the basis of the anecdotal and observational evidence collected for this CMP, the following community typologies³³ have been identified as valuing Wattle Park:

- *Communities of interest:* Communities of interest, as related to Wattle Park, include those with an interest in the history and operation of the place (i.e. Friends of Wattle Park and the Melbourne Tram Museum). A common objective of communities of interest may be to preserve (or uphold) the park’s civic and communal purpose (see also ‘Social Licence’ below).
- *Communities of practice:* The engagement of these communities with Wattle Park is, in typical circumstances, through regular, repeated activities. These activities may be annual or regular (i.e. parades by the 24th Battalion and Anzac Day ceremonies), performances (i.e. the Tramways Band) or in the form of hobbies/past-times (i.e. bird watching or attendance at events).
- *Communities of locality:* These communities are large and amorphous, extending from the local (Burwood, Camberwell and Box Hill) to the broader Melbourne communities. Communities of locality share a geographic connection as well as political representation. These communities include people for whom Wattle Park is part of their lived experience, as well as those who may rarely visit Wattle Park yet know of it and value it as a community resource and open space of long-standing.

Social license

Parks and reserves are places for which communities hold, in many cases, a sense of public ownership. At Wattle Park this has been revealed in recent times through community-led initiatives to alert Heritage Victoria to concerns about the condition of some elements/areas, as well as interest in the proposed renewal of the playground and the pathways. This sense of public ownership introduces additional responsibilities when contemplating major change at the site. That is to say, those responsible for the management of Wattle Park need to attend to the challenge of maintaining public trust.

Social value as a dynamic concept

The concept of social value is dynamic. It can also take many forms – for instance, it may be latent within a community, or conscientiously articulated and central to a community’s identity. Communities are also dynamic. People may identify as being part of many different and at times conflicting communities. A community may comprise vertical or horizontal social hierarchies, some with a clearly identifiable leader or leadership group; others with a more dispersed representation; and others again with competing spokespersons. There is also potential for a community’s connection to a place to dissipate over time.

(Policy 46) Opportunities to harness the commitment of community groups in the on-going maintenance and promotion of Wattle Park should be explored by Parks Victoria.

The existence of a broad range of groups and individuals with an active and demonstrated interest in Wattle Park can be understood as a potential resource for management and maintenance. The Friends of Wattle Park, for instance, have long held monthly working bees, primarily focussed on landscape management.

It would be desirable for the association between the park and the Friends group to continue to be nurtured by Parks Victoria. Further, there exists the possibility of re-engaging with the FNCV, an organisation that played a prominent role in the park's formative years. The Melbourne Tram Museum is another organisation that has historically supported and promoted Wattle Park's tramway origins.

Groups that contribute to the maintenance of Wattle Park should work to a coordinated agenda, as opposed to pursuing *ad hoc* interests that may be unaligned with the site's cultural heritage values. The masterplan currently in train for Wattle Park may be an appropriate vehicle to achieve coherence and consistency.

(Policy 47) Where determined to be relevant to future management or development at Wattle Park, a formal assessment of social value should be undertaken to identify relevant communities/groups and to establish the nature (resonance) of that attachment.

It would be appropriate for the assessment of social value to have regard for the Heritage Council of Victoria paper, *Guidance on identifying places and objects of state-level social value in Victoria* (July 2019) and the tests set out in the *Victorian Heritage Register Criteria and Threshold Guidelines* (Heritage Council of Victoria).

As identified in the *VHR Criteria and Thresholds Guidelines*, the basic tests for establishing social value are:

- a) *What is the community or cultural group?* A community or cultural group is a group of people who share a common interest, including an experience, purpose, belief system, culture, ethnicity or values. The members are connected through a common interest or cause and may: live or meet in the same locality, or were once located together and are now geographically dispersed, or may have never met in person (for example are a virtual group and interact online)
- b) *What is the intensity of the attachment?* Attachment describes people's connection to a place or object. This includes feelings, memories and associations that are important to a community or cultural group's sense of identity, as well as practices, expressions and representations. The reason(s) may be related to a common cause, experience, ideal, belief or cultural practice. The intensity of attachment to place – from ordinary to profound – can fluctuate over time. The nature of the attachment may vary within the community or cultural group but must be strong or special. The place or object may be a source of positive association for some people and negative association for others.

- c) *What is the time depth of the attachment?* i) Time depth is the length of time over which a community or cultural group's connection to place can be demonstrated to have endured. An appropriate time depth to underpin social value will typically be of long standing (a generation, or 25 to 30 years, may be accepted as a rough guide). OR ii) Time depth can be of more recent origin, often provoked by a sense of loss or change, including change of use. People are sometimes unaware of their attachment to a place/object until it is under threat. If the time depth is of this type, specific evidence should be provided as to why it should be considered a facet of social value.

The tests for determining State significance are that:

Evidence must be provided for the RESONANCE at the state level of the social value of a place/object demonstrated at Step 1, that is: the social value resonates across the broader Victorian community as part of a story that contributes to Victoria's identity. In this context 'resonance' means the extent to which the social value of a place/object can be demonstrated to exert an influence.

There are two tests, both of which need to be met:

- a) Does the social value resonate at a state level, i.e. across the 'broader Victorian community'? The 'broader Victorian community' is the population of Victoria (i.e. the people) who live across the state and/or those who share a common geographical connection to Victoria. To meet Criterion G at a state level, the social value of the place/object must resonate beyond a particular local, social or cultural community and into the 'broader Victorian community'.
- b) Is the social value part of an event or story that contributes to 'Victoria's identity'? Victoria's identity includes the events and/or themes that underpin the stories that Victoria tells about itself. To meet Criterion G at a state level, the place/object must be associated with, represent or be identified with an established or emerging story or theme that contributes to or forms part of Victoria's identity.



Figure 69 The tea shop at the Chalet (image cropped), c. 1930s
Source: State Library of Victoria (H90.49_38 SLV), G Naughton

6.2 Opportunities for physical change

Public parks are living places that are subject to a range of pressures including, but not limited to social, economic and environmental considerations. Consistent with precedent, and in response to these (and possibly other) pressures, physical change at Wattle Park may be required to accommodate evolving priorities, to take advantage of opportunities or to address limitations. From a heritage perspective it is critical that physical changes – where they can be demonstrated to be necessary – are considered and respectful.

(Policy 48) Physical change at Wattle Park should not be contemplated unless it supports the park's function as a place for public recreation, use and enjoyment.

Built form

There is limited potential for new buildings within Wattle Park. Where there is a need for works to sustain an existing use the preference – as a general principle – will be for the facilities to replace existing structures in the same location (as occurred with the replacement of the WCs in the early-

2000s, and iterative upgrades to the children's play equipment over time). It may be anticipated, for instance, that upgraded facilities will be required for sports clubs using the oval. In this scenario, re-use of the existing location (to the north-west of the oval) would be appropriate.

In terms of scale, new buildings (or additions to existing buildings) should generally be single level. Where new works are contemplated in proximity to existing significant structures (i.e. additions to the Stables or the Curator's Cottage to support on-going use and activation), they should be lower than and set to the rear of the existing building.

In terms of materials, a preferred approach would be for new buildings (and additions to existing buildings) to be responsive to the characteristics of the English Cottage style adopted by the M&MTB re-articulated to incorporate contemporary features. Good examples of this approach include the Memorial Clock Tower (1948), the Playground Shelter (1952) and the modern WCs. Consideration may also be given to the use of recycled materials, perpetuating a tradition that dates to the park's establishment.

Pathways

As noted in this CMP, the configuration of the existing pathway network is not generally seen to be a feature of heritage significance at Wattle Park. Pathways have evolved and changed over time, consistent with need and patterns of use.

From a heritage perspective, the existing network of paths can be retained, replaced or expanded as required. Where there is a need for expansion and/or new pathways, a key consideration will be to minimise impacts on trees (particularly those identified as being of high and moderate significance in this CMP).

Memorials

Memorials have been introduced to the park over time, generally in proximity to the Lone Pine. In recent decades this zone has consolidated as the Patriotic Area. Further memorials and plaques can be introduced in this location as required. A preferred approach would be to perpetuate the pattern of low-scale plaques mounted to bluestone plinths.

There is also precedent at Wattle Park for honouring notable contributors to the park in the form of naming (i.e. Monsborough Drive), memorial trees (i.e. the Stephen Morell Memorial Oak) and small-plaques (i.e. Eliza Welch). This approach supports an understanding of the site's evolution and the contributions made by many and varied individuals over time. Continuation of this tradition using discretely scaled devices is encouraged from a heritage perspective (see also 'Interpretation and site promotion' Section 6.3).

(Policy 49) A systematic sequence should be followed in the development of concepts for physical change at Wattle Park.

- A preferred sequence in developing proposals for change at Wattle Park is as follows:
 - *Planning:* Establish the need for change (consistent with Section 4.3.1). It is recommended that the identification of priorities for change will align with the outcomes of the masterplan for Wattle Park.
 - *Design advice:* Seek advice from appropriately qualified and experienced design professionals.

- *Community consultation*: Undertake processes of engagement with stakeholders.
- *Statutory approvals*: Secure approval from Heritage Victoria, either via a permit (pursuant to Section 101 of the Heritage Act 2017) or permit exemption (Section 93).

6.3 Interpretation and site promotion

Promoting the meanings, history, significance and associations of Wattle Park should be a core conservation objective. This would desirably be delivered through a site-wide Heritage Interpretation Plan (HIP).

Effective interpretation reinforces and sustains connections between communities and heritage places and enhances an understanding of their significance. Interpretation has been described in many ways:

‘[Interpretation is] an educational activity which aims to reveal meanings and relationships...rather than simply to communicate factual information’ (Freeman Tilden)³⁴

‘Interpretation is a means of communicating ideas and feelings, which helps people enrich their understanding and appreciation of their world, and their role in it’ (Australian Heritage Commission)³⁵

The field of heritage interpretation comprises many disciplines and applies to a wide range of situations, including urban and rural developments, museum and visitor centres, cultural tourism projects and national parks, heritage sites, zoos, aquaria and wildlife destinations. It communicates ideas, information and knowledge about places in a form that helps visitors to make sense of their surroundings and provides visitors with engaging and meaningful experiences.

(Policy 50) A site-wide strategy for interpretation of Wattle Park should be developed, designed and implemented to enhance public understanding of Wattle Park’s origins, associations and natural values.

Since its main role is to communicate the values of cultural and natural heritage sites, interpretation is implemented using a wide range of forms including digital media, talks, guided walks, art, sculpture, and signs. A recommended approach to the development of a HIP for Wattle Park is set out below. It is recommended that a consultant team with demonstrated experience in the delivery of interpretation is engaged to develop the HIP.

Stage 1: Research and analysis

Stage 1 in developing the HIP may include, but would not be limited to:

- Identify relevant statutory obligations and requirements
- Conduct an audit of existing interpretive features/elements, including signage, plaques, memorials, wayfinding and physical features associated with the tramways – tram shelters, curator’s office, tram cable fencing etc (see Figure 70 to Figure 75)
- Identify gaps in themes/stories represented in the existing site interpretation – these may include Indigenous land use and associations; the site’s ecological values; and the effectiveness of existing arrangements in communicating the park’s tramway origins, which should be understood as critical
- Undertake research sufficient to understand the audience for interpretation (park visitors)

- Identify areas where themes/stories are particularly strongly associated
- Explore opportunities to align interpretation with wayfinding, including consideration of interpretive devices as the primary points of arrival (the Chalet car park, and the two Tram Waiting Shelters on Riversdale Road)
- Identify interpretive media suited to the nature of the place, its values and the expectations of visitors. There may be an opportunity, for instance, to undertake an oral history of Wattle Park, drawing on the combined knowledge of the stakeholder groups identified in this CMP



Figure 70 Shelter to the north of the Chalet car park



Figure 71 Interpretive display in the shelter



Figure 72 Interpretive display at the Patriotic Area



Figure 73 Memorial installed by the Friends of Wattle Park



Figure 74 Plaque honouring Eliza Welch



Figure 75 Old generation signage mounted to the wall of the Stables

Stage 2 - Concept development

Concept development would focus on interpretive content and design for a consistent suite of interpretive media.

- As related to *interpretive content* the adoption of an overarching thematic framework is recommended. The themes identified in the CMP may be a relevant starting point:
 - A tramways destination
 - A sanctuary for native fauna and flora
 - An expression of national, patriotic and memorial sentiment
 - A locus for community
- Stories and historic documentary material associated with the key themes would then be identified with supporting content (written and illustrated)
- The outcomes of the above would, ideally, be incorporated into the masterplan
- As related to *design work*, consideration may be given to standardising fonts, colours palettes etc (consistent with Parks Victoria's templates) across a range of interpretive media, including in-situ signage, a website, orientation signage and wayfinding

Stage 3 - Implementation

Implementation of the HIP may be delivered holistically or delivered in stages (perhaps aligned with the site masterplan). There may also be opportunities for the delivery of interpretive media in parallel with major projects – i.e. it would be desirable for interpretation to be incorporated into a project to reactivate the Lily Pond.

The prospect of incremental delivery heightens the imperative for an holistic site-wide approach to interpretation to be developed and integrated into the masterplan.

6.4 Documentation and recording

Documentation

There exists an extensive documentary record relating to Wattle Park, including records held by the Box Hill and Surrey Hills historical societies and the Melbourne Tram Museum. Collectively, these (and other) records have the potential to enhance an understanding of the site and its significance.

(Policy 51) Documentary records relating to Wattle Park should, in preference, be catalogued for ease of access and reference.

- The existing documentary record is dispersed. It would be desirable for a catalogue of architectural drawings, books, collections and the like of relevance to Wattle Park to be prepared, to facilitate access and reference. Such a catalogue might be maintained online (or alternatively, lodged with the State Library of Victoria), and should identify the locations, content and provenance of relevant materials.
- To assist the ongoing management of the park it would be desirable for copies of architectural drawings relating to all phases of works to be digitised and held in a single location.

Recording

At such time as major physical change is proposed within the precinct, a recording programme should be undertaken.

(Policy 52) A recording programme should be undertaken prior to the delivery of major change at Wattle Park.

- A recording programme might include, but would not necessarily be restricted to, measured drawings and an archival quality photographic record. A digital or video record may also be undertaken. A copy should also be retained and used, where appropriate, in any future site interpretation (see Section 6.3).

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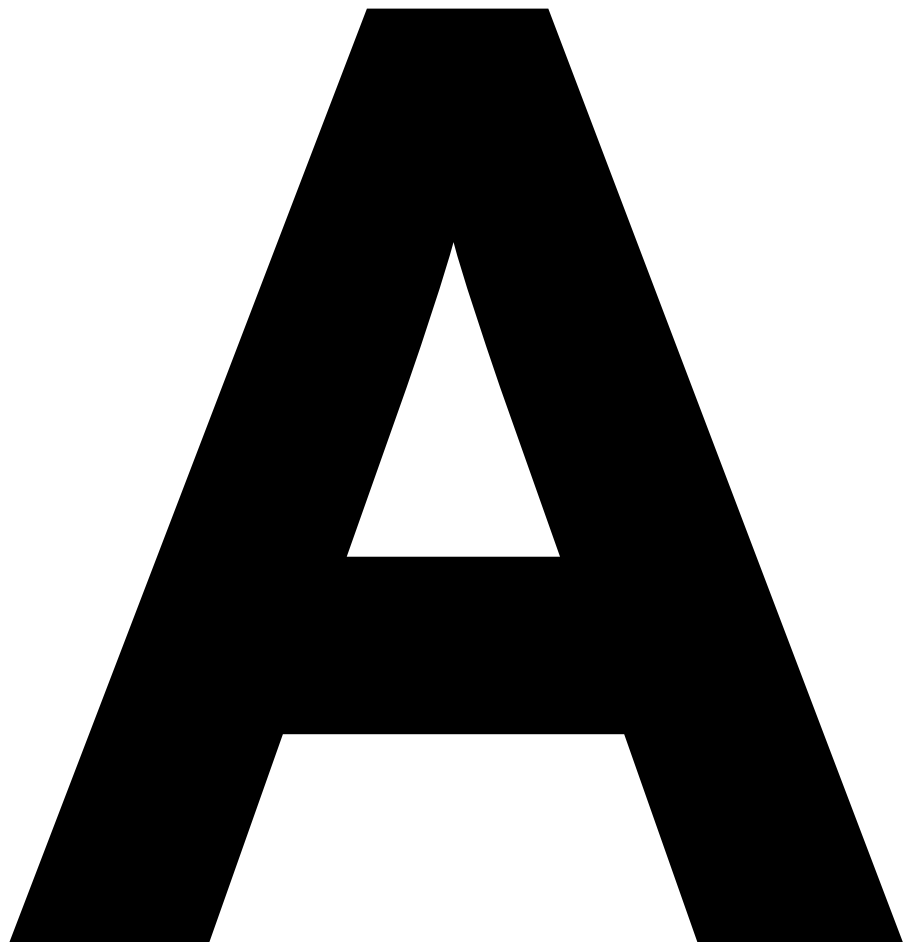
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- 6 See, for instance, Charles Barrett ;'When your journey's end is Wattle Park', *Herald Magazine*, 11 September 1937.
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APPENDIX A:
WATTLE PARK HISTORY:
EXCERPT FROM THE
HERITAGE CONSERVATION
PLAN, 1993



WATTLE PARK HISTORY



AN EXCERPT FROM THE
HERITAGE CONSERVATION PLAN
PRODUCED BY ALLOM LOVELL & ASSOCIATES PTY LTD

AUGUST 1993



The following document is an excerpt from the Wattle Park Heritage Conservation Plan prepared for Melbourne Parks & Waterways by Allom Lovell & Associates Pty Ltd (August 1993). This history section of the document has been reproduced in response to customer requests. Appendices directly related to this excerpt have been included.

Please note the full Heritage Conservation Plan is available for loan. If you have any further inquiries please contact the Park Office on Tel: 9808 2504.

2.0 HISTORY

2.1 Site History¹

The First Subdivision

The land now forming Wattle Park was first surveyed into six blocks (crown portions 41A, 41B, 42A, 42B, 43A and 43B) in October 1852 (Fig. 3). Crown portions 41A and 41B, at the east end, were given to James Atkinson by the Crown in exchange for land at Belfast (Port Fairy) which Atkinson had ceded to the crown for public purposes. Crown portions 42A and 42B were sold to auctioneer, Henry de Carle and yeoman, John Lawler, respectively in 1853. At a further crown land sale in January 1854, de Carle purchased crown portion 43A, and crown portion 43B was sold to Walter Craig, surveyor.

Within two months Craig resold the land at a 50 per cent profit. He then bought de Carle's two blocks and, after planting some three acres of vines and fruit trees, advertised them for sale in September 1855. Unable to attract a buyer, Craig leased the land to Frederick Charles Goyder. In 1857 Craig bought Bath's Hotel at Ballarat and later rebuilt it as the 'Royal Hotel', subsequently known as Craig's Hotel. This important Ballarat landmark in Lydiard Street South still carries his name and has been added to the Register of Historic Buildings.

Charles Goyder

Goyder entered into a contract to purchase Craig's land in February 1863 and in January 1865 purchased crown portion 42B from George Tweedy (Tweedy had bought this portion from Lawler in 1856). On his holding of some 70 acres Goyder built a substantial house containing drawing room, combined dining - breakfast room, two bedrooms and a service wing comprising underground dairy, cellar, pantry with kitchen and service quarters. He also built a large stable, which measured 70 feet by 18 feet, a corn room and loft.

The property was divided into nine paddocks. Four ten acre paddocks were cleared and laid down with English grasses, twelve acres were planted with vines and two acres contained lucerne. A kitchen garden and lawn occupied 1 1/2 acres and the balance of 14 acres was reserved as a 'finely wooded paddock for ornament, fuel and cattle grasses'. This area contained flowering shrubs and ornamental trees imported from Queensland and a 600 foot circular lawn bordered with flowers, shrubs and citrus trees. It is possible, but unlikely, that some of this garden remains on the site. (Refer to Chapter 3, Curator's Cottage Gardens.) Many years later, a local resident who had visited the property in her childhood recalled, 'I well remember going to the farm. The driveway ran south from Riversdale Road and it was long, straight and narrow, hedged in with wild roses and other growth just as an English drive would be'.²

George Thomas Usher

In January 1868 Goyder sold his land to an upholsterer, George Thomas Usher. At about this time the property was called 'Udimore Lodge'. In July of the same year Usher purchased crown portions 41A and 41B from the estate of James Atkinson. Usher planted some eighty English trees around the house and began buying and breeding horses for sale to the Indian Army. After suffering losses in shipping his horses to India, and a refusal by the Colonial Bank to renew his mortgage, Usher filed an insolvency schedule in October 1870. The land

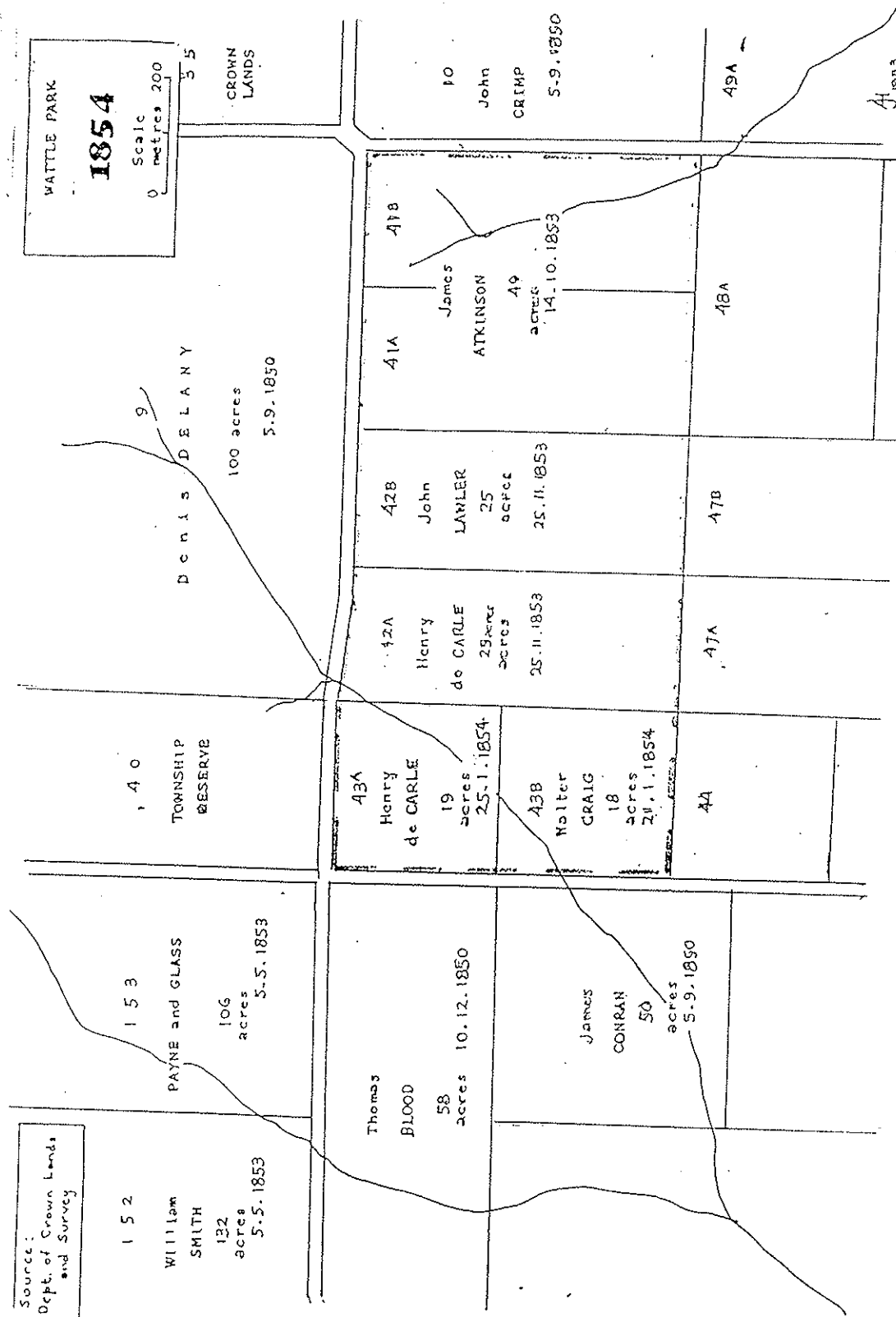


Figure 3 Parish of Nunawading, 1853, showing the portions which now make up Wattle Park. Reproduced from a set of sequential plans supplied by Melbourne Water.

was repossessed by the Bank and then sold to Orlando Fenwick the following year at a greatly reduced value owing to a flaw in the title.

Orlando Fenwick

Together with his brother, Fenwick had established the Phoenix Clothing Co. in King Street, Melbourne in 1870. Buildings associated with this company survive at 347-349 King Street, Melbourne and are on the Historic Buildings Register. It is therefore not surprising that he named his property at Burwood 'Phoenix Grange'. Fenwick was a Melbourne City Councillor from 1865 until his death in 1897. He was Lord Mayor of Melbourne in 1871-72.

Fenwick added a ballroom to the house and in 1878 sold the eleven acres planted in vines, (part of crown portion 43A) in the north west corner of the present park, to Arthur Snowden. Fenwick allowed local people access to his land and in 1892 provided an area for a cricket pitch for communal games, thus beginning the tradition of public usage associated with this property. As late as the 1920s and 1930s the area was still affectionately referred to as 'Fennie's Paddock'.

Mrs Eliza Welch

After Fenwick's death in 1897 the property was leased to James Pettigrew, secretary and manager of Sands and MacDougall, printers and stationers. In 1904 Fenwick's brother, as mortgagee, sold the land to Mrs Eliza Welch, widow of W H Welch, co-founder of the renowned merchandising firm Ball and Welch (1855-1976). Mrs Welch and Mrs Ball were sisters who lived together in Jolimont. On the death of her sister, Mrs Welch lived permanently in the Windsor Hotel and purchased the land at Burwood as a country retreat. She deleted 'Phoenix' from the name and simply called it 'The Grange'. She regularly visited the property in her coach.

In 1909 Mrs Welch purchased crown portion 43B from the Melbourne Permanent Building Society and further extended her ownership by acquiring crown portion 43A from the Snowden family in 1912. From 1910, William James Owen managed Mrs Welch's 137 acre property except for that section previously owned by the Snowdens, which was leased to stock dealer, Edward Deering.

Hawthorn Tramways Trust

In 1915, the chairman of the Hawthorn Tramways Trust, former mayor of Hawthorn, David Dureau, began negotiations with Mrs Welch to purchase her land on behalf of the Hawthorn Tramways Trust. The intention in acquiring the land was that it be used for the establishment of a Tramways Park, which would offer recreational facilities to the public. The purchase of the land by the Trust required approval through an act of parliament and negotiations took some time. The Trust's eventual acquisition of the land was largely due to the relentless efforts of Dureau, who secured an option over the land at his own expense. Mrs Welch would only sell the land if it was to be used as a park. Unfortunately she did not live to see this happen, for she died just six days before the Act approving its purchase received royal assent on 30 December 1915.³ This Act was called *An Act to authorize the Hawthorn Tramways Trust to acquire certain Lands to be used as a Park and for other purposes [30th December 1915]*.

Mrs Welch's legatee and niece, Miss Effie Ball, agreed to honour the arrangements made between the Trust and Mrs Welch, and the formal transfer deed was executed on 19 September 1916.⁴ The deed included a covenant that the Trust 'will not at any time build,

erect or permit to be built any dwelling house, shop, store or any other building other than shall be necessary for the convenience, use and enjoyment of the land as a public park'.⁵ The purchase price was £9,000.

When the land was purchased by the Trust, the site landscape retained some of the features put in place by its previous owners. For example, one of the most significant historical features of the Wattle Park landscape is the entry drive off Riversdale Road. This is the location of the original farm driveway which lead directly to the homestead, and which was possibly established by Goyder in 1863 (See Fig. 4). The photograph of Riversdale Road, in 1912 or 1914 looking to the east, showed the driveway crossing open paddocks (Fig. 5). The photograph revealed that the driveway was lined with a variety of vegetation including eucalypts, Norfolk Island Pines and deciduous exotics. Planting which survives from the pre-1915 period includes the Norfolk Island Pines around the perimeter of the Curator's Cottage garden, and the four Elms to the north of the golf course carpark, possibly planted along a previous fence line. The three Eucalypts to the east side of the driveway inside the cable fence are also possible survivors from the original farm drive.

Melbourne and Metropolitan Tramways Board

The land remained in the ownership of the Hawthorn Tramways Trust until 1920, when the Trust was dissolved and Melbourne's tramways taken over by the newly formed Melbourne & Metropolitan Tramways Board (M&MTB). The M&MTB managed Wattle Park until 30 June 1983, when all Victorian transport authorities were replaced by the Metropolitan Transit Authority (MTA), the State Transport Authority (STA), the Road Traffic Authority (RTA) and the Road Construction Authority (RCA) in accordance with the Transport Act 1983.

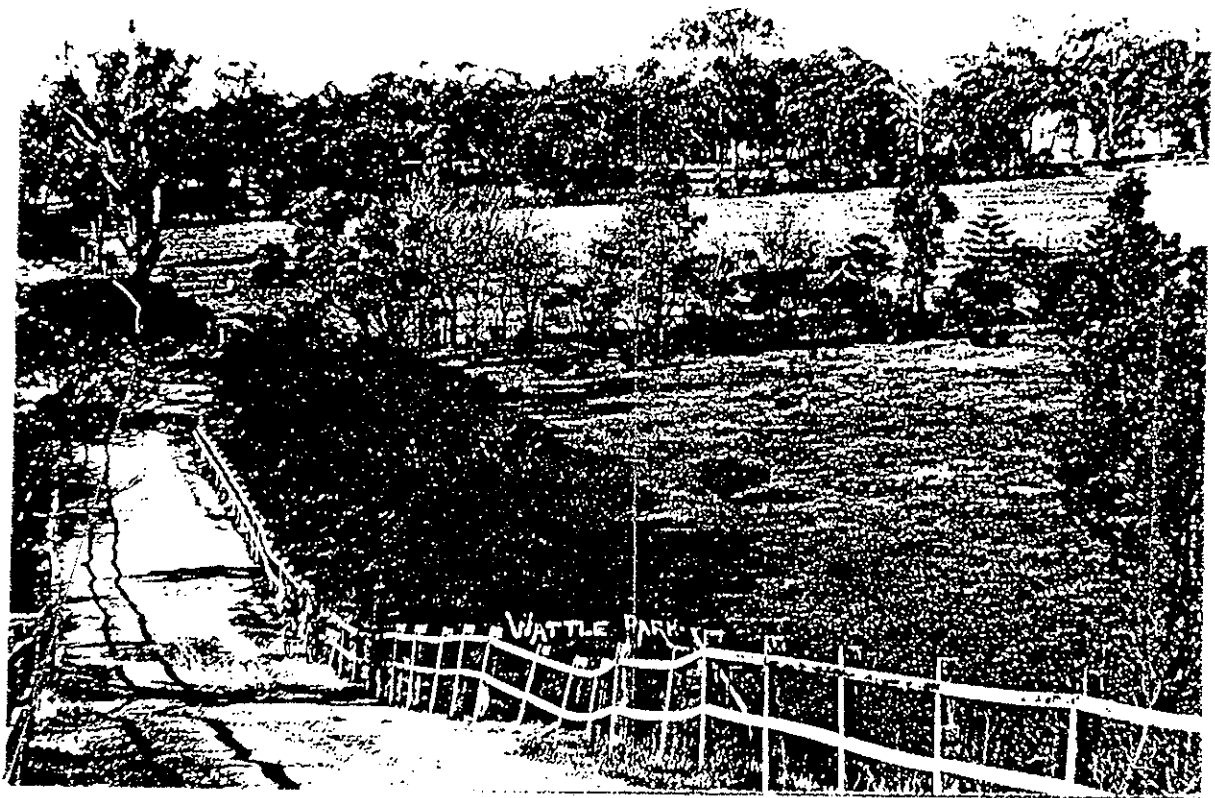


Figure 5 *Riversdale Road, 1912-14, looking east towards the driveway. Wattle Park, then a farm, is on the right. The near row of trees across the picture, indicates the driveway into Wattle Park. Note the Araucaria meterophylla to the right in the middle ground. Source: E Shaw.*

Under the new regime, the Melbourne and Metropolitan Tramways Board's tram and bus divisions and the suburban railway operations of the Victorian Railways Board were merged to form the MTA (the Met). As a consequence, ownership of Wattle Park was transferred to the MTA. In a further restructuring on 1 June 1989 the MTA became the Public Transport Corporation (PTC).

Melbourne and Metropolitan Board of Works (now Melbourne Water)

Although the PTC continued to manage Wattle Park, the Government became concerned at the anomalous situation of a park being managed by a transport authority. Upon review it was decided that management and maintenance of a major park was not an appropriate function for a corporation whose main purpose was to provide and coordinate public transport for the state. It was also decided that the PTC did not have the expertise to manage and maintain the park to the extent that the community expected.

The Government therefore decided to transfer the ownership of the park to the Melbourne and Metropolitan Board of Works (MMBW), which had an established record of managing major metropolitan parks.

The Wattle Park Land Act 1991 (No. 26/1991), assented to on 12 June 1991, took effect from 14 August 1991, and by an Order in Council, all land was vested in the MMBW from 18 August 1991. The MMBW is now known as Melbourne Water. As of January 1993, all metropolitan parks, waterways and other open space areas managed by Melbourne Water became the responsibility of Melbourne Parks and Waterways, which is an enterprise of Melbourne Water.

2.2 The Development of Tramways in Australia⁶

2.2.1 Horse Drawn Trams

The horsedrawn tram was first used in industry; a cart which was mounted on rails was easier to move than one which ran over uneven ground.⁷ The same principle applied in the transport of passengers along city streets. Melbourne's first tramway was a horse tramway which opened in 1884 and carried passengers from Fairfield railway station to Thornbury. Despite this, horse trams were never widely introduced in Melbourne and where they were, they only ran short distances.⁸ Much more significant in Melbourne's transport history was the establishment of a cable tramways network after 1884.

2.2.2 Cable Trams

The principle on which cable tramways operated was the brainchild of Andrew Hallidie, a steel wire rope manufacturer from San Francisco. Hallidie realised that a tram which was hauled by means of a cable, which ran in a channel under the road between the tram tracks and which was continuously propelled by a stationary engine located in an engine house at one point in the line, would run more steadily and safely than a horse drawn tram.⁹ Hallidie patented his invention and subsequently the world's first cable tram system was established in San Francisco in 1873.¹⁰

In Melbourne, the cable tram idea was taken up by Francis Boardman Clapp, an American transport entrepreneur. Having arrived in Victoria in 1853, Clapp bought and operated Cobb & Co.'s Melbourne to Ballarat line in 1857.¹¹ In the early 1860s, he also negotiated with the Melbourne City Council to lay a horse tramway from Spencer Street to Collingwood via Bourke Street, but this did not go ahead. Undeterred, Clapp set up the

Melbourne Omnibus Co. and established the horse bus route to Collingwood in 1869.¹² However, Clapp's real interest lay in cable tramways. In 1877 he purchased Andrew Hallidie's patents and began lobbying the Victorian government to introduce the necessary legislation to undertake the earth and construction works in Melbourne's streets.¹³ Clapp was so confident of success that he renamed his company the Melbourne Tramway & Omnibus Company¹⁴ and ceased production of omnibuses.¹⁵ As a result of the efforts of Clapp and others, in 1883 the government passed an Act of Parliament which directed municipalities to construct the trackwork and related cable system along with powerhouses to drive it.¹⁶ A tramways trust was appointed representing the inner municipalities, Melbourne, Fitzroy, Collingwood, Prahran, Richmond, South Melbourne, Hotham (North Melbourne), St Kilda, Brunswick, Kew, Hawthorn and Sandridge (Port Melbourne). Following the construction of the lines, the Trust leased the tramways to Clapp's Melbourne Tramway and Omnibus Company.¹⁷ This arrangement was to last until July 1916. The first cable tramway line was subsequently run from the corner of Bourke Street, down Spencer Street, along Flinders Street, Wellington Parade and Bridge Road to the Hawthorn Bridge. It opened in 1885. Lines were also completed to North Fitzroy and Victoria Street (1886), to Clifton Hill, Nicholson Street, Brunswick and Carlton (1887), to Brighton Road and Prahran (1888), to North Carlton and Toorak (1889), to North, West, South and Port Melbourne (1890), and to Windsor and St. Kilda Esplanade (1891).¹⁸

Following the construction of these lines the Melbourne Tramway and Omnibus Company held a monopoly on Melbourne's cable tram system. The length and terms of the lease became a source of regret both to the municipalities involved and the Victorian Government.

2.2.3 Electric Tramways

By this time, the next phase of tram technology had begun to make its presence felt in Melbourne. Electric tramways were first seen in Melbourne at the Centennial International Exhibition in 1888:

An electric railway exhibited by Messrs. W H Masters and Co. was opened to the public on 19th November 1888. It ran for fifty-eight days and by agreement the Executive Commissioners received 50% of the gross receipts of £106 ... It was constructed south of, and parallel with, the Switchback Railway. The site was at the northern end of the Gardens and the line ran parallel to Carlton Street, but although most interesting as an exhibit, did not appear to meet with the patronage from the public that was anticipated.¹⁹

Even though the Exhibition's 'Juries' awarded the exhibit a First Order of Merit,²⁰ it was some years before electric tramways were established throughout Melbourne.

Because of the monopoly held by the Melbourne Tramway and Omnibus Co. on the inner city tram network, early forays into the construction of electric tramway lines were made outside the inner suburban region. The first electric tramway in Melbourne, and Australia, ran from Doncaster to Box Hill, a distance of only 2.25 miles. The opening ceremony took place on 14 October 1889.²¹ The establishment of this first line came about when a group of land developers recognised a way to sell their property in Doncaster. This first electric tramway service was short-lived, closing in 1896; having made their money, the developers departed, caring little for the future of the land or the tramway.²² The construction of tramways to encourage increases in land values and urban development was to be a continuing theme throughout Melbourne. The first permanent tramway was the North Melbourne Electric Tramway and Lighting Co.'s line from Flemington Bridge to Essendon. The tramway was opened on 11 October 1906.²³ Within weeks, it was reported that 'already there is a stimulated inquiry for real estate in the bodies traversed by the system, and



Figure 6 *Crowds at the opening of the Hawthorn Tramways Depot.* Source: Tramways Museum, Malvern.

the signs apparent of a revival in the building trade'.²⁴ Just after the opening of this line, the Victorian Railways' St Kilda-Brighton line was opened. The story behind the establishment of this line is perhaps the most illustrative case of the obvious use of tramways construction to further the interests of particular property owners. In this instance the Premier, Thomas Bent, who is historically well-known for the abuse of his political power, owned vast tracts of land in the Brighton area, the value of which were clearly enhanced by the construction of a tramline to St Kilda.

Within a few years numerous local councils in inner Melbourne had also applied for authority to construct tramways in their own municipalities. However, in the outlying suburbs, restrictions on the construction of tramways in the outlying suburbs had been imposed by the Victorian Government partly in order to safeguard its railways revenue.²⁵ In order to bypass these restrictions, various bills were introduced into Parliament to enable local councils to proceed with their tramway construction.

The establishment of the different tramways lines and their relationship with each other and with the State-owned and operated municipal railway system was an area which was extremely controversial and politically very sensitive. In the first place many parliamentarians felt that the government's original decision to hand over the metropolitan tramways system to a private company had been injudicious. Given that this *had* happened, it was also felt by many that to allow individual municipalities to begin construction of new lines would also be unwise, with the original agreement with the Melbourne Tramway and Omnibus Company due to expire in 1916. At that time, control of the tramway system would default to the various municipalities. However, many radical parliamentarians felt instead that for the sake of efficiency and unification the entire system should be purchased

by the Victorian Government. Clearly this would become a more expensive proposition if the tramways lines were all separately owned. As one parliamentarian put it,

In a few years - in 1916 - the whole of the tramway service would fall into the hands of the municipalities ... the result of having half-a-dozen different controls would be to make it more expensive to purchase the tramways in the future than if the Government started a tramway system themselves at the present time.²⁶

For businessmen and residents of suburbs lying immediately beyond the existing tramways lines, the construction of new lines was crucial. From the turn of the century, pressure groups were formed to lobby municipal councils and the Victorian Government to ensure adequate services for their areas. The value of commercial and residential properties was considered to be dependent on the provision of these services.

The first municipal tramways trust was the Prahran and Malvern Tramways Trust, which was established in 1907. The second to be established was the Hawthorn Tramways Trust.

2.3 Hawthorn Tramways Trust

As early as May 1911, a conference was held between the Hawthorn Council and the Hawthorn Traders' Association to consider the question of a tramway along Burwood Road. It was resolved to petition Parliament to pass a bill allowing the construction of a tramway.²⁷ Three months later, members of the Hawthorn and Kew councils were shown over the depot of the Prahran and Malvern Tramways Trust in Coldblo Road, Malvern, by the Trust's chairman, Alexander Cameron.²⁸ At this time the Prahran and Malvern Tramways Trust wanted to involve these councils in the construction of a line along Glenferrie Road, even though residents of Hawthorn were more interested in a Burwood Road line. While consultation between the different municipalities on the question of the construction of tramways was commonplace, the Prahran and Malvern Tramways Trust (PMTT) was, of course the leader and the movement of the residents of adjoining suburbs to establish their own tramways was a direct result of the Trust's success.

The Hawthorn Tramways Trust was Melbourne's second council-owned tramway undertaking. It was finally established in 1914 and comprised representatives of the cities of Melbourne, Richmond and Hawthorn and the town of Camberwell.²⁹ It constructed electric lines from Princes Bridge to Camberwell and Burwood and a line along Power Street and Burwood Road to replace the existing horse tramway, which the Trust had purchased in February 1916.³⁰ Some councillors and residents thought that it would have made more economic sense to pay the Prahran and Malvern Tramways Trust to operate the new tramway, since they already had the necessary expertise. One councillor argued that:

it would be necessary to appoint ten or a dozen officials, whose services after a few months would not be wanted. By the time the employees of the new Trust had gained their experience it would be time to hand matters over to a bigger Trust.³¹

Despite such objections, the Trust borrowed the necessary money and launched into construction work. It is clear, however, that the Hawthorn Tramways Trust had close links with the Prahran and Malvern Tramways Trust, and benefited from the former's experiences in the construction of both the lines of permanent way and the depot, which still stands in Riversdale Road.

The official opening of the first section of the Melbourne to Burwood Tramway, which ran to the depot in Wallan Road, took place on 14 April 1916. Two months prior, the Hawthorn horse tram had ceased operating.³² Guests at the opening were entertained in the boardroom of the Hawthorn Tramways Trust in the car depot in Riversdale Road. Within a

year of its opening the Hawthorn Tramways Trust had provided a room in its depot for the newly formed Hawthorn Tramways Employees' Club. The men had formed the club 'for mutual benefit', in which endeavour they were encouraged by the Trust, which also contributed 10s for every £1 subscribed by members. 'The men on the whole were a fine body', it was commented, 'and were thoroughly loyal to the Trust'.³³ Among the early social events arranged by the club was a 'smoke social' to celebrate the first anniversary of the opening of the line. Held during wartime, the event was imbued with a patriotic mood and the depot was decorated using native greenery. As the *Hawthorn, Kew and Camberwell Citizen*, reported, '[t]he fine club-room at the depot was gaily decorated for the occasion. Wattle willow and gum leaves were cleverly twined and arranged with palms and other greenery. In the midst of all, the word 'Welcome' stood out boldly.'³⁴

2.4 A Tramways Park

One of the more interesting innovations made by the Hawthorn Tramways Trust in its early years was in establishment of a recreation reserve called 'Wattle Park'. The motive behind the idea of making a tramways park was the assumption that it would attract more paying customers. This was an idea which had been pioneered in Melbourne by the Prahran and Malvern Tramways Trust, which had established a number of different recreational and entertainment facilities at the termini of its lines.

As Robert Green has found, the notion of providing recreational attractions at the end of tram lines in order to encourage patronage of the line itself, had been pioneered in the United States in the early twentieth century.³⁵ It seems likely that F A McCarty, the Trust's Irish-American engineer and manager, played a significant role in promoting the idea.

Having trained in America, McCarty would have been familiar with the development of 'trolley parks' across America during the early years of the century. According to Frank Rawsome Jnr, who has carried out extensive research on trolley parks in the United States, "Amusement parks, built by traction companies as 'traffic generators' soon sprang up outside nearly every good-sized city in the land."³⁶

At first the trolley parks were modest affairs, usually comprising a small picnic area or ball park on spare land beside the tram depot or substation. However, later parks occupied large areas of land and provided picnic grounds, dance halls, sporting facilities, menageries, band concerts and vaudeville entertainment. At many parks the only means of admission was by way of the trolley (tram). Rawsome records that 'In their hey-day, street-railway parks had little of the faintly raffish and tawdry flavour that amusement parks later came to have. They were generally respectable, middle-class places. Rowdy customers were energetically suppressed...'³⁷

The initiative of the Hawthorn Tramways Trust to establish a recreational feature at its suburban terminus, also probably resulted from precedents set by the Prahran and Malvern Tramways Trust (PMTT) and the Municipal Tramways Trust in Adelaide (See Chapter 4).

The Trust did not have the legal power to buy land for a public park, consequently the issue was debated in Parliament in 1915-16 as the Tramways Park Bill. In speaking in the Legislative Assembly for the Bill, the Honourable Mr Membrey argued that the park would

prove a great attraction to residents of the metropolis for outings and picnics, and, in addition, the park will prove a valuable means of increasing the revenue of the Trust.³⁸

Mr Mackay, also speaking for the Bill, argued that the municipalities concerned, including the City of Melbourne, ought to be congratulated.

I would remind honourable members that this tramway runs right from Prince's-bridge through the densely populated City of Richmond. On the low-lying land there are tens of thousands of people congregated, and this tramway will give them magnificent opportunities of going into the country at cheap rates to breathe Heaven's fresh oxygen. They will return to their homes and business all the better for it.³⁹

The bill, which was officially listed as *An Act to authorise the Hawthorn Tramways Trust to acquire certain Lands to be used as a Park and for other purposes [30th December 1915]*., known as the Melbourne to Burwood Tramways Park Bill, was passed. The Act empowered and authorised the Hawthorn Tramways Trust to purchase the lands and 'keep and use the same for the purposes of a park'. Upon the passing of the bill, the Trust purchased 137 acres from the estate of Eliza Welch's land at the terminus of its Riversdale Road line.

The land had been offered to the Trust at £9,000 or £60 per acre.⁴⁰ Following on from the discussion in Parliament about the appropriate role of the park, the Hawthorn Tramways Trust was empowered to make by-laws relating to the collection of fees for the use of parts of the park. The intent of this clause clearly related to the use of sporting facilities in the park by clubs and associations, and not to the more usual recreational use of the park by individuals and families.

Such charges or fees may be enforced only on any such particular occasions and for such portions of the said lands as are indicated in such by-laws.

A number of MPs had shown their concern that the park be maintained as a free facility for the general public.

Labour MP Mr Elmslie expressed his concern:

If we are going to establish a park in its best sense, it is absolutely necessary that it shall be open to the people, whether rich or poor; that the poor man's child or wife, and the poor man himself, shall be under no ban in entering the park. These parks are supposed to be the breathing spaces and recreation grounds for the people.⁴¹

Some members were suspicious of the motives of the Hawthorn Tramways Trust in seeking public money for such a park, but Mr Mackay argued that the Trust would gain its profit from tram fares to and from the park, rather than from the manipulation of the management of the park itself. In doing so, he pointed to the precedent of the Adelaide Tramways Trust.

In Adelaide, the Tramways Trust did not get their revenue from the parks, but from conveying people to the parks. . . . The chairman of the Hawthorn Tramways Trust, Mr Dureau, who was a member of the Traffic Commission, is a broad-minded and enlightened man, and I think in him we can put the greatest trust.⁴²

The act also authorised the Tramways Trust to make improvements to the land:

The Trust for the more convenient use and enjoyment of the said lands may level drain plant and otherwise lay out and improve the same and provide repair and improved buildings thereon and may afford the use and enjoyment thereof subject to such by-laws as subject to this Act . . .⁴³

On purchase of the land by the trust, Mrs Welch's manager, William Owens, was retained as caretaker of the property pending appointment of a curator.⁴⁴ A sub-committee to administer the park held its first meeting on 8 December 1916.⁴⁵

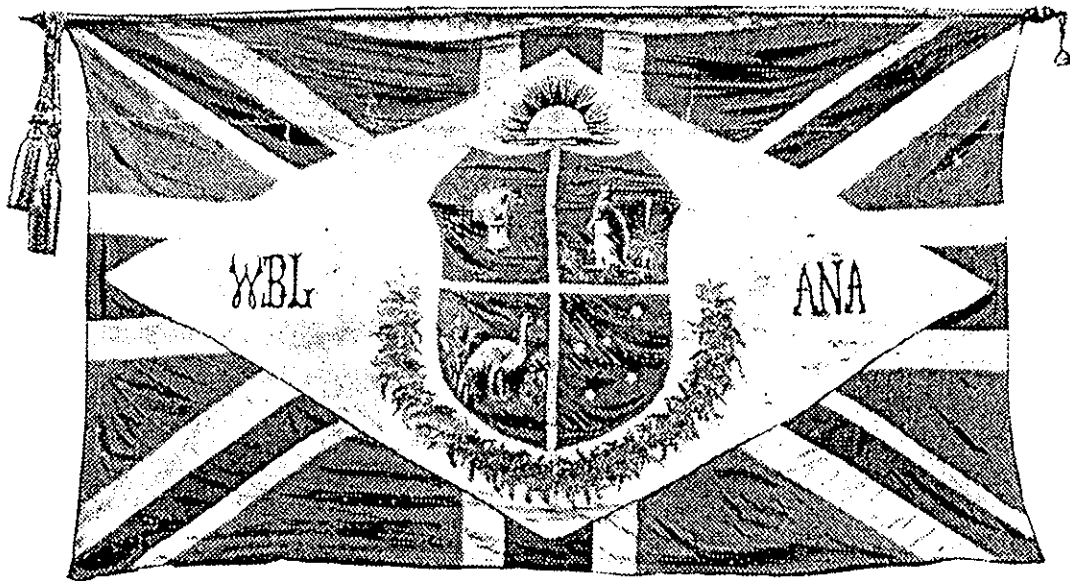


Figure 7 *Banner of the Wattle Blossom League, 1891.* Reproduced from M Hitchcock. Wattle.

In February 1917 the trust appointed George Banbrook curator, and in May, William Owens was engaged as park ranger at a salary of one pound per week on the understanding that he could take employment elsewhere two or three days per week excluding weekends and public holidays.⁴⁶

2.5 The Opening of Wattle Park

Arrangements were made for a water supply and for erection of posts, openings and a cyclone gate as an entrance to the park, which was opened to the public for the first time on 23 December 1916.⁴⁷ This opening coincided with the opening of the Trust's single line of tramway along Riversdale Road from Camberwell Junction to the north-west corner of the park at Warrigal Road.

Wattle Park was officially opened at an afternoon ceremony performed on 31 March 1917, when the first plantings to be recorded in the new Wattle Park were undertaken. The Governor, Sir Arthur Stanley, planted a Golden wattle (*Acacia pycnantha*) while representatives from local government, district progress associations, the Victorian Wattle League, and the Field Naturalists Club of Victoria planted a further 50 trees. The trees were all wattles and included some 18 species.⁴⁸

In officially opening the park, the Governor of Victoria, Sir Arthur Stanley, congratulated the Chairman of the Hawthorn Tramways Trust, Mr Dureau:

No doubt he had had in the back of his mind the idea that the park itself might create traffic for the trams - (laughter) - thereby mixing the altruistic spirit with the commercial.⁴⁹

The park had been nameless in all the Parliamentary discussions, and it was also on the occasion of its official opening that the park was officially named. This task also fell to Sir Arthur Stanley:

After planting the first tree, Sir Arthur said his duty was of a godfather rather than a speaker, as he had been called up to name the park, which was a promising infant. Parents usually claim the right to decide the name and he had therefore not been called upon to exercise any imagination in that direction. He had to accept the directions he had received, and name the place 'Wattle Park'.⁵⁰

At the opening, the Governor predicted that 'the children of those present at the gathering, and their children's children in the future' would 'offer up many prayers and say "Thank God we had a tramway trust that knew its duty"'.⁵¹ Within months this prediction seemed justified.

As an evidence [sic] of the growing popularity of Wattle Park as a picnic resort, one only has to scan the holiday receipts of the tram traffic on the Riversdale extension. On Cup Day there was treble the ordinary traffic. Eight special cars were engaged, and hundreds of happy picnickers, young and old, enjoyed to the full the natural beauty and shade which the park affords.⁵²



Figure 8 Wattle Day badges were sold to raise funds during World War I. Reproduced from M Hitchcock. Wattle.

2.6 Why the Wattle?

The Golden Wattle, *Acacia pycnantha*, was officially declared Australia's National Floral Emblem in a ceremony held in the National Botanic Gardens in Canberra in 1988. Maria Hitchcock, author of a recent book on the history of Wattle Day in Australia, explains that many Australians had taken it for granted that a species of wattle had been the national floral emblem for many years. In fact, this was not the case:

The formal proclamation of a national emblem was first proposed in 1913 and steps were taken at that time to proclaim the Golden Wattle as our emblem. Unfortunately, World War I intervened and the government of the day put its energies into more urgent matters. The emblem concept was put aside and lay forgotten until just before our bicentennial year.⁵³

As early as 1838, it was suggested that a 'sprig of wattle blossom, tied with the British colour -Navy blue' be worn as a 'National emblem' at a regatta to be organised in Hobart Town to celebrate the anniversary of Tasman's discovery of Van Diemen's Land on 1 December 1642.⁵⁴

Many years later, in 1889, the concept of a national floral emblem had been encouraged on the mainland, by the Adelaide Branch of the Australian Natives Association (ANA).⁵⁵

On 20 September 1889 Mr Will J Sowden, Vice-President of the branch and a journalist with the *Adelaide Register*, proposed the formation of a ladies' society in conjunction with the ANA. A preliminary meeting of the new 'Wattle Blossom League' was held in October ...⁵⁶

The ANA resolved that members of the Wattle Blossom League 'should at all suitable public assemblies wear a spray of wattle blossom, either real or artificial, as a distinctive badge' (Fig. 7).⁵⁷ In the late 1880s into the 1890s, the movement for Federation gathered momentum in the Australian colonies and discussion of things 'national' was widespread. By 1891, discussion of the possibility of using the wattle as a national emblem was being discussed in the *Melbourne Herald*, and in 1899, a Wattle Club was formed by Archibald James Campbell, a prominent member of the Field Naturalists Club of Victoria.

Each year the club sent out invitations for 'Wattle Day' outings on 1 September, to be led by Campbell. Their 1904 outing went to the You Yang, aided by concession tickets granted by the Railway Department. In 1906, they went to the Werribee Gorge and another outing went to Eltham on the Yarra.⁵⁸

The activities of the Wattle Club and Campbell's suggestion of the establishment of an official national Wattle Day, aroused interest in other states. The first Wattle Day was celebrated in Sydney, Adelaide and Melbourne, and was reported with great enthusiasm by the *Sydney Morning Herald*:

Australia's National Emblem
Emblem of Patriotism and Love

Let the wattle henceforth be a sacred charge to every Australian. Let us foster and protect and cherish it. Let us plant it in all our parks and reserves and pleasure grounds, so that we may make pilgrimages to its groves in blossom time. Let us give our schoolchildren wattle plants, and offer annual prizes for the best grown trees, that there may be no Australian who cannot link it with his childish memories.⁵⁹

In 1913, a Federal Wattle Day League was formed, with branches in a number of states. Tree plantings of wattles were common in various cities, the wattle appeared on a stamp in December 1913, and at the instigation of the Prime Minister, Mr Andrew Fisher, the *Commonwealth Government Gazette* of January 1913 published a coloured copy of the Commonwealth Arms carrying the wattle blossom accessory.⁶⁰

The wattle was taken up in earnest as a patriotic symbol during World War I. Sprigs of wattle and wattle badges were sold on city streets as a means of raising funds for the Red Cross, and 'cardboard boxes filled with sprigs of pressed wattle were sent to Egyptian hospitals for distribution to wounded ANZACS abroad'.⁶¹ The *Sydney Morning Herald* pleaded with its readers to contribute to the fundraising activities of Wattle Day 1916:

Wear a spray of wattle and your allegiance pay
To the emblem of your country,
For this is Wattle Day.
The happy flowers smile in your face
and cleanse your heart of pain,
Then take these kisses of the earth and love
her back again.⁶²

It became traditional for Australians on the home front to enclose sprigs of wattle in letters to soldiers abroad. A H Scott of the 4th Battery, AFA, wrote a poem describing the custom:



Figure 9 Wattle Park in 1916. Reproduced from M&MTB Annual Report, 1926.

My mother's letter came today
And now my thoughts are far away,
For in between its pages lay
A little sprig of wattle

'The old home now looks its best',
The message ran; the country's dressed
In spring's gay cloak, and I have pressed
A little sprig of wattle.⁶³

The first of many official Wattle Day tree planting events was first held at Wattle Park on 1 September 1917, arranged by the Canterbury Progress Association and the Camberwell RSL.⁶⁴

The Tramways Trust duly responded, thanked the Club for its interest, welcomed any suggestions . . . and expressed itself as willing to meet the preservation of the indigenous habitats thus became an accepted objective of the Park management.⁶⁵

2.7 'A Sanctuary for Native Fauna and Flora': the influence of the Field Naturalists Club of Victoria

The Field Naturalists Club of Victoria (FNCV) was involved in planning and shaping the layout and general appearance of Wattle Park. Even before the Park was officially opened, the Club had approached the Hawthorn Tramways Trust with its views on the form the Park should take.

The President, Mr F Pitcher stated that the area was large enough to provide both space for recreation and a sanctuary for native fauna and flora, and that it would not be advisable to ask for too much restriction in its use. This view was accepted by the meeting [of the Club] and it was resolved . . . to communicate with the Trust, and express the desires of the Club with regard to the future of the park. . .

In his work on the history of the involvement of the Field Naturalists Club in the management of Wattle Park, Ian Faithfull notes that one of the best descriptions of Wattle Park is to be found in the account of the Club's visit to the Park in March 1917 and reported in the *Victorian Naturalist*.⁶⁶

The visit was made prior to the official park opening held later that month. The north-west corner was 'seen to be intersected by a deep valley, which offers great possibilities to the landscape artist for improvement by tree-planting, &c., as it is now very bare'. Further east the land was described as 'well-timbered with its original vegetation in the shape of eucalypts of several species, which, though not large trees, are very picturesque'. Reference is also made to the highest portion of the land having been 'cleared and put under crop at some earlier date' and suggests the work of Goyder or Usher, the early farmers on the property; this is now the site of the main oval.

A 'fair amount' was considered to be almost in its original state . . . especially the eastern portion' . . . and it was thought that this large eastern section of Park (including what is now called the central section) 'should prove to be a very good sanctuary for numbers of our smaller birds.' There was very little water in the Park, but the microscopists were able to obtain numerous interesting aquatic organisms in the muddy water of the eastern creek and a plant list of about 17 species was published.

An article in the *Argus* in 1924 confirms Barnard's description seven years later: 'the western portion of the estate is cleared land, large enough to afford ample scope for

landscape gardening and recreation purposes, without encroaching on the well-timbered land to the east'.⁶⁷ The 1916 photo gives an indication of the appearance of the woodland area at that time (Fig. 9).

The next report by the Field Naturalists Club was made about a year later, the *Victorian Naturalist* reporting on a visit to the 'Wattle plantation' formed in June 1917, where 'it was gratifying to see that nearly every tree was doing well'. Species recorded in flower included *Acacia retinodes* (Wirilda) and *Acacia discolor* (now known as *A. terminalis* - Sunshine wattle), when the Club visited the park again.⁶⁸

During May 1917 Wattle Park was proclaimed a native game sanctuary under the Games Act 1915.⁶⁹ This came as a result of the urging of the Field Naturalists' Club.⁷⁰ The Club was also influential in the trustees' choice of native trees and shrubs.⁷¹ Particularly influential were members E E Pescott, Charles French and A J Campbell. Both Pescott and French lived in the area and had a professional interest in native flora, as Ian Faithfull has found:

C H French Jr. (1868-1950) lived for a long period at Dudley Parade, Canterbury and worked at the Department of Agriculture research station at Burnley. Pescott was Principal of the Burnley School of Horticulture from 1909 to 1916 before being appointed Government Pomologist and Seed Tester with the Department of Agriculture. Pescott was Secretary of the Victorian Division of the Australian Wattle Day League from 1910 to 1920. The League advocated the planting of acacias in private grounds and parks and Circular no. 4 (1912?) of the League's Victorian Division included a list of 24 species and varieties which would make it 'possible to have wattle blossom all the year round'. (Appendix C-2) From 1917 he lived at 35 Seymour Grove Camberwell. Another notable FNCV member, the ornithologist A J Campbell convened the meeting in 1911 which formed the Wattle Day League in Victoria and he was elected Honorary Secretary. Circular no. 3 of the Victorian Branch contains a list of about 50 species over Campbell's name.⁷² (Appendix C-1)

The involvement of the FNCV in the management of Wattle Park did not stop after its founding and initial development. During the 1940s, for example, 'A H Chisholm, the famous journalist and editor of the FNCV journal, the *Victorian Naturalist* from 1939 to 1948, published a very detailed series of observations on the birds of the Park'.⁷³ As a result of these investigations the Club approached the M&MTB to halt destruction of the wattle trees which were the birds' habitat. During the 1950s, the Club was also involved in the M&MTB's replanting programmes at Wattle Park. Mr E E Lord, author of *Shrubs and Trees for Australian Gardens* (1948), and President of the FNCV for two years, asked members to assist by donating plants or money to purchase them. Lord published a list of required shrub species [See Appendix C-7], and the planting was reported as successfully completed.⁷⁴ Faithfull suggests that the trees and shrubs were planted in the 'Field Naturalists Bed' west of the ladies' toilets. The Club's interest in the Park has continued up until the present. The Club commented on the proposed management plan for the park in September 1991 and a representative spoke at the public information rally called by the Wattle Park Defenders in October 1991. More recently, the Club has complied and submitted a report to Melbourne Water on the 'Natural History and Management of Wattle Park, Burwood'.⁷⁵

2.8 Early Developmental Works⁷⁶

When opened, Wattle Park had not undergone a great deal of development. This was remarked upon by the Governor:

The park which he had just named was a very fine infant, but it was somewhat unadorned as yet. An unadorned baby was all very well, but an adorned one was better. In due course what was naturally a very beautiful spot would be rendered even more attractive by artificial creations.⁷⁷

By late 1917, following the instant popularity of Wattle Park, the Hawthorn Tramways Trust was engaged in preparing a long-term plan for the development of the park 'as a pleasure reserve'.⁷⁸ The Trust's *Annual Report* for 1917 remarked on the immediate popularity of the park:

As anticipated in the Trust's last report, Wattle Park has proved a favourite resort with the public of the metropolis, providing, as it does, a beautiful pleasure ground within easy distance of the city ... A plan for the general development of the Park is now being prepared.⁷⁹

The report of the engineer and manager of the Hawthorn Tramways Trust appended to the 1917 *Annual Report* made several suggestions:

I am of a firm opinion that the Trust should spend a certain amount of money on Wattle Park, in order to cater for the people who now visit, and will visit, this Reserve. I am also of the opinion that the eastern slopes of the Park will be the site used for picnic parties, and therefore, it is self-evident that the tram should be extended from Boundary Road in the very near future ... I personally urge this extension in the interest of the Trust's revenue and the future popularity of both the line and Wattle Park.⁸⁰

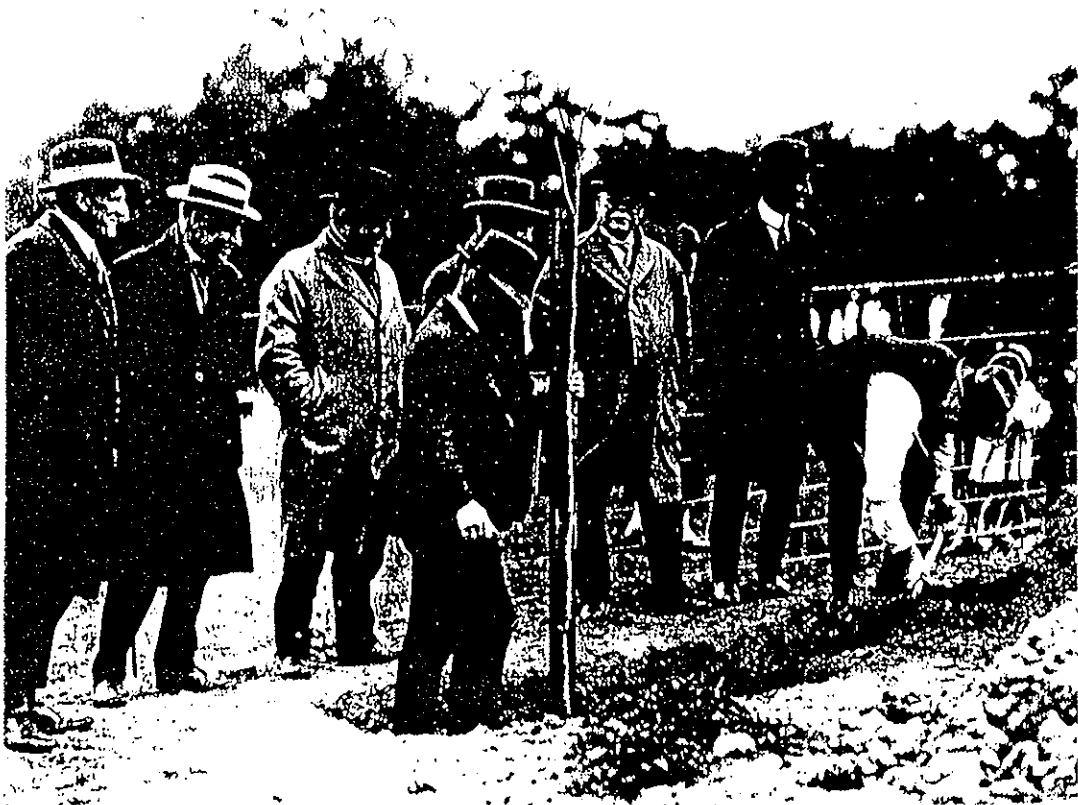


Figure 10 Tree planting at Wattle Park, 1926. Present on this occasion are both Alexander Cameron and A G Monsborough. Reproduced from R Green. Wattle Park.

Unfortunately, both the development plan and the recommended extension of the line were immediately shelved because of financial considerations.

Despite this, development of tourist facilities in the park soon occurred. In October 1917 George Broadbent was licensed to erect a stall just inside the Warrigal Road entrance gate, for the sale of drinks, ice-cream, confectionery and flowers. Broadbent's rent was set at seven pounds ten shillings per annum.⁸¹ Almost instantly, his investment paid off as on Melbourne Cup Day in the month following, the tram traffic to the park along Riversdale Road was treble the ordinary traffic and eight special cars were engaged.

Early in 1918, the Trust found that much of its track was becoming unserviceable due to faulty design of the track foundation by its engineer. The engineer's services were quickly terminated and a new engineer was employed to rectify the serious problems. Unfortunately the costly repairs absorbed any funds the Trust may otherwise have had to spend on Wattle Park, and it was not until the late 1920s that significant development of the park occurred.

2.9 The 1920s: Development of Wattle Park by the Melbourne and Metropolitan Tramways Board⁸²

Wattle Park did not undergo intensive development until after its management passed to the newly formed Melbourne and Metropolitan Tramways Board, headed by its first chairman, Alexander Cameron.

In 1920 the Hawthorn Tramways Trust, together with the other four municipal tramway undertakings, was taken over by the newly created Melbourne and Metropolitan Tramways Board. The board also took over the debenture liability of Wattle Park from the Hawthorn



Figure 11 A G Monsbourgh, M& MTB architect (1926-1938). Reproduced from R Green. 'Wattle Park'.

Tramways Trust. By 1929 this liability was paid off and the land value of the park was estimated at one hundred and twenty five thousand pounds.⁸³

For the first few years of its existence the Board was too busy planning for the future development of the electric tramways, conversion of the cable tram system and construction of new workshops at Preston, to pay much attention to Wattle Park. Consequently, development of the park during the late 1920s almost became a hobby for Alexander

Cameron.(Fig. 10). Long-time solicitor and resident and councillor of Malvern, Cameron had been heavily involved in the establishment of the Prahran and Malvern Tramways Trust. Cameron's contribution to the cause of tramways in the Prahran and Malvern area was his 'legal knowledge and business ability'.⁸⁴

Cameron's experience in developing tourist facilities at tram termini, during his chairmanship of the former Prahran and Malvern Tramway Trust, doubtless assisted him in this regard and spurred him on. Together with A G Monsborough, the Board's architect, Cameron guided the adoption of an improvement scheme during 1925-26.

2.9.1 A G Monsborough, Architect

Alan Gordon Monsborough (Fig. 11) was educated at Grenville College, Ballarat, and the Transvaal University College, South Africa, where he studied architecture. He was later articled to Mr Seton-Morris of London.⁸⁵

For a time he was draughtsman and architectural assistant with the Johannesburg Municipal Council. During his employment under the Chief Engineer he worked on the design and construction of all council controlled public utilities except railways. This work included public offices, tramway car sheds and traffic offices, fire stations, power stations, baths, subways, bridges, sewerage works and housing.

In private practice Monsborough received commissions for two large factories, a theatre, a club house, seven churches and two halls.

On his return to Australia in the early 1920s he joined the newly formed architects department of the M & MTB, headed by Ivan Dimant. Following Dimant's resignation in October 1925, Monsborough was directed to perform the duties of architect for a period of three months, after which a permanent appointment was to be considered. His salary was increased to £546 per annum.

In February 1926 Monsborough was appointed architect, as from 1 January 1926, at a salary of £750 per annum. The 1920s and 1930s were an exceedingly challenging time for the Board's architect and Monsborough was engaged in designing almost every possible type of tramway building; from a multi-storey city office building (Fig. 12) to a humble passenger waiting shelter (Fig. 13); as well as massive industrial type workshop structures (Fig. 14) tram depots, and the English cottage style chalet and curator's cottage at Wattle Park.

Despite his extremely heavy work load, Monsborough still found time to build a weekend holiday home 'Castle Cary' at Kalorama during the early 1930s (Fig. 15). The rustic stone building with steeply pitched slate roof still stands and bears a striking resemblance to the rural character of the structures of Wattle Park.

Monsborough died in office on 8 April 1938, having recently completed the layout of the Wattle Park golf course. In reflecting on Monsborough's prolific architectural output the Board's public relations officer wrote that 'The work of the late Mr Monsborough at the Park

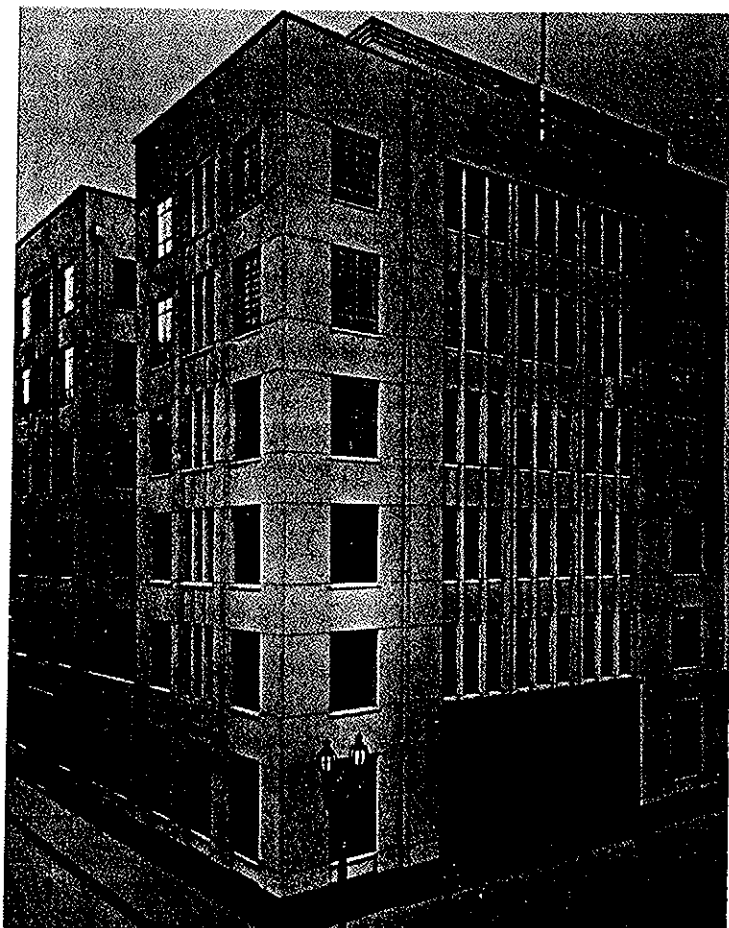


Figure 12 This New Head Office in Collins Street was designed for the M&MTB by Monsbrough in 1936. Reproduced from M&MTB Annual Report, 1936.



Figure 13 This 1933 tramway shelter still stands at the corner of Victoria Parade and Brunswick Street,. Source: Tramways Museum Society Collection.

culminated in the laying out of the nine hole golf course, which was completed shortly before his death. Even had he left no other memorial, Wattle Park would stand as an example of the late Mr Monsbrough's taste, broad vision, and adaptability in carrying out a great variety of work'.

Following is a list of buildings constructed by the Melbourne and Metropolitan Tramways Board during the period A G Monsbrough was the Board's architect (1 January 1926 - 8 April 1938).

New Electric Tram Depots

Camberwell	1929
Malvern - Car Shed no. 2 only	1929
Brunswick	1935

Extensions to Existing Electric Tram Depots

Kew	1927
Preston	1928

Preston Workshops

Store and Sub Station	1926
Truck and Machine Shop	1926
Timber Stores	1927
Administrative Offices	1927
Blacksmith Shop	1927



Figure 14 Mess Room and Offices, Preston Workshops. Source: Tramways Museum Society Collection.

Preston Workshops

Mess Room

1928

Foundry

1928

Sub Stations

South Yarra

1927

Richmond

1928

Crombie Lane, Melbourne

1928 (demolished)

Young Street, Fitzroy

1929

Malvern

1930

Holden Street, North Fitzroy

1931

Preston

1932

Deepdene

1934

West Brunswick

1935

Brunswick Road

1936

Signal Boxes

Franklin Street, City

1929

St Kilda Junction

1929 (demolished)

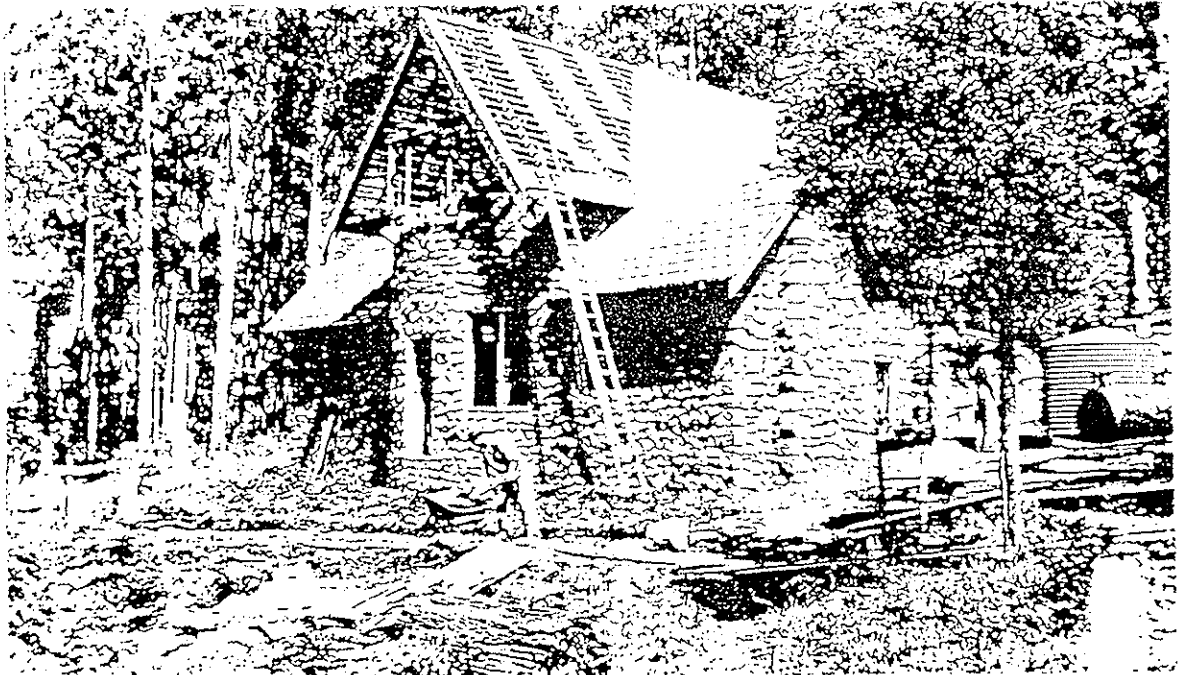


Figure 15 'Castle Cary' at Kalorama during the early 1930s. Reproduced from R Green. Wattle Park.

Waiting Shelters

Market Street, City	1933 (demolished)
William Street, City	1933 (demolished)
Cnr Victoria Parade and Brunswick Street, City	1933
Cnr Nicholson and Rennie Streets, Coburg	1933 (demolished)
Cnr Toorak and Glenferrie Roads, Malvern	1933 (demolished)

Wattle Park

Chalet	1928
Two Waiting Shelters (Riversdale Road)	1929
Curators Cottage	1932

Office Buildings

Branch Office, Victoria Parade, East Melbourne	1935
Head Office, Little Collins Street, City	1936

Bus Garages

Port Melbourne	1937
Footscray	1937



Figure 16 1936 view of the 'Nesting Houses given by Bird Lovers Society'. Reproduced from the M&MTB Annual Report, 1936.

Other

Store, tower wagon shed and stable, Sth Melb Depot	1927
Reconstruction of original tram depot, Coburg	1929
Shed for rail grinder vehicles, South Melbourne Depot	1929
Extensions and two additional shops, Kew Depot	1929
General store, South Melbourne Depot	1938

2.9.2 Building Works

According to a report in the *Box Hill Reporter*, the scheme for the development of the Park was divided into two stages of development. The first stage included the construction of sports grounds, an ornamental lake and children's playground. A tea house, band rotunda and tennis courts were to follow at a later date. The north eastern slopes were to be left untouched in their native state.⁸⁶

Development commenced in 1925-26 with the remodelling of the existing homestead (now demolished), construction of the sports oval and picnic ground improvements.⁸⁷ W Bickerton was appointed curator. Cable tram dummy cars, made superfluous by the electrification of the Swanston Street cable tramway in 1925, were modified and placed around the picnic area as rustic shelters.⁸⁸ Bodies of redundant electric trams had replaced the cable tram shelters by 1981.⁸⁹ An ornamental lily pond complete with two islands (now only one), and a fountain, was created in the late 1920s from the old dam near the former homestead at the sharp corner in the driveway, water was laid on and the park was sewered.⁹⁰

By 1928, when the Chalet was built, the main drive off Riversdale Road into the old homestead had been extended eastward to the summit of the park and specimen trees, shrubs, roses and other flowers were planted either side. The drive was also bordered with a new low fence constructed with concrete posts and a single strand of disused tramway cable.⁹¹

The Bird Lover's Society donated ornamental nesting houses which were placed in the tall gum trees (Fig. 16).⁹² Other birdhouses were also made in the early 1930s by the curator, Captain Curtis, and were modelled on a number of different structures, including Captain Cook's Cottage.⁹³ Birdhouses of both types were scattered throughout the Park, where there were a myriad of nests. Plan No. 303 also showed 4 tennis courts and a maze to the north-east of the chalet; the courts were not built in this location, and no records exist of a maze anywhere in the park.

2.9.3 Plantings in the 1920s

The Field Naturalists Club of Victoria (FNCV) and the Wattle League were both influential in the planting development of Wattle Park. Mr W J Stephen wrote to the FNCV executive in early 1917 suggesting that the land 'should as far as possible be kept in its natural state, and if any replanting is required preference should be given to native trees and shrubs'.⁹⁴ The Trust thanked the Club for its interest and welcomed any suggestions.⁹⁵ Barnard states his views on planting at the end of his report on the 1917 park excursion:

Seeing that it is the intention of the Tramways Trust to beautify the land by tree-planting, &c., and, if possible, to use only Australian trees, it might be suggested that these should be planted in masses rather than single specimens, which often fail for want of mutual protection. However, little can be done in this way if grazing is allowed on the land; even the young gums and wattles now springing up will speedily vanish before the cows and horses which were seen there on

Saturday, 24th...it might be a further inducement to members to take an interest in the park if an acre or so of the eastern portion was set aside and enclosed, in which members could plant shrubs, &c., brought from other parts of the State.⁹⁶

It is proposed by Faithfull that the list of species used in the perimeter plantings was compiled by Wattle League and FNCV members E E Pescott and A J Campbell, and FNCV member Charles French Jr., the Government Entomologist.⁹⁷ However the exact list of species used is unknown. Among innovations introduced (while Pescott was at Burnley) was the furthering of the principles of utilising native species for ornamental gardening and for large scale park and reserve planting.⁹⁸ He was a recognised authority on acacias.⁹⁹ A J Campbell, an eminent ornithologist, convened the 1911 meeting which resulted in the formation of the Wattle Day League in Victoria, of which he was elected Honorary Secretary. The League advocated the planting of acacias in private grounds and parks; Circular no. 3 (Appendix C-1) from the Victorian Division contained a list of 51 species over Campbell's name.¹⁰⁰ Circular no. 4 (Appendix C-2), attributed to Pescott, included a list of 24 species and varieties which would make it possible to have wattle blossom all the year round. The circular concludes, 'None of these wattles is of the prickly kind of foliage'.¹⁰¹ Fifteen species from this Circular have been identified as currently growing in the Heritage Area.

Planting under the M&MTB management began in 1926 with 5000 seedling wattles in a perimeter band around the boundaries of the park. The wattles were contained in a 40 foot wide (12m) fenced-off strip. 'Oriental planes and other ornamentals' were also planted.¹⁰² A special tree-planting ceremony was held on 7 August 1926 and attended by members of the Board plus representatives of the Victorian Wattle League (Fig. 10). The M&MTB annual reports for the years 1927 and 1928 indicate further planting of 7000



Figure 17 View of the front of the Chalet in 1936. Note light, flagpole and newly planted tree in the turnaround. Reproduced from the M&MTB Annual Report, 1936.

natives and ornamentals, and 7000 'trees' respectively, with willows and poplars being planted along the watercourses. Many of the seedling wattles were planted in groups of 12 (i.e. different species) to provide a continuous display of blossom throughout the year.¹⁰³ The Victorian Wattle League, the Field Naturalists Club, and State school children assisted with the planting.

The anonymous 1928 article, 'Developing a Civic Asset'¹⁰⁴ reports on the planting of a boomerang-shaped 'Correa' bed, planted by the FNCV with native shrubs; this appears to be in response to the sentiments which had been expressed by Barnard in May 1917.¹⁰⁵ This bed can be seen wrapped around the north-west corner of the 1917 wattle plantation on the 1931 aerial photograph (Appendix C-15). Refer also to M&MTB Plan No. 532 (Appendix C-4)

2.9.4 The Chalet

In order to provide meals and entertainment for the increasing number of visitors, the 'Chalet' was constructed in the Park. It is the only major building ever constructed in the Park and was designed by Monsbrough in the English domestic style after Lutyens. (Figs 17 and 18) Its construction was commenced in 1928.¹⁰⁶ Being situated on the highest point of the Park and having a steeply pitched roof, the building was soon referred to as the Tramway Board's 'Buffalo', due to its similarity to the guest house at Mount Buffalo in north west Victoria, acquired by the Victorian Railways in 1924.¹⁰⁷

The Wattle Park Chalet was officially opened on 30 July 1928 to coincide with the extension of the tramline along Riversdale to Elgar Road, at the north east corner of the park. Since



Figure 18 Rear view of the Chalet in 1949. Reproduced from the M&MTB Annual Report, 1949.



Figure 19 The chalet at Wattle Park features in the family snapshots of many Australian families. Photograph taken before 1937. Photo courtesy Melbourne Water.

then it has operated continuously as a café, dance hall and reception venue for parties, weddings and special functions (Figs 19 and 20). The chalet was built by the board's own labour, using second-hand materials.

J Howatt became the first lessee of the new building, and soon offered a 'Chalet Party Night' every Saturday with dancing and refreshments for three shillings, and orchestral concerts on Sundays (Fig. 20).¹⁰⁸ The Chalet was an instant attraction. By October 1928 the Chalet was serving afternoon tea to over 500 patrons on Saturdays and Sundays.¹⁰⁹ On Cup Day of the same year more than 30,000 people visited the park.¹¹⁰ In 1937, a new porch was added to the Chalet (Fig. 21).



Figure 20 Souvenir matchboxes advertised the attractions of the Park and the Chalet. Reproduced from R Green. Wattle Park.

2.9.5 Subsidiary buildings

Two brick toilet blocks were built in 1927 within specially excavated sites and surrounded by earth banks and planting for concealment.¹¹¹ The ladies toilet was located west of the chalet while the gentleman's block was sited on the south side of the main drive, west of the oval.

A central works depot and nursery for the management and maintenance of the Park was established in 1930 east of the curator's cottage. A former brick out-building (stable?) of the old homestead was converted into a mess room and store, and a former tram waiting shelter, which had been designed by Leonard J Flannagan for the Prahran and Malvern Tramways Trust, was brought onto the site to serve as the curator's office. This building had been erected by the Prahran and Malvern Tramways Trust on the corner of St Kilda Road and High Street early in 1913.

For the benefit of patrons arriving at and leaving the Park by tram, the Board erected two ornamental stone waiting shelters in Riversdale Road during 1929. One is at the corner of Warrigal Road and the other is midway along the Park's north boundary, connected by a path to the Chalet.¹¹² In 1932 a new curator's cottage, in a style complimentary to the Chalet, replaced the old weatherboard homestead at the sharp bend in the main driveway.

2.9.6 Planting in the 1930s

The 1930s were marked by construction of additional sporting facilities and further special tree planting ceremonies. Probably the most significant of these ceremonies was the planting of the 'Lone Pine' by the 24th Battalion in May 1933.¹¹³ This Battalion of the first AIF was established in Surrey Hills and had its headquarters at the drill hall in Robinson Road, near the Chatham Station. It often paraded at Wattle Park, and during the trooping of



Figure 21 The Chalet, Wattle Park showing the new porch entry. Reproduced from the M&MTB Annual Report, 1937.

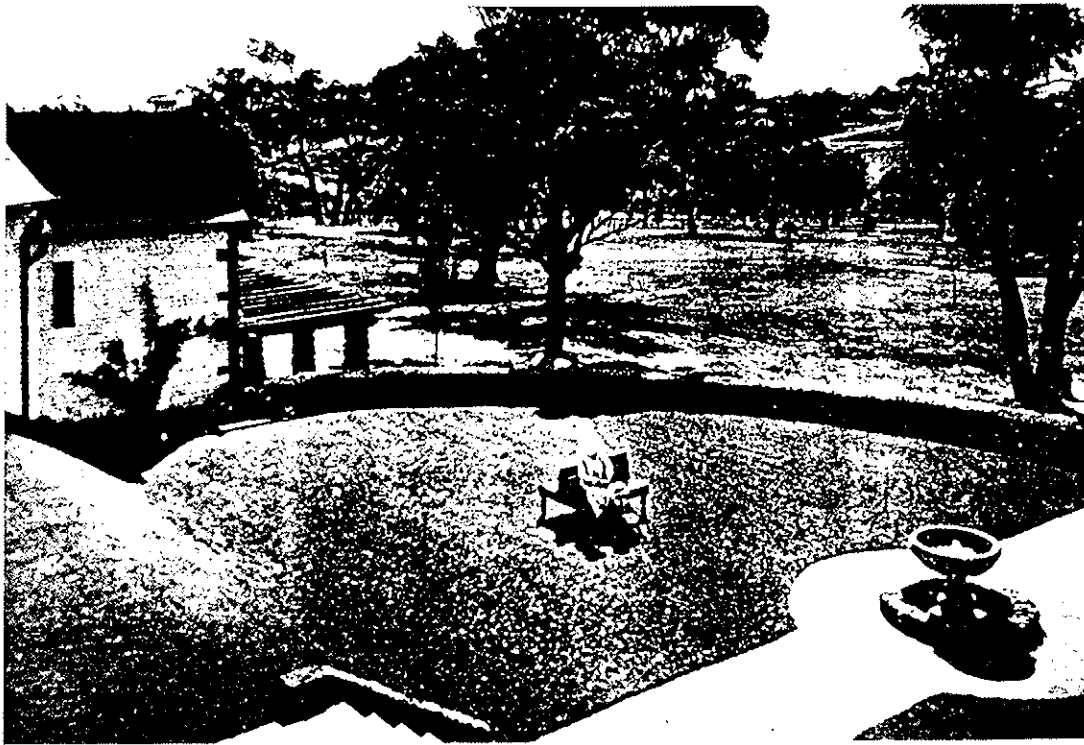


Figure 22 Remnant woodland is visible in this view of Wattle Park from the Chalet.
Reproduced from the City of Camberwell's 1933 pamphlet.

the colours held in May 1930, more than several thousand spectators attended the ceremony in the park.¹¹⁴

The 1930s photograph from the chalet illustrated the open nature of the remnant woodland to the north-west of the building at that time (Fig. 22).

Special tree plantings were held in the early 1930s at the instigation of the Wattle League. These included trees planted by singer Peter Dawson on Wattle Day, 1st September 1931, and by English actress Dame Sybil Thorndike in the middle of 1932 (Fig. 23). The location of these trees, presumably wattles, is unknown, but is likely to have been in the vicinity of the chalet. The photograph of the ceremony with Dame Sybil Thorndike showed the north-west corner of the chalet in the background; there is a relatively large specimen of *Acacia prominens* (Golden rain wattle) in this area which may be the original tree. It is assumed that the tree planted by Peter Dawson, as a tribute to the memory of fellow singer George Brooke, no longer exists as the commemorative sign has been removed from the park.

While serving with the 24th Battalion at the Battle of Lone Pine at Gallipoli in 1915, Sgt Keith McDowell souvenired a cone from the solitary tree then standing on Plateau 400, or 'Lone Pine' (*Pinus brutia*) as it was then referred to. After the war McDowell gave the cone to his aunt, Mrs Emma Gray, of Grassmere, near Warrnambool, who subsequently grew four small trees from the seeds. One of these seedlings was planted in Wattle Park opposite the Chalet in May 1933, during a special trooping of the colour by the 24th Battalion.¹¹⁵ The other seedlings were planted at the Shrine of Remembrance, The Sisters, near Terang, (1933) and the Warrnambool Botanic Gardens (1934).¹¹⁶



Figure 23 Dame Sybil Thorndike at the tree planting. Photo courtesy Box Hill Historical Society

Extensive planting was implemented throughout the park in 1934, and in particular, to the main driveway and the north-west corner. The M & MTB Plan No. 532, entitled 'Wattle Park: General Layout' (Appendix C-4), gives an indication of the scope of the undertaking. The dates on this plan indicate that it took some years to prepare, being signed by the Architect on 1st August 1929 and by the Chief Engineer on 12 October 1932; it was also amended on 9 January 1934. M&MTB Plan No. 803 'Wattle Park: Layout of Planting' (Appendix C-5) has used the above plan as a base; this plan was signed on 22nd February 1933 and was also amended on 9 January 1934. Plan 803 shows more detail of proposed plantings, including plant names, and numbers which were presumably a key to plant species contained in group plantings. (No details have been discovered concerning the key to the group numbering) However this latter plan has been amended several times, including 24 June 1948, 5 September 1950, November 1962, and 18 April 1964, and therefore cannot be considered to be a reliable source. There are several differences in detail between the two plans, including the later disappearance of the Field Naturalist Bed, plus the major addition of the golf course, car park (1932) and associated buildings.

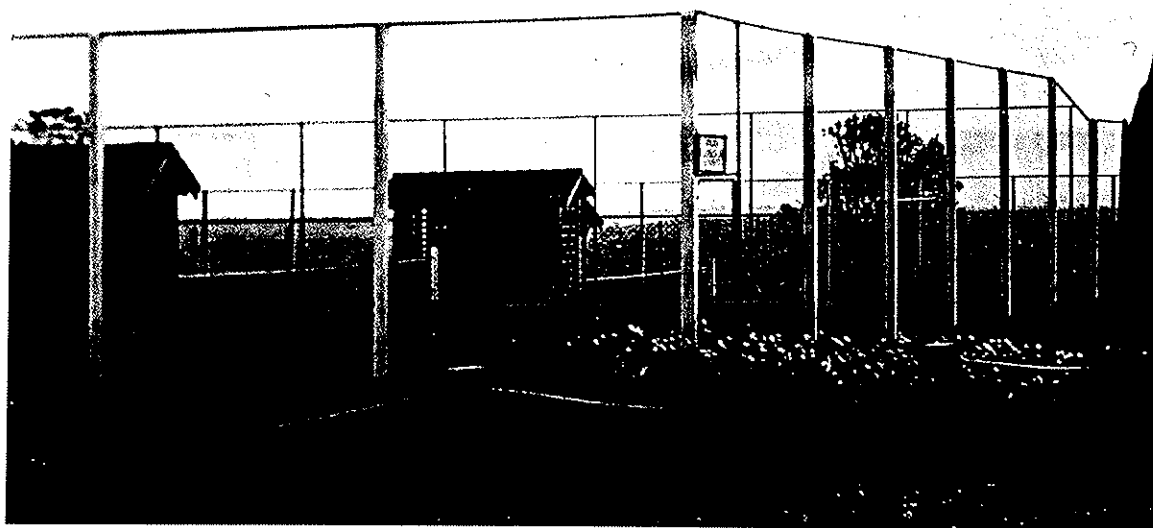


Figure 24 The tennis courts and players shelters at Wattle Park, pictured in 1936.
Reproduced from the M&MTB Annual Report, 1936.

Many of the new trees were planted in groups of 3 to 7 and randomly located in the cleared paddocks of the north-west corner. These were native trees non-indigenous to the Melbourne area, plus two groups of Monterey Cypress. Other trees were planted in between the groups and remnant vegetation. Planting also included the Cedar Avenue to the driveway with additional shrubs and flower beds between the Cedars and the post and cable fences.

A cypress hedge was planted to the south and west of the courts. Construction of the golf course, and its associated planting, commenced in 1936.

2.9.7 Sporting Facilities

The park's sporting facilities were further enhanced by the construction of two asphalt tennis courts and players shelters south-west of the Chalet (Fig. 24), and a croquet lawn and putting green in 1934.¹¹⁷ New dressing rooms, located between the oval and the men's toilet were constructed from two disused cable cars in 1932. These were replaced by new timber dressing sheds in 1959. (See Appendix C-4 and C-5). Although proposals for a golf course were made as early as 1924¹¹⁸ it was not until 1937 that a nine hole golf course was laid out in the south-west quarter of the park (Figs 25, 26). The course, with its attendant golf house (demolished and replaced by a new golf house in 1937, Fig. 29), was officially opened by H H Bell, the second chairman of the Board, on 6 October 1937.¹¹⁹ The fee for a round of nine holes on a weekday was set at 1/6, for a round of eighteen holes it was 2/-.¹²⁰

The golf course proved so popular on weekends that from June 1938 the board ran an early morning 'golfers special' tram every Sunday to relieve congestion of players on the course

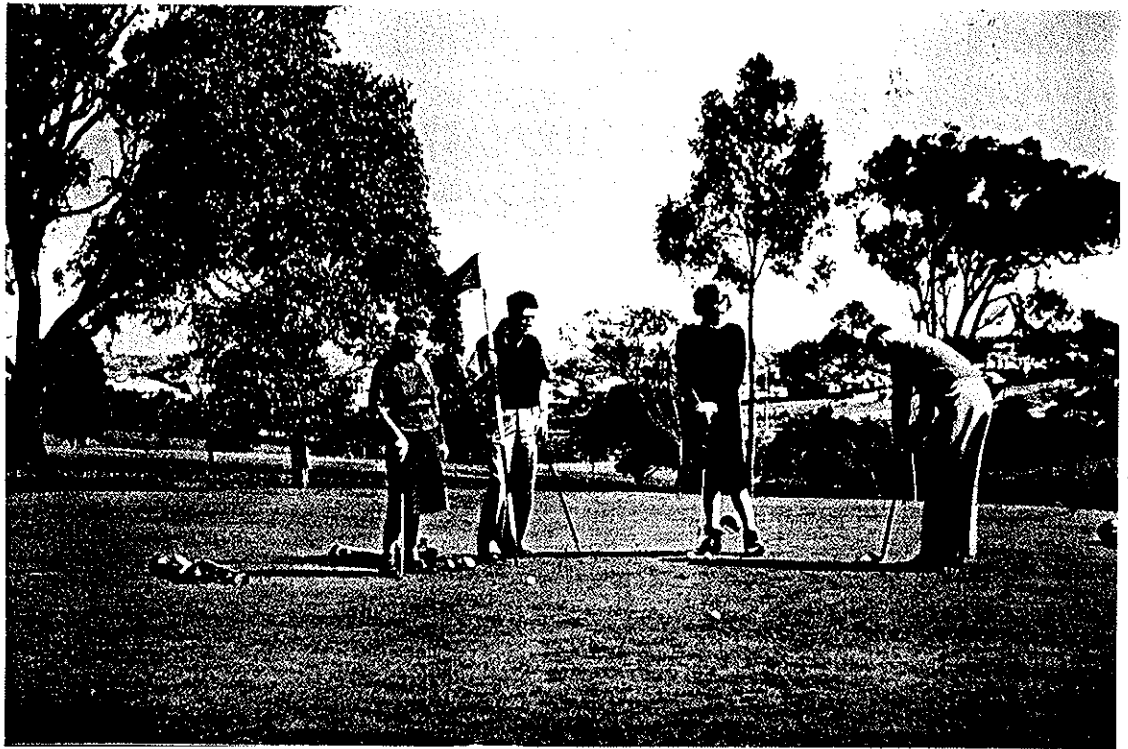


Figure 25 The sixth green, Wattle Park golf course. Reproduced from M&MTB Annual Report, 1938.

later in the day.¹²¹ More than 200 players were common on Sundays and to encourage further play on weekdays, the green fees were reduced to one shilling.¹²²

At the beginning of the second world war more than 26,000 rounds of golf were being played per year and by early 1950s the number had increased to over 62,000.¹²³ Soon before the board was taken over by the Metropolitan Transit Authority in 1983 the gross receipts from green fees exceeded \$78,000.¹²⁴

2.9.8 Fencing

The tram-rail post-and-wire fencing separating the golf course from the rest of the park was erected at this time. The 1952 M & MTB investigation report indicated that the whole park was fenced with a stock proof fence and security was provided by gates to the driveway and to the Tramway Shelters. The use of the cut-down tram rails illustrated the M & MTB attitude to the re-cycling of materials in the Depression, a practice which also extended to the park's buildings.

2.9.9 Entertainment

Band concerts were popular attractions at Wattle Park over a long period and many people travelled to the park by tram for the Sunday afternoon performances. The municipal bands of Box Hill and Camberwell and the band of the 24th Battalion were regular

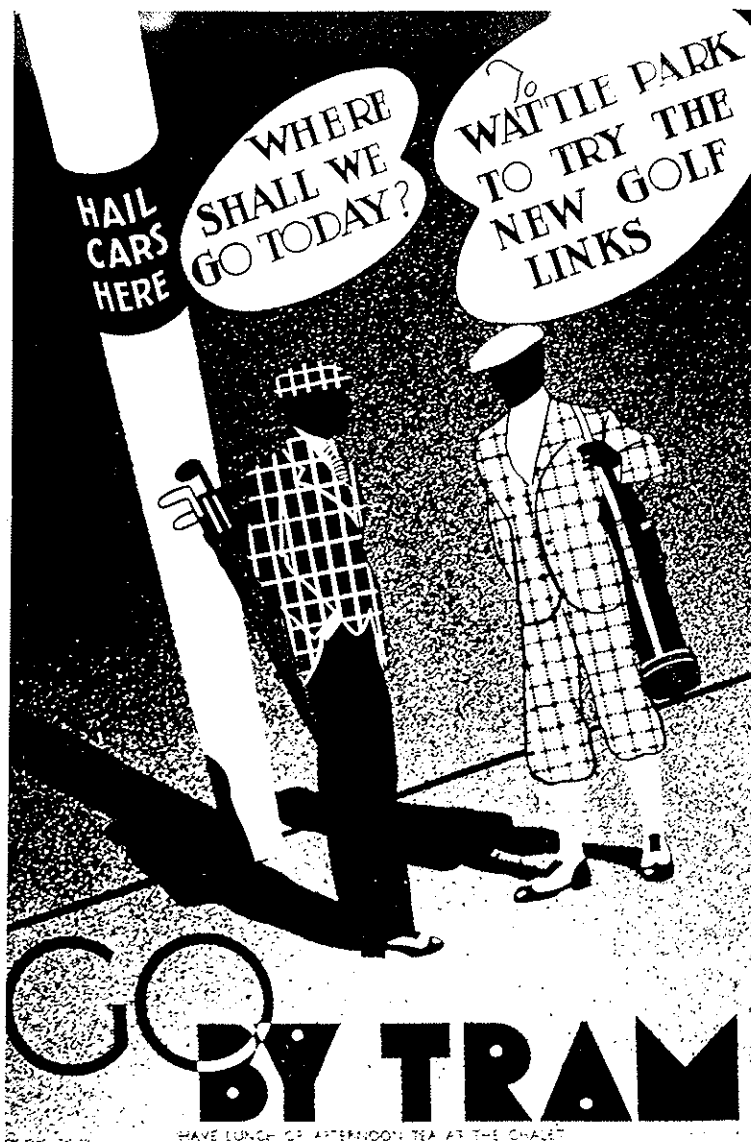


Figure 26 *Advertisements were used to promote the golf course. Photo courtesy Tramways Museum.*

participants.¹²⁵ The Victorian Scottish Highland Dancing annual competitions were also held at Wattle Park during the 1930s.¹²⁶

On 23 February 1941 the newly formed Melbourne and Metropolitan Tramways Band (now called the Melbourne Transit Band) began performing regularly at Wattle Park and have done so continuously ever since.¹²⁷ The band normally provided eight recitals each year from September to April, weather permitting.¹²⁸ A concrete and stone rostrum constructed in 1950 and situated north-west of the chalet serves as an outdoor platform for the band.¹²⁹

2.9.10 Children's Play Areas

A children's playground, complete with joy wheel made from a large wooden spool formerly used for the transport of cable tramway cable,¹³⁰ was opened by Sir James Barrett in November 1926 (Figs 27 and 28).¹³¹ M&MTB Plan No. 303 (Appendix C-3) showed a



Figure 27 The scene at the New Playgrounds at Wattle Park, November 1926. Reproduced from the Box Hill Reporter.

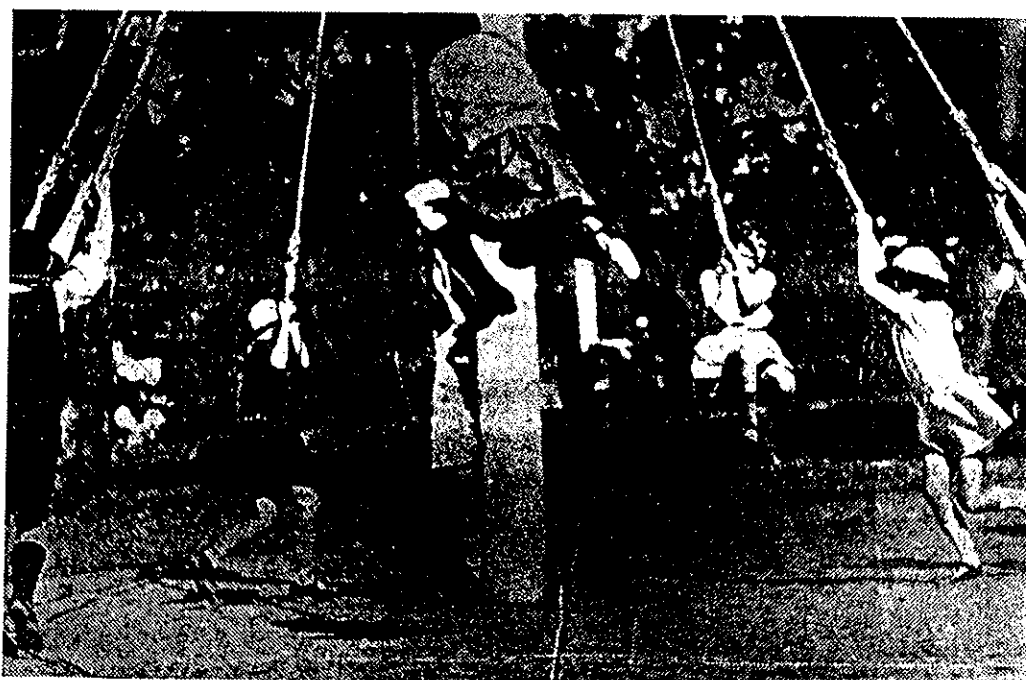


Figure 28 Children playing, 1926. Reproduced from the Box Hill Reporter.



Figure 29 *The New Golf House, pictured in 1937. Reproduced from M&MTB Annual Report, 1937.*

Children's Playground in the general area to the north of the chalet, whereas Plan No. 532 (Appendix C-4) showed a playground close to Riversdale road. M&MTB reports mention the erection of new playground equipment in 1949-1952. This equipment was located in a pear shape on the plan A2668, dated 20 May 1948. The swings and slides to the north of the playground shelter appear to be remnants of this arrangement.

2.10 The 1940s¹³²

Flowers were cultivated at Wattle Park for use in the M&MTB's tram depots, at the Board's Head Office, and Vimy House. Between the wartime years of 1942 and 1945, however, the cultivation of flowers was discontinued to utilise the greatly reduced staff to the best advantage.¹³³ Most of the nursery was planted in vegetables for the production of seed for the war effort, and a quarter of an acre in the car parking area was sown in vegetables for use by public hospitals and other institutions (Fig. 31). Although the vegetable beds are long gone, a stone clock tower opposite the entrance to the Chalet stands as a silent reminder of the war years. It was erected in 1948, as a gift from Mrs Zilpah Bennett, in memory of her son, Royden Louis Charles Bennett, who fought with the 7th Battalion during World War I when he was killed in action.¹³⁴

In 1945 a Pin Oak (*Quercus palustris*) was planted in memory of Sir Stephen Morell, a former Lord Mayor of Melbourne and a member of the Tramways Board from 1929 until his

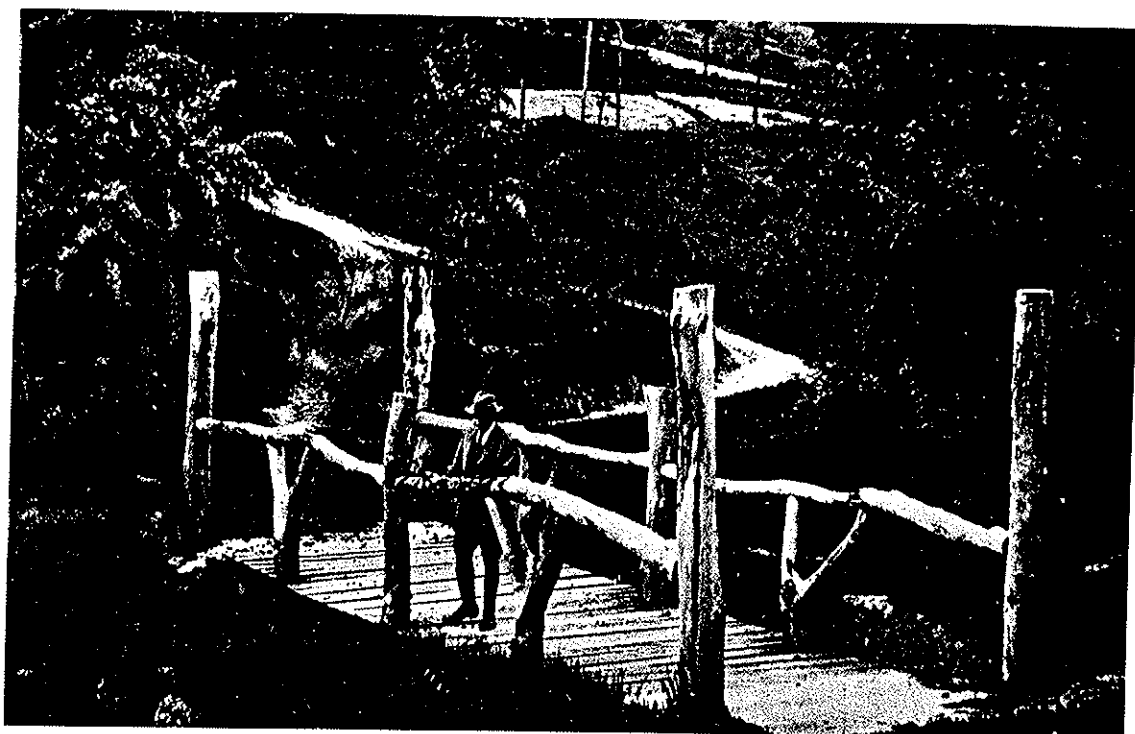


Figure 30 The M&MTB regularly published photographs of its showpiece, Wattle Park, in its Annual Reports. This view of a 'picturesque section of Wattle Park', a bridge in the Golf Course, appeared in the 1938 Annual Report.

death on 6 July 1944. A commemorative bronze plaque was placed underneath the tree. Architect H R Steains recalls that this tree was relocated later to its current position south west of the chalet.¹³⁵

In 1948 operations commenced to remove senescent or dead trees and to provide replacements. The intentions of the Park management were initially misread by observers. The editor of the *Victorian Naturalist*, A J Chisholm, reported to a General Meeting of the Field Naturalists Club of Victoria (FNCV) in July 1948 that many of the trees in the wattle grove had been cut down and requested the club to investigate and act to prevent further destruction.¹³⁶ The *Argus* published a brief article on 20 July 1948 entitled 'New Trees for Wattle Park'. This stated that 'new wattles and gums would be planted immediately on the area of Wattle Park near Elgar Road', in response to 'allegations that wattles had been needlessly destroyed. 'All the trees being cleared away were either dead, deceased, or had reached their span of life'.¹³⁷

2.11 The 1952 Report

In 1952, the Chairman of the M&MTB commissioned a major report on the use and operation of Wattle Park. The report was prepared by R F Alsop, of the Architect's Branch, R B Gilbert from the Treasurer's Branch and C F Irish, of the Stores Branch, and included recommendations for the future of the Park. The principal reason for the brief was 'to determine how the Board could save money on the Park, the effect on present revenue if the



Figure 31 Vegetables were grown at the Park as part of the war effort. This view of the onion patch, located on the site of the Golf Course car park, (Golf House in background) appeared in the 1942 Annual Report.

golf course were extended ... and the preparation of a revised scale of charges for all existing revenue-producing facilities.¹³⁸

The report detailed the history of the Park, and investigated the facilities available to the public and their levels of patronage, as well as examining the costs of the administration of the park, staffing levels, work practices and equipment and details of revenue sources, including the indirect revenue collected from the trams servicing the Park.¹³⁹ The report also examined a specific proposal to extend the present nine hole golf course to eighteen holes and surveyed the present scale of fees being charged for sporting and other facilities within the park.

The general public image of Wattle Park was good, according to this report.

The Park is very popular with the public, and has grown in favour as improvements have been added and additional recreational facilities established.¹⁴⁰

In 1952, the range of activities which Wattle Park catered for was as follows:

- Foot running and general athletics
- Cricket - Concrete and turf wickets
- Hockey and basket ball
- Tennis - Grass and asphalt courts
- Golf and putting
- Dressing sheds and lavatories

Children's playgrounds
 Picnicing (sic.) grounds
 General facilities of a laid out park and gardens
 Cafe, Confectionary and soft drink Centre
 Hall for dancing and social gatherings with catered services
 Car Parks (2)¹⁴¹

A rough estimate of 134,000 visitors to the park annually was made; this included everything from sporting groups to wedding parties (Fig. 32). Despite the large numbers of people visiting the park, however, the basic conclusion in the report was that the costs of running Wattle Park were excessive. The total maintenance, operation and standing charges from 1920 to 1951 were £346,858, against a total revenue for the same period of only £53,803.¹⁴² The recommendation was made that 'savings could be made in small amounts on a large number of items.' It was decided that the option of adding another nine holes to the existing Golf Course would increase existing losses and be detrimental to the Park as a recreational reserve.' The high cost of running of the Park was attributed to 'the high standard of maintenance and operation and particularly the labour cost thereof'.¹⁴³ It was therefore resolved to reduce this standard to a point at which maintenance costs were brought under control, but where public appreciation of the Park would not be compromised. To this end, it was proposed that the Golf Course would be maintained up to the existing standard, since a decline in its condition might result in a probable loss of revenue.¹⁴⁴

As part of the report, it was recommended that staffing levels be reduced and mechanised methods of maintenance introduced to the Park. Maintenance works such as the cutting of bush grass, the upkeep of the turf wickets, the maintenance of the picnic and playgrounds, the upkeep of the Nursery, and the removal of dead trees were all recommended to be



Figure 32 The interior of the Chalet, scene of wedding parties and other functions. Photo courtesy Melbourne Water.

reduced in frequency. The lawns on the north side of the roadway between the Curator's cottage and the ladies lavatory were to be reduced in width by about twenty feet, also to save on maintenance costs, the cultivation of cut flowers¹⁴⁵ was to be discontinued and, significantly, the planting of trees in the plantations and other developmental works to be deferred for the time being.¹⁴⁶ Security patrols at weekends were to be reduced to save overtime expenses, particularly in the golf course, where it was considered reasonable to expect golfers to be responsible for preventing their own balls from being stolen during play! Maintenance of the buildings was also an expensive business and it was therefore recommended that this be reduced:

The work of maintaining all services and buildings with the exception of urgent service repairs be allowed to accumulate until there is sufficient to warrant a team of tradesmen and labourers being sent from the Building Section Workshops under the part time guidance of a Sub-Foreman.¹⁴⁷

No reduction was to be made in the floral displays to entries, the main drive, the Curator's cottage or the Chalet gardens as these were considered to be significant attractions of the park. The assistant curator's duties included spending 80% of his time working on the floral displays in the main driveway beds.¹⁴⁸

The report also sought to find ways in which the levels of patronage of Wattle Park could be increased. The answer was thought to be advertising. It is interesting to note that the Committee stressed the continuing importance of the connection between the use of the Park and patronage of the tramline servicing it. Their conclusion was that despite Wattle Park's new car parks and increased use of private cars, many of the park's patrons still travelled to the Park by tram, and that the M&MTB remained concerned with increasing tram patronage:



Figure 33 This shelter in the Children's Playground was constructed in 1952. Reproduced from the M&MTB Annual Report, 1952.

The Park as a whole offers very many attractive features and should receive greater patronage. It is considered that a planned programme of simple and straightforward advertising be put into effect in an endeavour to increase the figures.

Advertising in trams, buses, on Suburban Railway Stations and on the screens in Picture Theatres is suggested. These media would convey information to the largest groups of people most likely to be interested in recreation of the type and scale offered by the Park.

Emphasis on advertisements should be on travelling to and from the Park by tram, followed by a brief list of the enjoyable features including facilities offered by the Chalet. Spaces used in trams should be on the advertising racks, the necessary space being hired from the advertising contractor.¹⁴⁹

2.12 Plantings and Improvements: 1950s-1980

The last major improvements to the park's building stock occurred in the 1950s and early 1960s with the construction of a stone and concrete shelter in the children's playground north of the chalet (1952, Fig. 33), timber dressing sheds beside the sports oval (1959), a timber golf club house (1960, Fig. 34) and the concrete block golf professional's shop (1963).¹⁵⁰ These buildings were designed by the board's architect H R Steains, who succeeded Monsborough in 1938.

Two obsolete 1920s W-class electric tram bodies were placed east of the chalet in 1963 as picnic shelters to replace the old cable tram dummy shelters installed back in the 1920s. In 1979 these two tram bodies were replaced with two further W-class tram bodies constructed



Figure 34 The Board's architect, H R Steains, designed the new golf house, which was constructed in 1960. Reproduced from M&MTB Annual Report, 1960.

in the 1920s. The park has always been a favoured picnic venue and during the 1960s there were generally over a hundred organised picnics held there each year.¹⁵¹

From a landscape point of view, removal and replacement of trees were the major activities carried out in this period. The M&MTB annual report for 1962 stated that many new trees were planted to replace over-matured trees. In 1964, 150 trees are reported to have been planted throughout the whole of Wattle Park. In the years 1965 to 1970, 319 dead trees were removed and replaced by 398 wattles or gums. In 1974 and 1975, 37 dead trees were replaced with 88 wattles and eucalypts. In 1980 the report states that 24 dead trees were replaced with 96 assorted eucalypts and wattles. One of the reasons given for death of trees was the severe drought in 1968. This drought caused many problems including closure of the golf course between 22 March and 3 May and the necessity to re-grass three of the nine greens.¹⁵² Following the drought, erosion control and beautification works of the embankment along the Riversdale Road frontage had to be carried out in the first few years of the 1970s.¹⁵³

The M&MTB annual report for 1966 states that a 150 foot by 60 foot area (45m x 18m) was fenced and prepared for native plant propagation. According to Robert Green, the park curator 'followed the popular trend of creating native gardens'.¹⁵⁴ However, this continued a tradition at Wattle Park dating back to the FNCV 'Correa bed' of 1928, or the even earlier wattle plantation of 1917. The Wattle Park Committee of the FNCV had been responsible for the planting of shrubs and trees in 1954. Mr E E Lord, author of *Shrubs and Trees for Australian Gardens*,¹⁵⁵ and President of the FNCV for 2 years, asked members to assist by donating plants or money to purchase them. Lord published a list of required shrub species (Appendix C-7) and the planting was reported as successfully completed.¹⁵⁶ Faithfull



Figure 35 Wattle Park continued to be popular for picnics through the 1970s. Reproduced from the M&MTB Annual Report, 1976.

suggests that the trees and shrubs were planted in the 'Field Naturalists Bed', west of the women's lavatories.¹⁵⁷ Ninety shrubs were noted as being planted in this area in 1967. In 1968 the two beds were extended and planted in the following two years with 215 shrubs. In 1971 the garden was doubled in size with an additional 200 shrubs, and now contained a total of 300 species. E. Downs reported that the native shrub bed of 1954 was almost "gone" when he joined the staff in 1972. However, native plants from Victoria and other states were planted, many of them donated. There were eventually two beds which were surrounded with barbed wire fencing and many of the plants were labelled.¹⁵⁸

On 17th May 1973 the FNCV made an inspection of the park commencing with "a close study of the two fenced plots of native flora". A listing was made of the plants in flower which totalled some 27 species (See Appendix C-8).¹⁵⁹

Other developments in this period include the 1970 addition of rock veneer and surrounding garden beds to the 1950 concrete bandstand.¹⁶⁰

During the late 1960s the park curator followed the popular trend of creating native gardens.



Figure 36 A wedding at the Chalet in 1982. Reproduced from M&MTB Annual Report, 1982.

Special beds were made west of the Chalet, for cultivation of native shrubs.¹⁶¹ By 1971 over 300 different types were under propagation.¹⁶²

2.13 Developments from 1980 to 1993

This period saw the ownership of the park change several times, in name, at least. In 1983, the M&MTB was replaced by the Metropolitan Transit Authority, which was replaced in 1989 by the newly formed Public Transport Corporation. In 1991, ownership and management of Wattle Park was transferred to the Melbourne and Metropolitan Board of Works, now renamed the Melbourne Water Corporation, and trading as Melbourne Water. More significant than these changes was a reduction in funding for the upkeep of the park, a reduction in the number of staff from 18 to 4, and an accompanying reduction in the level of maintenance. Many landscape features which required high maintenance input were removed. These included the removal of all clipped *Ficus* hedges (*Ficus pumila*, or Creeping fig) from the cable fencing, the removal of flower beds from the main entry, and the triangular rose bed from the corner of the drive. At the same time, the earlier lighting was removed. The male toilets south of the tennis courts had been closed in 1970; alterations were made to the female toilets to accommodate a male section with the construction of a southern entry. All low vegetation was removed from the mound surrounding these toilets. Planting was similarly removed from the front of the bandstand. Two large trees were removed from the gravel carpark to the chalet and this area was sealed with asphalt. Fence posts to a previous enclosure south-east of the carpark were removed. The putting green was closed in June 1973¹⁶³ and the hedge to the side of the oval was removed. The fountains in the lily pond no longer function and the lilies have been removed. Only one tramcar shelter remains.

The Wattle Park Land Act 1991 (No. 26/1991), assented to on 12 June 1991, took effect from 14 August 1991, and by an Order in Council, all land was vested in the MMBW from 18 August 1991. On the occasion of the handing over of the Park, a ceremony was held and two wattles were planted, the first by Dr R Marginson, receiving Chairman of Melbourne Water and the second by Yvette Lewis, great grand-daughter of Monsborough.

Endnotes

Chapter 1

- 1 J S Kerr. *The Conservation Plan*. passim.

Chapter 2

- 1 This section is an excerpt from R Green. 'Wattle Park', prepared for the Historic Buildings Council, December 1991. Based on 'Notes of Address on 'Early History of Wattle Park' (Surrey Hills) given by A J Holt to (1) the Box Hill Historical Society and (2) The Surrey Hills Neighbourhood Centre in November 1986.
- 2 Surrey Hills History Walkabout 'South East to Wattle Park and Broughton Park', no. 3, 1981.
- 3 R Green. A J Holt. op. cit. p. 23.
- 4 ibid. p. 25.
- 5 ibid. p. 25.
- 6 Most of the background history which follows is an excerpt from Allom Lovell & Associates Pty Ltd. Hawthorn and Malvern Tramway Depots: An Assessment of the Architectural and Historical Significance.
- 7 Metropolitan Transit Authority. *100 Years of Melbourne's Trams*. p. 3.
- 8 ibid. p. 11.
- 9 ibid. p. 3.
- 10 ibid. p. 3.
- 11 J A Hone. 'Francis Boardman Clapp', in Naim, N B, Serle, A G and Ward, R B. *Australian Dictionary of Biography*. Vol 3, 1969, p. 397.
- 12 ibid.
- 13 Metropolitan Transit Authority. op. cit. p. 5.
- 14 ibid.
- 15 J.A Hone. op. cit. p. 398.
- 16 S Brimson. *Tramways of Australia*. p. 118.
- 17 VPD. Session 1918, vol. 149, 5 September 1918, p. 849.
- 18 Metropolitan Transit Authority. op. cit. p. 6.
- 19 Extract from The Official Record of the Centennial International Exhibition, cited in J.K Moir. *Australia's First Electric Tram: The Story of the Doncaster and Box Hill Electric Road*. p. 3.
- 20 ibid. p. 3.
- 21 ibid. p. 8.
- 22 S Brimson. op. cit.
- 23 ibid. pp. 133-135.
- 24 J. McJunkin (ed.). *The Coming of the Trams. Essendon, Flemington and Maribyrnong Illustrated*. 1906, p. 6-7.
- 25 P W Duckett. 'Prahran and District Tramways II'. p. 32.
- 26 VPD Session 1907, vol. 118, 27 November 1907, p. 2609.
- 27 *Argus*. 30 May 1911, p. 7.
- 28 *Prahran Chronicle*. 17 July 1911, p. 3.
- 29 Hawthorn Tramways Trust. *Annual Report*. 1917.
- 30 *Hawthorn, Kew and Camberwell Citizen*. 28 February 1916, p. 2.

- 31 *ibid.* 23 July 1915, p. 3.
- 32 *ibid.* 1 February 1916, p. 3.
- 33 *ibid.* 16 March 1916, p. 2.
- 34 *ibid.*
- 35 The following information about tramways parks in the United States has been taken from R Green. 'Wattle Park'.
- 36 F Rawsome. *Trolley Park Treasury*. Cited in R Green. *op. cit.*
- 37 *ibid.*
- 38 *Hawthorn, Kew and Camberwell Citizen*. 7 January 1916, p. 2.
- 39 *ibid.* p. 7.
- 40 *ibid.* p. 7.
- 41 VPD. 21 December 1915, p. 4331.
- 42 *ibid.* p. 4333.
- 43 Melbourne to Burwood Tramways Act (No. 2).
- 44 *ibid.* p. 25.
- 45 *ibid.* p. 25.
- 46 Hawthorn Tramway Park Sub-committee Minute Book. 29 May 1917 and 27 February 1917, cited in M Norbury. Unpublished manuscript on history of Hawthorn Tramways Trust.
- 47 *ibid.* p. 25.
- 48 *Victorian Naturalist*. 10 May 1917.
- 49 *Argus*. 21 April 1917.
- 50 *Box Hill Reporter*. 13 April 1917, p. 2.
- 51 *Argus*. 13 April 1917, p. 3.
- 52 *ibid.* 23 November 1917, p. 2.
- 53 Hitchcock, Maria. *Wattle*. p. 1.
- 54 *ibid.* p. 1.
- 55 *ibid.* p. 3.
- 56 *ibid.* p. 3.
- 57 W J Sowden. History of the Wattle Day Movement. Pamphlet held by the Public Library of New South Wales, quoted in M Hitchcock. *op. cit.* p. 3.
- 58 M Hitchcock. *op. cit.* pp. 6-7.
- 59 Quoted in M Hitchcock. *op. cit.* pp. 9-10.
- 60 *ibid.* p. 12.
- 61 *ibid.* p. 14.
- 62 *Sydney Morning Herald*, Quoted in M Hitchcock. *op. cit.* p. 14.
- 63 A H Scott. *The Anzac Book*. Quoted in M Hitchcock. *op. cit.* p. 14.
- 64 R Green. 'Wattle Park'.
- 65 I Faithfull. Field Naturalists Club of Victoria. The Natural History and Management of Wattle Park, Burwood. pp. 2-3.
- 66 *ibid.* p. 3. This part of the document is based on two reports of the visit published in 1917 in the *Victorian Naturalist*, F G A Barnard. 'Report of Excursion to the Tramway Park, near Burwood', *Victorian Naturalist*, 34: pp. 3-5, and F G A Barnard. 'Excursion to Riversdale', *Victorian Naturalist*, 34, pp. 3-4.
- 67 *Argus*. 15 April 1924.
- 68 *Victorian Naturalist*. 6 June 1918, p. 18.
- 69 *Victorian Government Gazette*. 9 May 1917, p. 1418.
- 70 I Faithfull. *op. cit.* p. 3.
- 71 *ibid.* p. 3.
- 72 *ibid.* p. 4.
- 73 *ibid.* p. 4.
- 74 *Victorian Naturalist*. 1954.
- 75 *ibid.* p. 4.
- 76 Much of this section is an excerpt from R Green. 'Wattle Park.'

- 77 *ibid.*
- 78 Hawthorn Tramways Trust. *Report and Settlement of Accounts for Twelve Months Ending September 1917.* p. 3.
- 79 *ibid.* p. 3.
- 80 *ibid.* Appendix 1 - Report of Engineer and Manager. p. 8.
- 81 Hawthorn Tramways Park Sub-committee Minute Book, 9 October 1917, Cited in Norbury. *op. cit.*
- 82 The following section is substantially from R Green. 'Wattle Park.'
- 83 Melbourne and Metropolitan Tramways Board. *Melbourne and Metropolitan Tramways Board: Its Progress and Development 1919-1929.* p. 17.
- 84 Thomson, Kathleen. Alexander Cameron', in B Nairn and G Serles (eds). *Australian Dictionary of Biography*, Volume 7: 1891-1939.
- 85 Biographical details from R Green. Wattle Park.
- 86 *Box Hill Reporter.* 13 August 1926.
- 87 R Green. Wattle Park.
- 88 Melbourne and Metropolitan Tramways Board. *Melbourne and Metropolitan Tramways Board: Its Progress & Development.* p. 17.
- 89 *Destination City.* Australian Electric Traction Association 4th ed. 1981. p. 32. Z and W-Class trams replaced the cable tram shelters in April 1963. They in turn were replaced by two further W-Class trams in June 1979. One of these was recently removed because of vandalism.
- 90 M & MT. *Annual Report* 1926, 1928.
- 91 *Age*, 18 February 1956.
- 92 M & MTB *Annual Report* 1936.
- 93 E Shaw. pers. comm, R Green. pers. comm. Other birdhouses were modelled on a Queen Anne style house, a mansion in Surrey, and other dwellings of historic interest.
- 94 *Victorian Naturalist.* 15 January 1917.
- 95 *ibid.* 12 February 1917.
- 96 *ibid.* May 1917.
- 97 I Faithfull. *op. cit.* p. 4.
- 98 I F McClaren. 'Edward EdgarPescott, 1872-1954: Address to the City of Camberwell Historical Society on 1st May 1964'. p. 6.
- 99 *ibid.*
- 100 Wattle Day League (Victorian Branch). Circular no. 3, 1912.
- 101 Wattle Day League (Victorian Branch). Circular no. 4, 1912.
- 102 M & MTB. *Annual Report*, 1926.
- 103 R Green. 'Wattle Park'.
- 104 This article is thought to be from *Table Talk*.
- 105 *Victorian Naturalist.* 10 May 1917.
- 106 *Argus.* 13 March 1928 and unsourced newscutting in Box Hill Historical Society Collection (*Table Talk?*).
- 107 *Argus.* 13 March 1928.
- 108 *Table Talk.* 13 September 1928.
- 109 *Box Hill Reporter.* 26 October 1928.
- 110 *Argus.* 8 November 1928 and unsourced newscutting in Box Hill Historical Society Collection (*Table Talk?*).
- 111 M & MTB. *Annual Report* 1927.
- 112 M & MTB. *Annual Report* 1929.
- 113 *Argus.* 8 May 1933. p. 8.
- 114 *Argus.* 5 May 1930. p. 5.
- 115 *Argus.* 8 May 1933. p. 8.
- 116 National Trust File.
- 117 M & MTB. *Annual Report.* 1934.
- 118 *Argus.* 3 April 1924.

- 119 M & MTB. *Annual Report*. 1938.
- 120 Information courtesy Edna Shaw, taken from Golf Course Record Book, 7.10.1937 to 10.5.1942.
- 121 *Herald*. 1 June 1938.
- 122 *Herald*. 1 June 1938.
- 123 M & MTB. *Annual Reports* 1940 and 1956.
- 124 *ibid.* 1982.
- 125 Surrey Hills History Walkabout.
- 126 *ibid.*
- 127 Melbourne Transit Band Pamphlet 50th Anniversary Wattle Park Recital. 14 April 1991.
- 128 *ibid.*
- 129 M & MTB. *Annual Report* 1970.
- 130 (*Table Talk?*) *ibid.*
- 131 M & MTB *Annual Report* 1927.
- 132 The next section is an excerpt from R Green. 'Wattle Park'.
- 133 M & MTB. *Annual Reports* 1946 and 1942.
- 134 M & MTB. *Annual Report* 1948 and the *Age*, 18 February 1956.
- 135 E Shaw. pers. comm.
- 136 *Victorian Naturalist*. July 1948.
- 137 *Argus*. 20 June 1948.
- 138 Melbourne and Metropolitan Tramways Board. Wattle Park: Report of the Use, Operation and Future of Wattle Park.
- 139 *ibid.* p. 3.
- 140 *ibid.* p. 3.
- 141 *ibid.* p. 2
- 142 *ibid.* p. i.
- 143 *ibid.* p. ii.
- 144 *ibid.* p. vi.
- 145 It is interesting to note that nursery staff grew and delivered flowers to Vimy House (the MMTB private hospital in Kew), to other tramway depots, and to members of the Board.
- 146 *ibid.* p. viii.
- 147 *ibid.* p. viii.
- 148 *ibid.* p. 6.
- 149 *ibid.* p. 41.
- 150 M & MTB. *Annual Reports*, various dates.
- 151 *ibid.*
- 152 *ibid.*
- 153 *ibid.*
- 154 R Green. 'Wattle Park'.
- 155 Lord, EE. *Shrubs and Trees for Melbourne Gardens*.
- 156 *Victorian Naturalist*. 1954.
- 157 I Faithfull. op. cit. p. 4.
- 158 Edna Shaw. Personal communication.
- 159 *Victorian Naturalist*. July 1973.
- 160 M & MTB. *Annual Reports*.
- 161 M & MTB. *Annual Report*. 1966.
- 162 *ibid.* 1971.
- 163 No records are available after this date.

WATTLE DAY LEAGUE (Victorian Branch)

The Executive Committee is indebted to Mr. F. Pitcher, Melbourne Botanic Gardens, (by the kind permission of Mr. J. Cronin, Director), for the following remarks and list of Wattles suitable for cultivation:—

A list of about 50 species and varieties of Acacias or Wattles is hereto appended. From the results of cultivation in the Botanic Gardens, they are considered to be among the best for general planting purposes in Gardens, Parks and Reserves. In addition to their scientific names, the common name and habitat of each species and its approximate height, are stated for additional information. With ordinary care and attention, the whole of the Acacias included in the list may be successfully grown.

Re Sowing Wattle Seeds, &c.

The outer covering of Acacia seeds is very tough, and this prevents the seeds being readily susceptible to ordinary germinating influences. It is, therefore, necessary in order to facilitate germination, to adopt a special means of dealing with such seeds. It is advisable to pour boiling water on the seeds and allow them to soak for about 24 hours before sowing time. The seeds may afterwards be sown in pots, seed pans or boxes, well drained, in a soil mixture of, say $\frac{3}{4}$ peat and $\frac{1}{4}$ garden loam. The seeds should be covered to a depth of $\frac{1}{4}$ or $\frac{1}{2}$ inch according to the size of the species sown. When the seeds have germinated, care should be taken not to allow the seedlings to become either too dry or overwatered. When sufficiently large the seedling plants should be potted individually in small pots and established for planting out the following season in permanent positions. Each plant should be lightly tied to a stake in order to ensure an erect and shapely growth.

List of Acacias or Wattles

- | | |
|---|--|
| <i>Acacia acinacea</i> . "Latrobe Wattle," approximate height 5 to 8 ft., Victoria, N. S. Wales and S. Australia | <i>Acacia longifolia</i> , var. <i>sophora</i> . "Coastal Wattle," 3 to 8 feet, Victoria, N. S. Wales, Queensland, S. Aust. and Tasmania |
| " <i>armata</i> ." "Hedge Wattle," 10 to 15 feet, Australia | " <i>laurea</i> ." "Golden Glory Wattle," 3 to 5 feet, Victoria, N.S. Wales, and Queensland |
| " <i>baileyana</i> ." "Cootamundra Wattle," 10 to 15 feet, N. S. Wales | " <i>maeradia</i> ." "Muckay (Mynall) Wattle," 10 to 12 feet, Q'land |
| " <i>brachybotrya</i> ." "Silver-leaved Mulga," 4 to 8 feet, Victoria, N. S. Wales and S. Australia | " <i>malindini</i> ." "Maiden Wattle," 50 feet, N. S. Wales |
| " <i>cardiophylla</i> ." "Wyalong Wattle," 8 to 10 feet, N. S. Wales | " <i>melanoxyloides</i> ." "Blackwood Wattle," 40 to 100 feet, Victoria, N. S. Wales, S. Australia and Tasmania |
| " <i>cultriformis</i> ." "Knife-leaved Wattle," 8 to 15 feet, N. S. Wales and Queensland | " <i>montana</i> ." "Mountain Wattle," 4 to 6 feet, Victoria, N. S. Wales and S. Australia |
| " <i>cyanophylla</i> ." "Blue-leaved Wattle," 12 to 20 feet, West Australia | " <i>myrtifolia</i> ." "Myrtle-leaved Wattle," 5 to 8 feet, Australia |
| " <i>dentata</i> ." "Silver Wattle," 80 to 100 feet, Victoria, N. S. Wales, Queensland, S. Australia and Tasmania | " <i>Mitchelli</i> ." "Mitchell Wattle," 2 to 6 feet, Victoria and S. Australia |
| " <i>deccora</i> ." "Graceful Wattle," 3 feet, N. S. Wales and Queensland | " <i>oxycedrus</i> ." "Juniper Wattle," 3 to 10 feet, Victoria, N. S. Wales, S. Australia and Tasmania |
| " <i>decurrens</i> , var. <i>nuttallii</i> ." "Common Black Wattle," 30 to 100 feet, Victoria, N. S. Wales, S. Australia and Tasmania | " <i>pendula</i> ." "Weeping (Mynall) Wattle, or Boree," 30 to 40 feet, N. S. Wales and Queensland |
| " <i>decurrens</i> , var. <i>normalis</i> ." "Green Wattle," 10 to 20 feet, N. S. Wales | " <i>penninervis</i> ." "Gum-top Wattle," 30 to 40 feet, Victoria, N. S. Wales, Queensland and Tasmania |
| " <i>diffusa</i> ." "Spreading or Pin-bush Wattle," 3 to 5 feet, Victoria, N. S. Wales and Tasmania | " <i>podalyrifolia</i> ." "Queensland Silver Wattle," 10 to 15 feet, N. S. Wales and Queensland |
| " <i>discolor</i> ." "Sunshine Wattle," 10 to 20 feet, Victoria, N. S. Wales and Tasmania | " <i>praeviscosa</i> ." "Alpine Wattle," 10 to 20 feet, Victoria & N.S.W. and Queensland |
| " <i>elata</i> ." "Cedar or New Year Wattle," 60 to 80 feet, N.S.W. | " <i>prominens</i> ." "Golden-rain Wattle," 10 to 15 feet, N.S.W. and Queensland |
| " <i>tonnabophylla</i> ." "Fragrant Wattle," (Mynall) "Gidgee," 15 to 40 feet, Victoria, N. S. Wales, Queensland and S. Aust. | " <i>pruinosa</i> ." "Frosty Wattle," 10 to 15 feet, N.S.W. |
| " <i>implexa</i> ." "Lightwood Wattle," 30 feet, Victoria, N.S.W. and Queensland | " <i>pycnantha</i> ." "Golden Wattle," 20 to 40 feet, Victoria, N.S.W. and S. Australia |
| " <i>itaephylla</i> ." "South Australian Wattle," 8 to 12 feet, S. Aust. | " <i>retinodes</i> ." "Boid Wattle, or Wirilda," 10 to 20 feet, Victoria and S. Australia |
| " <i>juncea</i> ." "Jones Wattle," 5 feet, N. S. Wales | " <i>riceana</i> ." "Ilico Wattle," 8 to 10 feet, Tasmania |
| " <i>juniperina</i> ." "Prickly Wattle," 8 to 10 feet, Victoria, N.S.W. Queensland and Tasmania | " <i>salicina</i> ." "Willow Wattle, Cooba," 15 to 25 feet, Australia |
| " <i>leprosa</i> ." "Scrub Wattle," 15 to 30 feet, Victoria and N.S.W. | " <i>saligna</i> ." "Western Wattle," 12 to 20 feet, West Australia |
| " <i>leprosa</i> , var. <i>elongata</i> ." "Seville Wattle," 10 to 20 feet, Vic. | " <i>spectabilis</i> ." "Showy Wattle," 8 to 12 feet, N. S. Wales and Queensland |
| " <i>linearis</i> ." "Narrow-leaved Wattle," 5 to 8 feet, Victoria, N. S. Wales, Queensland and Tasmania | " <i>stricta</i> ." "Upright Wattle or Berry-yung," 2 to 10 feet, Victoria, N. S. Wales and Tasmania |
| " <i>lunifolia</i> ." "Pine-leaved Wattle," 8 to 12 feet, Victoria, N.S. Wales and Queens and | " <i>striposa</i> ." "Hairy Wattle," 2 to 4 feet, W. Australia |
| " <i>longifolia</i> ." "Long-leaved Wattle," 15 to 30 feet, Victoria, N. S. Wales, Queensland, S. Australia and Tasmania | " <i>swartziana</i> ." "Sweet-scented Wattle," 6 feet, Victoria, N. S. Wales, Queensland, S. Australia and Tasmania |
| " <i>longifolia</i> , var. <i>floribunda</i> ." "Marrat-us," "Many-flowered Wattle," 8 to 12 feet, Victoria and N. S. Wales | " <i>verruciflora</i> ." "Varnish Wattle," 5 to 10 feet, Victoria, N. S. Wales, Queensland, S. Australia and Tasmania |
| | " <i>verticillata</i> ." "Whorl-leaved Wattle," 8 to 15 feet, Victoria, N. S. Wales, S. Australia and Tasmania |

Address: (per favor Messrs. Priest & Sullivan),
EQUITABLE BUILDING, COLLINS ST., MELBOURNE.

A. J. CAMPBELL, Acting Hon. Secretary,
20/8/12



GOLDEN WATTLE (*ACACIA PYCNANTHA*.)

"To the native-born Australian the Wattle stands for home, country, kindred, sunshine, and love—every instinct that the heart most deeply enshrines.

"Let the Wattle henceforth be a sacred charge to every Australian. Let us foster, and protect and cherish it, ay, let us even worship it, if our bump of veneration is sufficiently developed.

"Let us rouse our young people's sense of chivalry, and make the Wattle synonymous with Australia's honour. Then any vandal who mutilates or destroys it will meet with the execration he deserves."—*Agnes L. Storrie*.

A list of 24 varieties of Acacias or Wattles useful for general planting is here given. The times of flowering are stated, and if this list be followed, it is possible to have wattle blossom all the year round. None of these wattles is of the prickly kind of foliage.

- | | |
|---|--|
| 1. <i>Acacia acinacea</i> , "Latrobe Wattle," 5 to 8 feet. August to October. | 13. <i>Acacia longifolia</i> , var. <i>sophoric</i> , "Coastal Wattle," 3 to 8 feet. August, September. |
| 2. " <i>Baileyana</i> , "Cootamundra Wattle," 10 to 15 feet. July, August. | 14. " <i>Maidenii</i> , "Maiden's Wattle," 50 feet. March to May. |
| 3. " <i>dealbata</i> , "Silver Wattle" (good only in uplands), 80 to 100 feet. August, September. | 15. " <i>melanoxydon</i> , "Blackwood," 40 to 100 feet. August, September. |
| 4. " <i>decurrens</i> , var. <i>mollis</i> , "Common Black Wattle," 30 to 100 feet. November to February. | 16. " <i>myrtifolia</i> , "Myrtle-leaved Wattle," 5 to 8 feet. July to October. May be grown as a good low hedge. |
| 5. " <i>decurrens</i> , var. <i>normalis</i> , "Green Wattle," 10 to 20 feet. August, September. | 17. " <i>podylarifolia</i> , "Queensland Silver Wattle," 10 to 15 feet. May to July. |
| 6. " <i>discolor</i> , "Sunshine Wattle," 10 to 20 feet. April to June. | 18. " <i>prominens</i> , "Golden-rain Wattle," 10 to 15 feet. August, September. Makes a good tall hedge if kept well trimmed. |
| 7. " <i>elata</i> , "Cedar Wattle," 60 to 80 feet. December to February. Will form a fine tall breakwind. | 19. " <i>pruinosa</i> , "Frosty Wattle," 10 to 15 feet. September, October. |
| 8. " <i>implexa</i> , "Lightwood," 30 feet. January, February. | 20. " <i>pycnantha</i> , "Golden Wattle," 20 to 40 feet. August to October. |
| 9. " <i>iteaphylla</i> , "South Australian Wattle," 8 to 12 feet. March to May. | 21. " <i>retinodes</i> , "Bold Wattle," 10 to 20 feet. Nearly the whole year. |
| 10. " <i>leprosa</i> , "Scrub Wattle," 15 to 30 feet. September, October. | 22. " <i>saligna</i> , "Western Wattle," 12 to 20 feet. September, October. |
| 11. " <i>linifolia</i> , "Flax-leaved Wattle," 8 to 12 feet. March to September. | 23. " <i>spectabilis</i> , "Showy Wattle," 8 to 12 feet. August, September. |
| 12. " <i>longifolia</i> , var. <i>floribunda</i> , "Long-leaved Wattle," 8 to 12 feet. August to October. | 24. " <i>suaveolens</i> , "Sweet-scented Wattle," 6 feet. All winter months. |

In sowing *Acacia* seeds, they should have boiling water poured over them, and be allowed to stand for some hours before sowing. The seed should be sown in early Autumn, or in early Spring if desired. *Acacias* may be pruned without fear of damage, provided they are pruned at or immediately after flowering time.

It is not advisable to place manure, either artificial or animal, near young wattle trees when planting out; neither do they require manure at any time. They will grow practically in any soil, even the poorest, if well drained.

All lovers of the Wattle are most earnestly and respectfully urged neither to break nor tear off boughs or blossoming branches from the trees, but to cut with a secateurs or knife, only such pieces as they may actually require for their special and definite purpose.

The Committee respectfully request that, firstly, if you have not already done so, you become a member of the Wattle Day League (subscription **One Shilling** per annum), and that, secondly, you encourage the planting of Wattle trees in private grounds, parades, and parks, many species taking kindly to cultivation and flowering freely, while few trees require less attention.

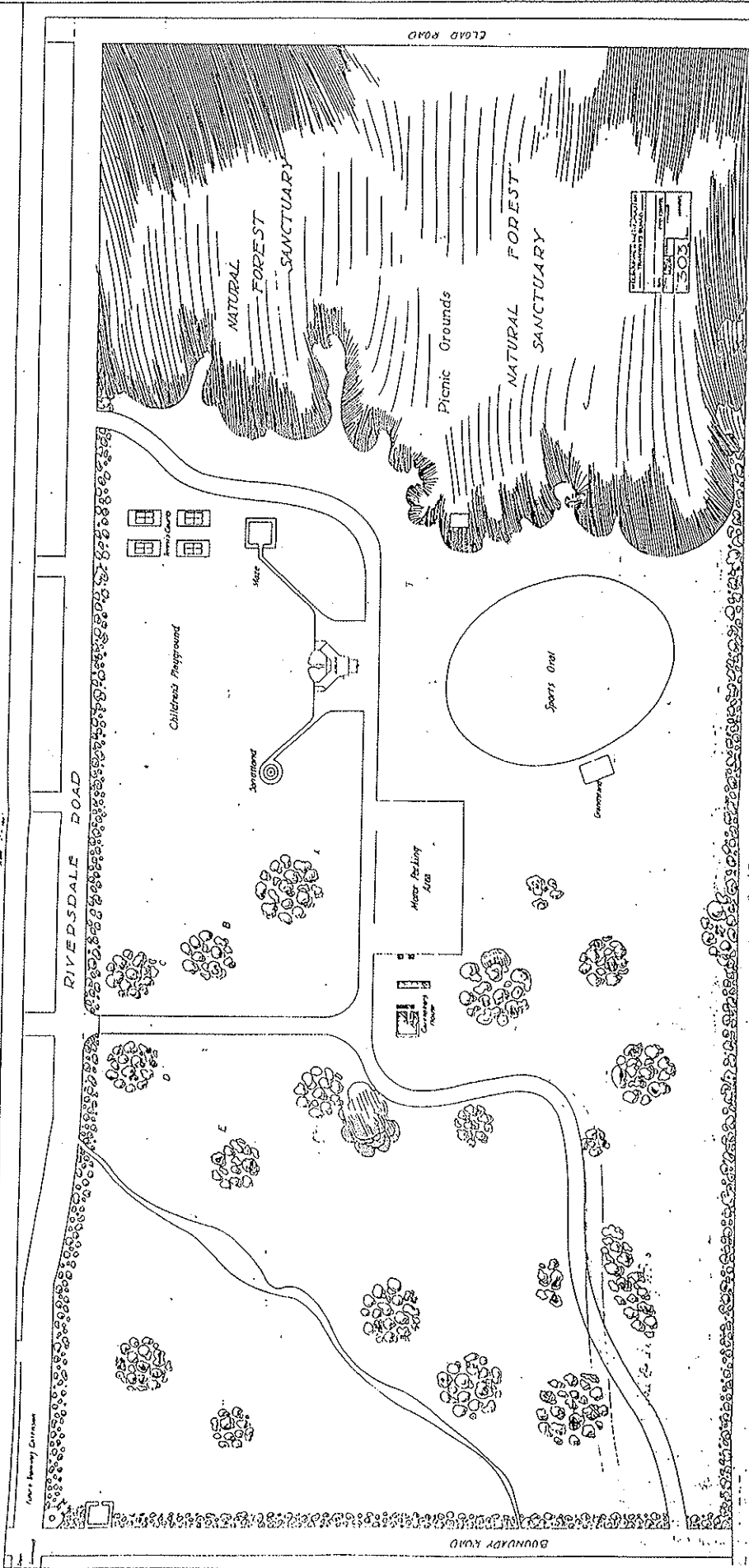
**If your Subscription is due,
this Notice will be marked
with a blue pencil.**

E. E. PESCOFF, Hon Sec.

School of Horticulture,

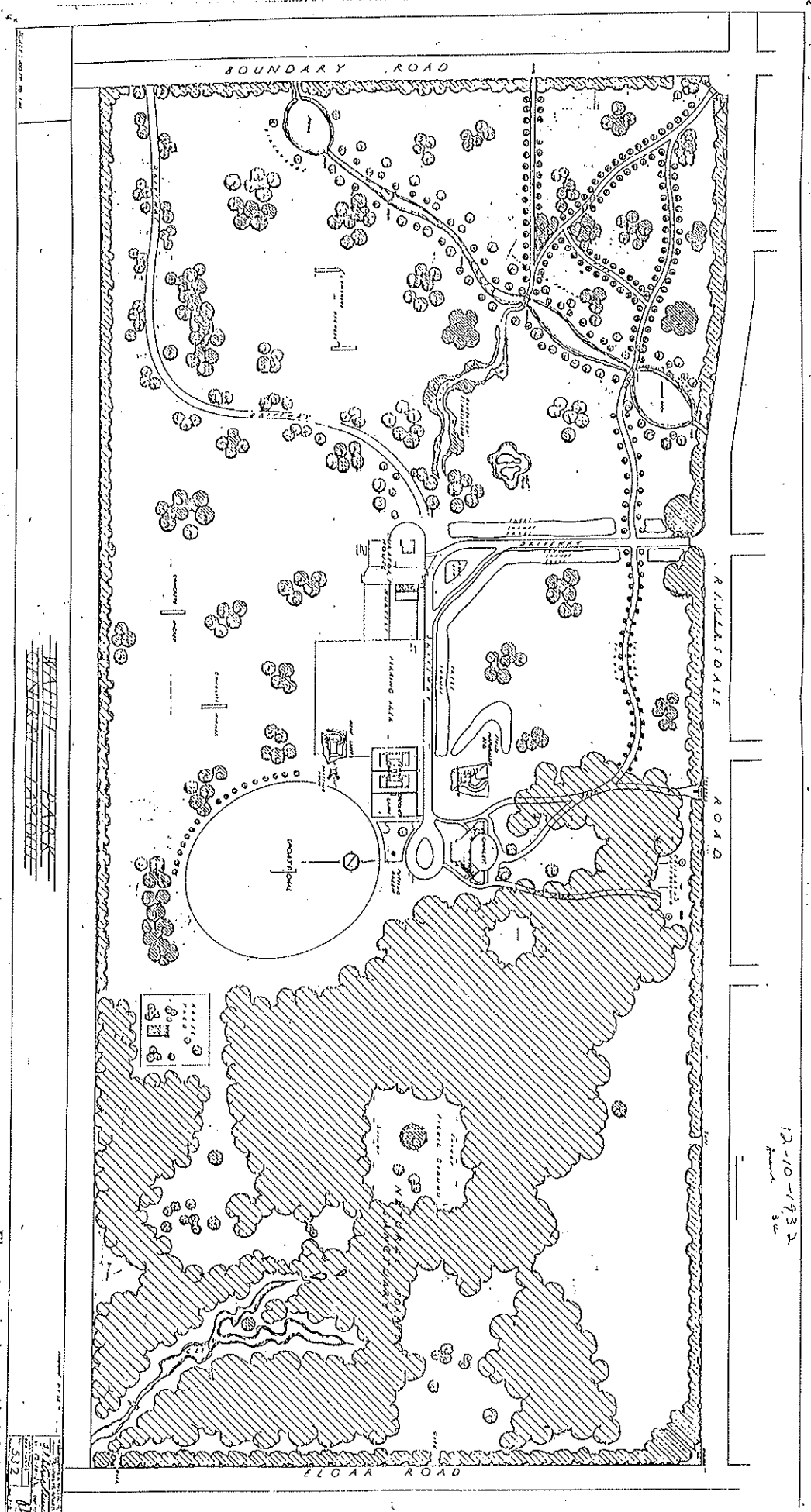
BURNLEY.

M. & M. T. B. 12-7-1927
LAYOUT OF WATTLE PARK



Elements shown on this plan which were implemented include the wattle perimeter, NW shelter and nearby enclosure, motor parking area, kiosk and sports oval. The caretaker's house (farm house) and the NS approach road were already in existence. The 'bandstand' was erected later in this approx. location. The tree groups shown were notional only.

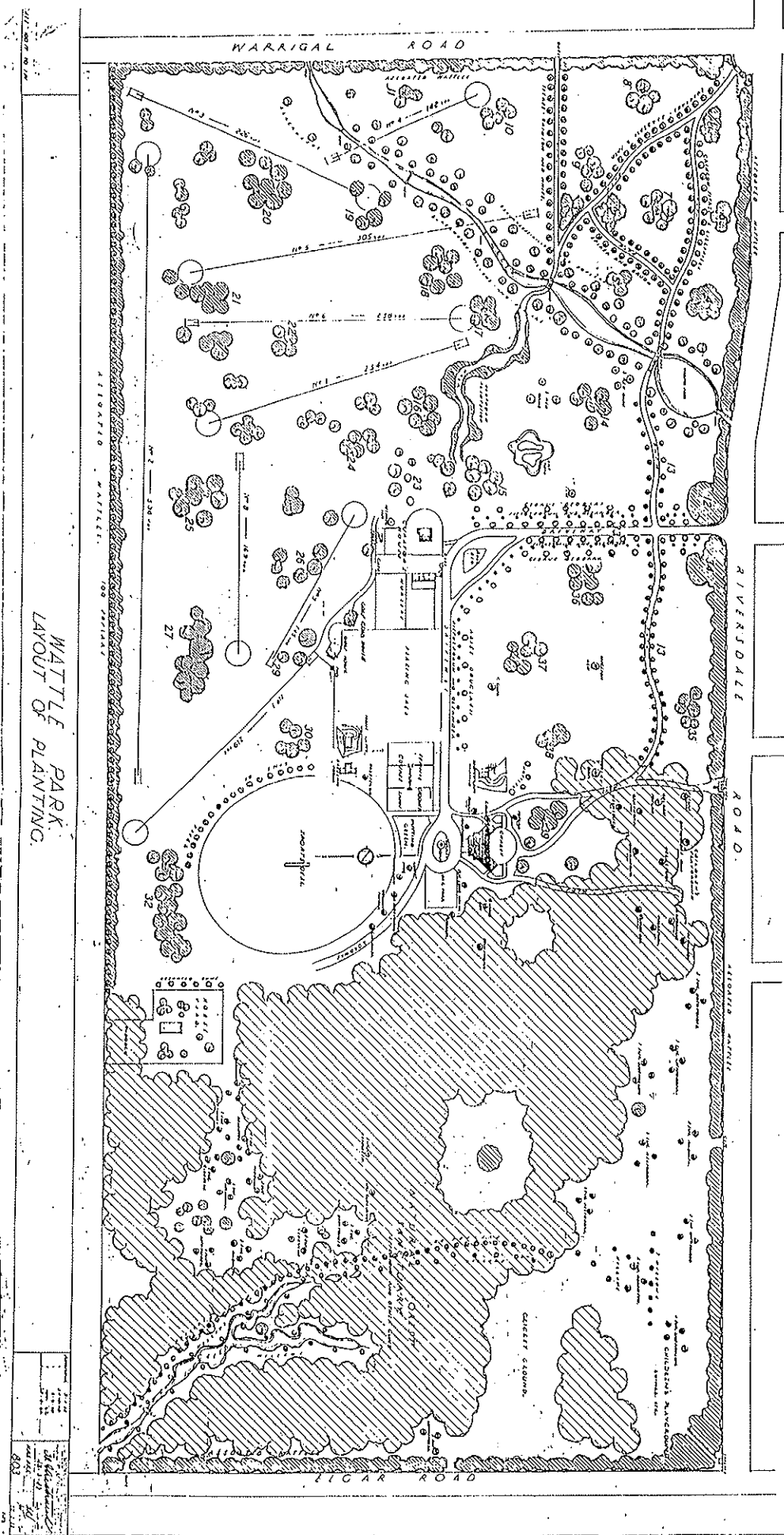
Appendix C-3 M&MTB Plan 303.
Layout of Wattle Park
(1927)



Elements not implemented include the wading pool to Hercules Creek, the path parallel to the west bank of Hercules Creek, avenue planting, the diagonal path to the NW corner, driveway from Boundary (Warrigal) Road to Curator's house. Tree numbers and tree groups were notional only.

Appendix C - 4 M&MTB Plan 532.
Waitle Park, General Layout (1932).

Feb'y 1933
 Note to ARCHITECTS 10/2/34



The key to the numbers shown for tree groups at avenues has not been found. The main driveway planting layout followed the plan in principle but species used may have differed. Some of the individual specimens shown were in fact planted e.g. 2 poplars to the west of the chalet and the "Camphora" to the north.

FNCV BED, 1954

List of Plants Requested for Field Naturalists Bed by E.E. Lord in *The Victorian Naturalist*, Volume 70, No.1, May 7 1953, page 16.

One each of:

Bauera sessiliflora
Beaufortia sparsa
Callistemon speciosus
Callistemon citrinus (lanceolatus)
Callothamnus villosus
Crotalaria
Eriostemon myoporoides
Grevillea lavandulacea
Grevillea linearis
Grevillea hookeriana
Grevillea oleoides dimorpha
Hibiscus huegelii
Kunzea sericea
Leptospermum "Lambethii"
Leptospermum scoparium grandiflorum
Melaleuca steedmanii
Prostanthera ovalifolium

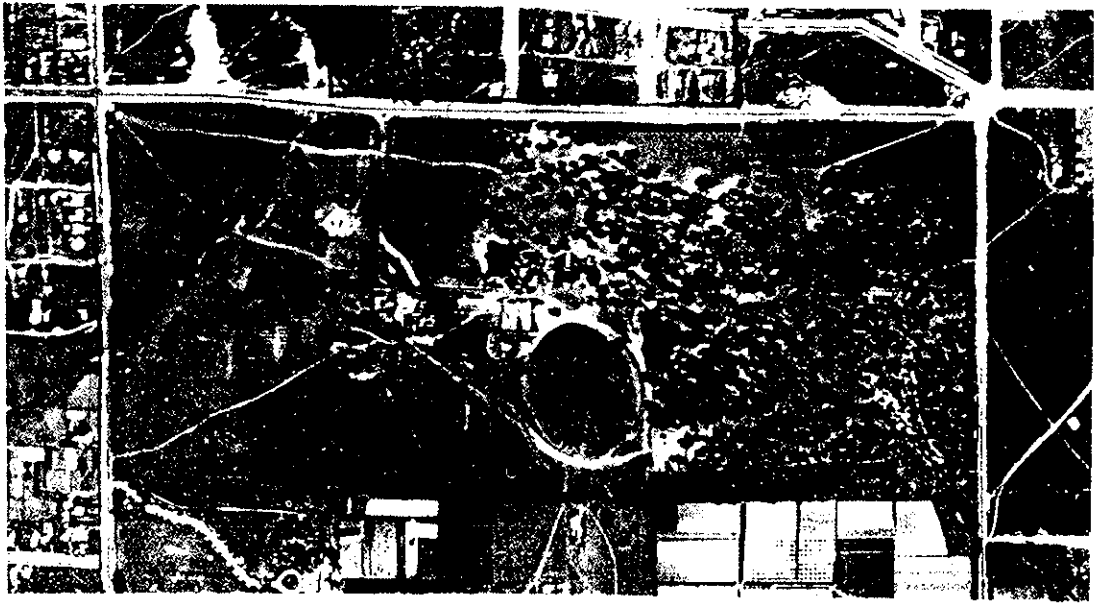
Several of each :

Correa reflexa rubra
Epacris longiflora
Crocea saligna (Eriostemon crowei)
Hovea elliptica
Micromyrtus
Prostanthera rotundifolia rosea
Swainsona galegifolia red

FNCV BED, 1973

Plants Listed As Being In Flower in the Two Fenced Plots of Native Flora -
Field Naturalists Club of Victoria Visit to Wattle Park, 17 May 1973, *The Victorian Naturalist*, Volume
90, July 1973

Anigosanthos flavida
Bauera rubioides
Bauera sessiliflora
Brachysema lanceolatum
Calytrix fraseri
Calytrix tetragona
Correa alba
Correa glabra
Correa bauerlenii
Correa lawrenciae
Correa minor
Correa reflexa
Crocea exalata
Crocea saligna
Crotalaria laburnifolia
Darwinia citriodora
Epacris longiflora
Eucalyptus caesia
Eucalyptus torquata
Eucalyptus woodwardii
Grevillea stenomera
Grevillea victoriae
Hakea laurina
Melaleuca lateritia
Prostanthera cuneata
Thryptomene paynei
Westringia glabra



**APPENDIX B:
CONDITION ASSESSMENT
AND RECOMMENDATIONS
REPORT, 2021**

B

Wattle Park – Stage 1

Conditions Assessment & Recommendations Report

Riversdale Road, Burwood

DRAFT

August 2021

Prepared by

LOVELL CHEN



Prepared for



Quality Assurance Register

The following quality assurance register documents the development and issue of this report prepared by Lovell Chen Pty Ltd in accordance with our quality management system.

Project name		Wattle Park		
File name		Conditions Assessment and Recommendations Report		
Project no.	Issue no.	Description	Issue date	Approval
9429	A	Draft	31 August 2021	SH
9429	B	Draft	13 October 2021	SH

Referencing

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1.0 Introduction

Parks Victoria engaged Lovell Chen to carry out a conditions assessment and the preparation of a scope of works to key structures at Wattle Park, 1012 Riversdale Road Burwood. Many of these structures are subject to a Victorian heritage listing, under the Victorian Heritage Register (VHR) number H0904.

The scope of the assessment includes fifteen structures / areas in total. Three of these structures have been identified as Stage 1 priority works and the remaining twelve as Stage 2 priority works. The objective of this report is to establish the current conditions of the roof and rainwater goods, external building fabric, and interior building fabric of the Stage 1 structures, and to provide recommendations for prioritised restoration works of the structures. Information on the condition, significance and use of each structure has been collated and ranked to establish a recommended priority of works.

1.1 Survey methodology

The condition of each structure has been assessed visually and physically where possible. Items at a higher level have been assessed from the ground and as such will require closer inspection at height during the documentation or undertaking of works. This is particularly relevant to this report's assessment of roof and rainwater goods, and ceiling conditions which were inspected visually from ground level only.

The information in this report is based on a 'walk through' inspection of the buildings, that is, one in which only those features of the building readily visible are addressed. No destructive or invasive investigations were undertaken as part of the inspection. This report does not address the presence of hazardous materials.

The walk through was undertaken on 24 June and 15 July 2021 with representatives from Parks Victoria and Lovell Chen.

The structures addressed in the report are:

Stage 1

- B14 Curator's office
- B15 Former homestead stables
- B16 Curator's cottage

1.2 Heritage considerations

Wattle Park is included on the Victoria Heritage Register (VHR) H0904 and includes within the listing all three Stage 1 structures assessed in this report.

The Conservation Management Plan was referred to when considering the heritage significance of the individual structures / areas. The extent to which the structure has changed or been modified was also taken into consideration.

2.0 Conditions assessment

To establish a recommended priority of works, the structures were assessed by first identifying several key contributing factors to the urgency of repairs on each structure. These factors formed set criteria which each structure was assessed against. The criteria include:

- current condition of the roof and rainwater goods
- current condition of the exterior building fabric
- current condition of the interior building fabric
- building occupancy and function
- heritage significance and value

The structures were assessed on the basis of the information collected during the site inspection. Further input was received from Parks Victoria to inform each building's current or future occupancy

and function. The heritage significance of each structure was determined from their inclusion on VHR H0904 and/or their contributory significance to Wattle Park.

Each structure was assessed qualitatively against several set criteria as listed below to enable consistency and comparability of data and circumstance. The assessment results are then used to establish the recommended prioritisation and sequencing of works. The totalling of the ratings attributed against each criterion establishes the priority of the structures. Structures with a higher total score are assigned a higher priority in the order of undertaking works. The individual criterion ratings and total relative values assigned to each building are outlined in section 3.0 of this report.

2.1 Ratings and criteria

Condition of internal building fabric

RATING	DEFINITION USED IN THIS ASSESSMENT
1	Fair – Minor localised areas of water staining to the ceilings and walls. No peeling paint or visible damage to the internal substrate.
2	Poor – Ceilings or walls have water stains, flaking paint or cracking. Majority of the rooms in the building showing evidence of water incursion or movement.
3	Very poor – Ceilings badly stained, sagging, or collapsed. Paint flaking or has flaked off in large areas. Mould present. Significant cracking to internal walls and/or loss of wall linings.

Condition of external building fabric

RATING	DEFINITION USED IN THIS ASSESSMENT
1	Fair – External fabric generally in good condition with elements nearing end of life, showing small amount of damage, and/or temporary repairs undertaken. Some elements more recently replaced. Door and window treatments functional with few signs of deterioration.
2	Poor – External fabric at end of life, moderate number of missing, damaged or deteriorating elements. Window and door treatments are damaged, loose or missing.
3	Very poor – External fabric past end of life, large amount of surface or structural deterioration. Window and door treatments are damaged and no longer functional.

Condition of roof and rainwater goods

RATING	DEFINITION USED IN THIS ASSESSMENT
1	Fair – Roof tiles or sheeting nearing end of life, showing small amount of damage that has been temporarily repaired. Some roof slopes more recently replaced.
2	Poor – Roof tiles or sheeting at end of life, moderate number of missing or damaged tiles or deteriorated sheets. Ridges or bargeboards are damaged, loose or missing. Flashing to roof penetrations are damaged. Gutters and downpipes are damaged.
3	Very poor – Roof tiles or sheeting at end of life, large number of damaged tiles or deteriorated sheets. Ridges or bargeboards are damaged, loose or missing. Flashing to roof penetrations are damaged or missing.

Building occupation and function

- Consideration of the current occupancy of the building or use of the structure, functional contribution to Wattle Park, and future plans for the building or structure.

RATING	DEFINITION USED IN THIS ASSESSMENT
1	Unoccupied- Building is currently unoccupied and there are no current plans for use of the building.
2	Vacated - Building has been vacated with intention for occupants to return after works have been completed.
3	Occupied - Building is occupied and continued occupation of the building is desired, or structure is used and continued occupation of the structure is desired.

Heritage Significance

- Based on each building's Individual heritage listings

RATING	DEFINITION USED IN THIS ASSESSMENT
1	Low - Supporting building or no heritage significance
2	Contributory - Significant to Wattle Park
3	High - Included on the Victorian Heritage Register H0904

2.2 Works definitions and timeframes

The condition of each structure is varied, with particular areas or elements being in poor condition due to the nature of their construction, age or long-term expose to weathering. Recommended works to each structure are provided in the individual data sheets within the appendices. These works are organised based on the priority of works which address both the condition and the timeframe within which the works are recommended to be undertaken. The priority of works is based on the following four categories:

Urgent

Areas or elements of the building that require urgent attention as they pose a serious risk to the safety of person or property. These include elements of the building that have the potential to dislodge or detach from the building. The expectation is that such works would be acted upon immediately.

Priority A

Areas or elements of the building that are in poor condition for diverse reasons, including lack of routine maintenance. These are areas of the building that may be associated directly with the decay of the building fabric. These works should be undertaken within 12 months of the issuing of this report.

Priority B

Areas or elements of the building that are in moderately poor condition and are in need of repair; however, they do not directly result on the further degradation of the building. Depending upon their nature these works should be undertaken within a five-to-ten-year period.

Priority C

Areas or elements of the building that can be treated, replaced or reinstated. These address elements of the building that are missing or are of an aesthetic nature. These works may be undertaken as a matter of choice and may be integrated with the delivery of higher priority works or in the longer term.

3.0 Building Prioritisation

The sum total of each conditions rating described above provides an indication of the priority the building should take in the programme of repairs works. The legend at Table 1 indicates the priority attributed to the building as a result of the assessment. Table 2 is the summary of the ratings for each building for each criterion and the sum total score as a result of the assessment, establishing the recommended priority order.

Table 1: Legend

Priority 1	Priority 2	Priority 3	Priority 4
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Table 2: Ratings summary

No.	Building Name	Condition of internal fabric	Condition of external fabric	Condition of roof/rainwater goods	Building occupation	Heritage significance	Total score
B14	Curator's office	3	3	3	2	3	14
B15	Homestead stables	3	3	1	3	3	13
B16	Curator's cottage	1	1	1	3	3	9

The total scores should be used as a guide for prioritisation of remediation works and obtaining permits. The higher the score, the higher the priority the building should take in the programme of works, notwithstanding outlying factors such as:

- Whether the item is a Stage 1 or Stage 2 structure. Repairs to Stage 1 structures should be prioritised.
- Approvals processes. The level of approval required may enable works to commence on some buildings sooner than others despite their ranking.
- Complexity of the works. Some structures have unique features and issues that require addressing as part of their scope of works. The level of research and documentation required for these more complex works may result in delayed starts on these structures.
- Lead times and availability of trades.
- Current use or intended use of a particular building that requires a building to be immediately addressed.

3.1 General prioritisation strategy

For buildings with similar total scores, priority can be established by understanding construction issues, timing and funding limitations, as well as by monitoring the condition of the structures where works cannot be completed in the recommended timeframes.

4.0 Discussion

This section provides a discussion of the key topics identified during the condition assessment, with specific condition of Stage 1 structures assessed in detail in individual datasheets in Appendix A.

4.1 Conservation approach

The recommended priority works as outlined in section 3.0, is guided by the retention of the heritage significance of each building through the conservation and repair of original fabric.

Where replacement of original or early fabric is necessary due to it reaching 'end of life' or being damaged beyond repair, the proposed approach is for like-for-like replacement to maintain the integrity and intent of the original design. Confirmation of existing materials will be required for specification of replacement material. Material specification for box gutters, valley gutters and rainwater goods will need to be rationalised on each building to ensure compatibility of metals.

Some building elements such as rainwater goods and ceiling linings have been replaced or covered up over time with non-original materials. These include the Curator's Cottage where the originally exposed external face bricks have been painted white. The preferred conservation outcome is to remove non-original materials and replace with the original material where appropriate.

4.1.1 Tiled roofs

The Curator's Cottage has a tiled roof (slate) which has lichen growth, and slipped and cracked tiles evident on most roof slopes, dependent on the orientation and exposure to the weather.

The issues of moisture accumulation through cracks and chips in the tiles, the inability to clean the roofs and prevent lichen growth and the brittle nature of the tiles due to their age warrant further investigation at height of all the tiled roofs. This will allow for a replacement or maintenance strategy to be developed that promotes the longevity of these structures and protects their future-use.

Where full replacement of roofs is proposed the condition / existence of sarking and insulation should be determined. Where missing or in poor condition new sarking and insulation should be included as part of the works to improve the compliance and performance of the roofing. This may also require modifications to the roof details and should be detailed appropriately to suit each structure.

4.1.2 Maintenance

Accepting that the heritage significance and ongoing use is the key driver to the repair of the buildings, the scope and type of works outlined in the appendices also provides an opportunity to improve on the general maintenance of the structures. The Curator's Cottage has benefited from an ongoing tenancy and some associated upkeep, however all three Stage 1 structures are in a largely similar condition and require ongoing cyclical maintenance.

Understanding the challenges posed by the number of structures at Wattle Park, establishing maintenance plans for all structures would allow for conservation and protection of original fabric to occur and ensure the ongoing life of the building. This has generally been found to be a more cost-effective approach and reduces the need for temporary emergency works and costly major works. This is particularly relevant with roof and rainwater goods where regular maintenance protects the internal fabric for minimal cost.

It was also observed on several structures that paint systems had reached end of life and as a result timber was weathered and decayed, in some instances resulting in replacement of timber now being required. Painting is essential within maintenance plans and should be undertaken at a minimum of every 5-7 years to timberwork, noting that where weather and sun exposure is higher maintenance painting should occur more regularly. Painting maintenance should also be considered within any suite of permit exemptions for Wattle Park to allow this to occur more easily as part of a routine maintenance programme.

Likewise, management of vegetation around and on structures is important. Where vegetation is growing on structures this should be removed to prevent damage. Vegetation around the occupied buildings should be cut-back or removed where found to be located hard against the structures to allow adequate ventilation and drainage around the footings of the buildings.

4.2 Compliance

Compliance with the Nation Construction Code (NCC) is a challenging issue with heritage buildings and where major works or repairs are required this can trigger more significant items. Items which may need to be brought to a compliant state with the relevant section of the NCC and Australian Standards, either through a 'deemed to satisfy' or performance solution, would typically include the following:

- Roof and Rainwater goods capacity
- Insulation and sarking
- Glazing
- Mechanical services
- Electrical services
- Fire services
- Structure - Seismic

The following provides an overview of compliance issues for Wattle Park's occupied buildings and open structures.

4.2.1 Enclosed buildings

Compliance is particularly relevant for the occupied enclosed buildings such as the Former Stables and Curators' Cottage. No longer can a straightforward like-for-like replacement always be considered when undertaking a major programme of maintenance works, particularly where there is wholesale replacement of fabric which has reached end of life. This has become more relevant with roof and rainwater goods with the expectation that compliance to AS 3500 should be achieved when undertaking works. Engagement of a building surveyor in this process is critical to understand the extent of compliance required against the *Building Act 1993* and *Building Regulations 2018* and where opportunities exist for dispensations to be considered. Dispensations may also require input and support from specialist consultants.

With regard to the Curators' Office, the activation of this building would likely need to include more than making it weathertight and completing repair works. This would depend on the potential use of the building and should form part of any proposal.

4.3 Further investigation

There are several structures that require further investigation. We recommend that these works are undertaken as soon as possible to ensure that the extent of their impact is understood before priority works commence:

- Undertake a structural review of the Former Stables and Curator's Cottage.
 - We note that stormwater works were completed to the Former Stables as recommended in the 2015 BHS Consultants report and that the cracking to brickwork does not appear to have changed significantly, however this should still be reviewed by a structural engineer to determine if any additional works to the footings are required.
- Investigate the flooring currently covered by carpet in the Former Stables, this should include destructive investigation to enable the structural engineer to review any hidden damage to the structure below.
- Complete a hazardous materials audit of all Stage 1 structures where asbestos may be present
 - We note the hazardous materials audit completed for the Former Stables and Curator's Cottage only in June 2017 where no asbestos was identified in fibre samples that underwent analysis. We recommend that a similar hazardous materials report is completed for the Curator's Office.

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Building Number	Building Name	Year
B14	Curator's Office	1912
Context Image	Description	
	A single-story shingled weatherboard structure (former Tramways terminal) with a Dutch gable roof supported by decorative corner brackets and chamfered corner posts.	
1993 Conditions Assessment		
Overall condition noted as good in Appendix B-15. Notes that the entrance door opening is not original and has been partly infilled, the original Rubberoid roof cladding has been replaced with galvanised corrugated iron, and that the pivot sash windows are barred and alarmed.		
Roof and rainwater goods description		
Corrugated iron roof shows extensive rust and some lifting of sheets. Gutters are heavily rusted and dislodging from the structure in some areas. Downpipe in north-eastern corner has discolouration, organic growth and flaking paint. Rusted remnants of old downpipe are visible at the base. Fascia is nearing end of life, showing water damage and flaking paint. Eaves have significant build-up of dust, grime, and cobwebs.		
External fabric condition		
White-painted scalloped weatherboards are chipped on north, east, south and west sides, show overall wear and flaking of paint, and overall build-up of surface grime. Rotting/degradation to base boards and north-east corner post at base. Door frame worn and door handle rusted. Flaking of green paint on ledge and braced door suggest weather damage. Flaking of paint to windowsills and surface grime build-up. Flaking paint from roof-mounted lamp.		
Internal fabric condition		
Build-up of dust and cobwebs to ceiling lining boards and exposed chamfered rafters. Divided internally into two sections by a timber board wall, interior paint is cracked and uneven. Built-in cupboards show general wear and tear, wash basin has been removed. Windows to northern elevation are broken and boarded over. Floor lining is lifting and buckling at the entrance.		

Assessment rating		
Condition of internal building fabric	Very Poor	3
Condition of external building fabric	Very Poor	3
Condition of roof/rainwater goods	Very Poor	3
Building occupation and function	Vacated	2
Heritage significance	High	3
Total score		14
Priority works		
Urgent Complete a hazardous materials audit before undertaking works, presence of asbestos possible to the interior. Re-sheet corrugated iron roof and replace all cappings, fascia and gutters to match existing size and profile. Replace downpipes to match existing size and profile, ensuring discharge is away from the building. Remove or significantly cut back vegetation around the building to improve drainage and lessen effects of rising damp. Address perimeter surface drainage at base of structure, consider providing a paving band sloped away from building or galvanised trench drain to the uphill side. Priority A Prepare and paint exterior weatherboards, window frames and door. Repair or replace rotting base boards. Undertake splice repairs to bottom sections of corner posts, currently rotted. Remediate area between the cottage and stables, including investigation of existing exposed footings. Priority B Address lifting floor lining to the interior. Prepare and paint interior timberwork and joinery, and deep clean if a future tenancy is desired.		
Photographs		
 		



Building Number	Building Name	Year
B15	Former Homestead Stables	c. 1860s
Context Image	Description	
	A single storey brick structure on bluestone / rubble footings. Segmental heads to door and window, openings and hipped corrugated iron clad roof with raked eaves.	
1993 Conditions Assessment		
Overall condition noted as good in Appendix B-15, but integrity noted as poor. Notes that the north wall exhibits severe cracking and requires stabilisation. Also recommends general maintenance works including rewiring, replumbing and joinery repairs. Notes chimney pot located left of the gate.		
Roof and rainwater goods description		
Main Building Downpipe at western elevation rusted at base and organic growth at top, discolouration evident. Eaves show cracking timbers and flaking paint. Corrugated iron roof appears in good condition. Retro-fitted tie rods in east-west direction across the building. Rear Structure Galvanised steel roof and sarking appears new. Gutters appear to be in fair condition from ground. Painted timber fascia is weathered, significant paint flaking/peeling away at southern corner. New galvanised steel strip drain system at stable door entry, grass growing inside.		
External fabric condition		
Main Building Severe stepped and dislocated brickwork at northwest wall/corner adjacent to downpipe. Damp affecting brickwork at downpipe. Condition appears similar to 2015 structural report. Brickwork cracking around windows, doors, and cracking to concrete/bluestone window sills on west elevation. Dislocated brickwork adjacent to the southern tie rod base plate at west wall. Movement has been painted over and there appears to have been no further movement since this time. Discolouration to painted brickwork, mould growth and lime blowing on west wall. V-jointed timber boards on western wall are graffitied, have severe weather damage and flaking paint. Timber casement windows weathered and splintering. Bluestone rubble footings show fine cracking at base of wall, exposed in many areas with garden bed in front at western wall. Significant hedge/creeper to southwest corner extending up building. Minor cracking to bitumen in front of the building. Dislodged concrete step/plinth at the base of the west wall.		

South wall has discolouration, drainage between toilet and southern wall appears to allow water flow against the building. Rubble footings are partly exposed. Rear Structure Lightweight roof on timber framing appears in good condition Painted timber doors have severe weather damage and flaking paint.		
Internal fabric condition		
Main Building Severe cracking of painted brickwork internally in multiple locations at the north, east and west walls, concentrated at corners, upper walls and ceiling cornices, and around window and door frames. Possible slight increase in vertical cracking at northwest corner since 2015 structural report. Some sagging to ceiling, original lining boards possibly above. Concrete slab condition unknown, concealed by carpet laid on top. Presence of rising damp and fretting brickwork in main meeting room, concentrated under window on west wall and at northwest corner (extends through plinth/footing at base of wall). Isolated brick fretting to southern wall and southeast corner. Tie-rod adjacent to internal cross wall shows vertical cracking at wall junction. Internal storeroom has significant build-up of debris and cobwebs. Internal storeroom missing timber boards at ceiling with exposed roof structure and sarking Rear Structure Significant build-up of dust, grime and cobwebs. Weathering of internal framed dividing walls evident.		
Assessment rating		
Condition of internal building fabric	Very poor	3
Condition of external building fabric	Very poor	3
Condition of roof/rainwater goods	Fair	1
Building occupation and function	Occupied	3
Heritage significance	High	3
Total score		13
Priority works		
Refer to 2017 hazardous materials audit before undertaking works; possible hazardous organic fibres detected, no asbestos fibres detected in samples. Urgent Evaluate roof condition at height. Clean gutters and downpipes to ensure they are functioning properly. Remove vegetation/grass growth from rear structure trench drain. Remove or significantly cut back vegetation around the building to improve drainage and lessen effects of rising damp. Vegetation at southwest corner to be clear from perimeter gutters and walls. Priority A Engage a structural engineer to complete a geotechnical and footing investigation, review cracking at exterior and interior, assess moisture conditions above and below footings, and check for the presence of tree roots. Noting there appears to be minimal changes to exterior and interior cracking photographed in 2015 Structural Report prepared by BHS Consultants.		

Replace bricks where cracked or loss of surface material has occurred due to lime blowing.
Prepare and paint the exterior fabric, windows and doors at main building and rear structure.
Consider drainage around the south side of building between main building south wall and red brick toilet block.

Priority B

Inspect the interior floor condition below the carpet.
Prepare and paint the interior, address damp and fretted brickwork.

Priority C

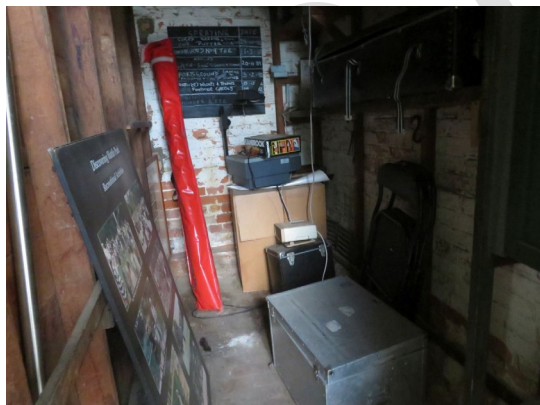
Remove graffiti from doors.
Re-surface the bitumen leading to front door.

Photographs**Exterior**



Interior





Rear Structure



Building Number	Building Name	Year
B16	Curator's Cottage	1932
Context Image	Description	
	A small single storey brick building with a gabled slate roof at the front, and a lean-to at the rear with a sheet metal roof. Steel casement windows, clinker brick window dressings, a centrally placed entry door beyond the arched porch, and slate paving to the front door.	
1993 Conditions Assessment		
Condition and integrity both noted as good in Appendix B-13. Recommends repairing the slate roof and remove the lichen, and retaining and conserving the external fabric and principal interior decorative features. Notes scope for internal adaptation to offices and meeting spaces, and that the porch has been infilled.		
Roof and rainwater goods description		
Bargeboard and fascia are nearing end of life and show rotting, splintering, cracking and flaking paint. Condition appears to have worsened since 2016 HAMA Conditions Report. Painted timber eaves and timber board soffit show accumulated dust build-up. Extensive lichen growth to slate roof tiles and leaf litter accumulation at southern roof valley. Painted galvanised steel downpipes and gutters show mild weathering and flaking of paint. Sections of ground are higher than the damp proof course, especially to eastern elevation.		
External fabric condition		
Steel casement windows display rust and/or flaking paint. Extensive flaking of paint on arched timber-frame window on the east elevation and caulking missing. Brick window stools on north elevation show flaking paint and possible mould. Windows on timber learn-to missing caulking. Louvered windows to bathrooms in fair condition, some dislodged. Signs of lime blowing (burst surface of brick) on east elevation. Green-painted timber doors at north and south elevations in fair condition. Garden beds growing close to building walls, may be introducing damp or blocking low-level wall vents. Ants entering cottage via love-level vent on north wall near entry vestibule. Cracking evident on exterior walls. Rubblestone foundations in good condition. Vertical timber cladding and base bords on southern elevation lean-to is weathered, paint flaking. Slate tiles leading to front door in fair condition, crack in middle of slate going of middle step. White pickets missing from garden fence at east elevation. Front fence and gate in fair condition, weathered paint and movement of posts.		

Internal fabric condition		
Entrance Vestibule: timber-panelled ceiling at entrance vestibule has numerous empty wasp nests at ceiling. Fair condition overall. Main entry corridor: wall above opening at entry hall shows cracking at corners and movement from original location. Condition does not appear to have worsened considerably since 2016 HAMA Condition Assessment. Front rooms (Gallery, Office, Library): all show mild cracking along ceiling cornices and paint flaking. Cracking near door at library. Kitchen: cracking in brickwork around top-left corner of timber window frame. Large area of peeling paint above the fireplace. Wet areas and bathrooms: crack in rear bathroom wall through to kitchen door. Buckling of linoleum floor in front bathroom/storage room adjacent to library. Sunroom: sagging ceiling and some staining and cracking of brickwork. Paint bubbles on the brickwork visible suggesting ingress of water. Rear entry: Floor springy and sounds hollow in south-east corner, possible loose or rotted framing beneath. Doors: timber, high-hipped Edwardian era doors are in good condition. Dark-stained exposed timber with matching architrave and skirting in northern rooms (entry through to kitchen). Doors in southern rooms (kitchen, sunroom, rear entry and bathrooms) are painted.		
Assessment rating		
Condition of internal building fabric	Fair	1
Condition of external building fabric	Fair	1
Condition of roof/rainwater goods	Fair	1
Building occupation and function	Occupied	3
Heritage significance	High	3
Total score		9
Priority works		
Refer to 2017 hazardous materials audit before undertaking works; possible hazardous organic fibres detected in samples, no asbestos fibres detected in samples but assumed asbestos-containing materials at rear-entry switchboard and lead paint on windows throughout. Urgent Engage a structural engineer to evaluate cracking to walls above opening in entry corridor, and cracking in sunroom and front rooms. Advice required to determine if replastering is appropriate or if stabilisation is required prior to undertaking repairs. Replace weathered barge board and fascia across the whole building. Decay / damage concentrated mostly at the end of the boards, so localised repair could be considered if full painting undertaken. Reset slipped slates to prevent leakage into the roof space. Clean gutters and downpipes to ensure they are functioning properly. Stabilise sunroom ceiling where sagging. Clear or significantly cut back garden beds around perimeter of building, ensuring sub-floor vents are not covered over. .		

Priority A

Prepare and paint the exterior timber window frames, timber door frames, and vertical timber cladding on south elevation.

Prepare and paint steel casement windows, treating minor rust as part of preparation works.

Caulk windows between brick walls and frames on timber lean-to and between bricked wall and arched timber window.

Prepare and paint plasterboard ceilings in where crazing and flaking paint evident.

Prepare and paint walls where paint flaking or peeling, as in kitchen where paint above fireplace is peeling dramatically. Prepare and paint walls to match adjoining surfaces.

Priority B

Prepare and paint the exterior brickwork. Consideration could be given to full paint removal to exterior brickwork and reinstatement of original exposed brick finish.

Repoint painted brickwork above arched window in the sunroom.

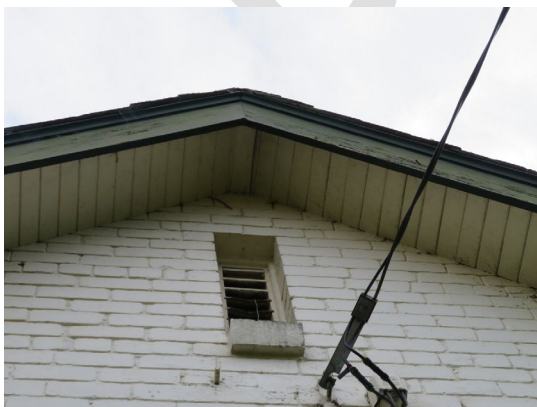
Replace/reset dislodged louvered windows where required.

Repair crack in slate step at front entry.

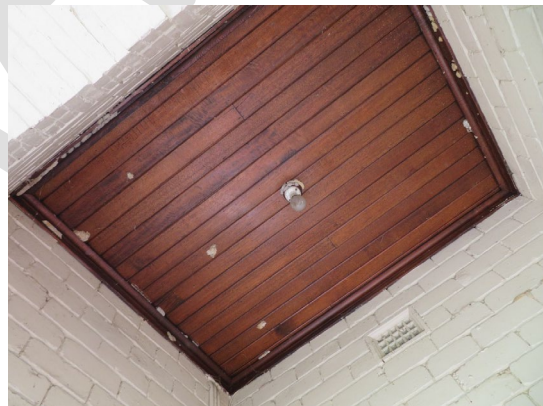
Priority C

Remove wasp nests at entry vestibule.

Prepare and paint white-picket fence and gate. Replace missing pickets on eastern elevation

Photographs**Roof and rainwater goods**

External fabric





Sunroom



Kitchen





Main entry corridor



Office



Gallery

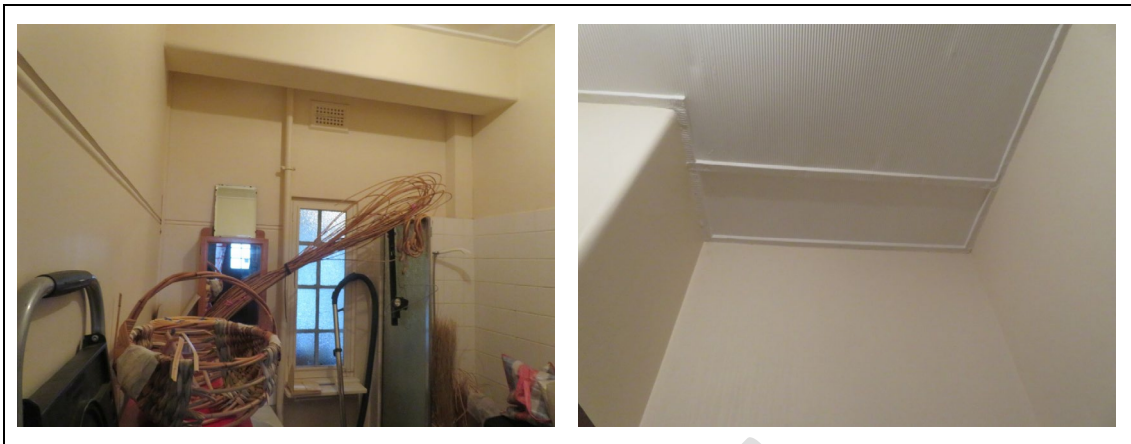


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Wet areas and bathrooms





Wattle Park – Stage 2

Conditions Assessment & Recommendations Report

Riversdale Road, Burwood

DRAFT

August 2021

Prepared by

LOVELL CHEN



Prepared for



Quality Assurance Register

The following quality assurance register documents the development and issue of this report prepared by Lovell Chen Pty Ltd in accordance with our quality management system.

Project name		Wattle Park		
File name		Conditions Assessment and Recommendations Report		
Project no.	Issue no.	Description	Issue date	Approval
9429	A	Draft	31 August 2021	SH
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1.0 Introduction

Parks Victoria engaged Lovell Chen to carry out a conditions assessment and the preparation of a scope of works to key structures at Wattle Park, 1012 Riversdale Road Burwood. Many of these structures are subject to a Victorian heritage listing, under the Victorian Heritage Register (VHR) number H0904.

The scope of the assessment includes fifteen structures / areas in total. Three of these structures have been identified as Stage 1 priority works and the remaining twelve as Stage 2 priority works. The objective of this report is to establish the current conditions of the roof and rainwater goods, external building fabric, and interior building fabric of Stage 2 structures, and to provide recommendations for prioritised restoration works of the structures. Information on the condition, significance and use of each structure has been collated and ranked to establish a recommended priority of works.

1.1 Survey methodology

The condition of each structure has been assessed visually and physically where possible. Items at a higher level have been assessed from the ground and as such will require closer inspection at height during the documentation or undertaking of works. This is particularly relevant to this report's assessment of roof and rainwater goods, and ceiling conditions which were inspected visually from ground level only.

The information in this report is based on a 'walk through' inspection of the buildings, that is, one in which only those features of the building readily visible are addressed. No destructive or invasive investigations were undertaken as part of the inspection. This report does not address the presence of hazardous materials.

The walk through was undertaken on 24 June and 15 July 2021 with representatives from Parks Victoria and Lovell Chen.

The structures addressed in the report are:

Stage 2

- B1 Northwest entry and tram waiting shelter
- B2 Lily pond, foundations and rockery
- B4 Central park entry and tram waiting shelter
- B5 Playground shelter
- B6 Tram body picnic shelter (north)
- B7 Tram body picnic shelter (south)
- B8 Band rostrum
- B9 Chalet
- B11 Memorial clock tower
- B12 Tennis courts and shelters
- Employee's shelter
- Works area

1.2 Heritage considerations

Wattle Park is included on the Victoria Heritage Register (VHR) H0904 and includes within the listing thirteen of the fifteen structures / areas assessed in the Stage 1 report and this Stage 2 report. The Works Area and Employee's Shelter assessed within this Stage 2 report are not included under H0904. We also note the following three structures / areas are included under H0904 but have not been assessed as part of the Stage 1 or Stage 2 reports:

- B3 Main drive fencing
- B10 Toilet block
- B13 Disused toilet block

The Conservation Management Plan was referred to when considering the heritage significance of the individual structures / areas. The extent to which the structure has changed or been modified was also taken into consideration. This is particularly relevant when considering the two Tram Body Picnic Shelters (B6 and B7) with the original being replaced in the 1960s and again in 2007.

2.0 Conditions assessment

To establish a recommended priority of works, the structures were assessed by first identifying several key contributing factors to the urgency of repairs on each structure. These factors formed set criteria which each structure was assessed against. The criteria include:

- current condition of the roof and rainwater goods
- current condition of the exterior building fabric
- current condition of the interior building fabric
- building occupancy and function
- heritage significance and value

The structures were assessed on the basis of the information collected during the site inspection. Further input was received from Parks Victoria to inform each building's current or future occupancy and function. The heritage significance of each structure was determined from their inclusion on VHR H0904 and/or their contributory significance to Wattle Park.

Each structure was assessed qualitatively against several set criteria as listed below to enable consistency and comparability of data and circumstance. The assessment results are then used to establish the recommended prioritisation and sequencing of works. The totalling of the ratings attributed against each criterion establishes the priority of the structures. Structures with a higher total score are assigned a higher priority in the order of undertaking works. The individual criterion ratings and total relative values assigned to each building are outlined in section 3.0 of this report.

2.1 Ratings and criteria

Condition of internal building fabric

RATING	DEFINITION USED IN THIS ASSESSMENT
1	Fair – Minor localised areas of water staining to the ceilings and walls. No peeling paint or visible damage to the internal substrate.
2	Poor – Ceilings or walls have water stains, flaking paint or cracking. Majority of the rooms in the building showing evidence of water incursion or movement.
3	Very poor – Ceilings badly stained, sagging, or collapsed. Paint flaking or has flaked off in large areas. Mould present. Significant cracking to internal walls and/or loss of wall linings.

Condition of external building fabric

RATING	DEFINITION USED IN THIS ASSESSMENT
1	Fair – External fabric generally in good condition with elements nearing end of life, showing small amount of damage, and/or temporary repairs undertaken. Some elements more recently replaced. Door and window treatments functional with few signs of deterioration.
2	Poor – External fabric at end of life, moderate number of missing, damaged or deteriorating elements. Window and door treatments are damaged, loose or missing.

3	Very poor – External fabric past end of life, large amount of surface or structural deterioration. Window and door treatments are damaged and no longer functional.
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Condition of roof and rainwater goods

RATING	DEFINITION USED IN THIS ASSESSMENT
1	Fair – Roof tiles or sheeting nearing end of life, showing small amount of damage that has been temporarily repaired. Some roof slopes more recently replaced.
2	Poor – Roof tiles or sheeting at end of life, moderate number of missing or damaged tiles or deteriorated sheets. Ridges or barge are damaged, loose or missing. Flashing to roof penetrations are damaged. Gutters and downpipes are damaged.
3	Very poor – Roof tiles or sheeting at end of life, large number of damaged tiles or deteriorated sheets. Ridges or barge are damaged, loose or missing. Flashing to roof penetrations are damaged or missing.

Building occupation and function

- Consideration of the current occupancy of the building or use of the structure, functional contribution to Wattle Park, and future plans for the building or structure.

RATING	DEFINITION USED IN THIS ASSESSMENT
1	Unoccupied- Building is currently unoccupied and there are no current plans for use of the building.
2	Vacated - Building has been vacated with intention for occupants to return after works have been completed.
3	Occupied - Building is occupied and continued occupation of the building is desired, or structure is used and continued occupation of the structure is desired.

Heritage Significance

- Based on each building's Individual heritage listings

RATING	DEFINITION USED IN THIS ASSESSMENT
1	Low - Supporting building or no heritage significance
2	Contributory - Significant to Wattle Park
3	High - Included on the Victorian Heritage Register H0904

2.2 Works definitions and timeframes

The condition of each structure is varied, with particular areas or elements being in poor condition due to the nature of their construction, age or long-term expose to weathering. Recommended works to each structure are provided in the individual data sheets within the appendices. These works are organised based on the priority of works which address both the condition and the timeframe within which the works are recommended to be undertaken. The priority of works is based on the following four categories:

Urgent

Areas or elements of the building that require urgent attention as they pose a serious risk to the safety of person or property. These include elements of the building that have the potential to dislodge or detach from the building. The expectation is that such works would be acted upon immediately.

Priority A

Areas or elements of the building that are in poor condition for diverse reasons, including lack of routine maintenance. These are areas of the building that may be associated directly with the decay of the building fabric. These works should be undertaken within 12 months of the issuing of this report.

Priority B

Areas or elements of the building that are in moderately poor condition and are in need of repair; however, they do not directly result on the further degradation of the building. Depending upon their nature these works should be undertaken within a five-to-ten-year period.

Priority C

Areas or elements of the building that can be treated, replaced or reinstated. These address elements of the building that are missing or are of an aesthetic nature. These works may be undertaken as a matter of choice and may be integrated with the delivery of higher priority works or in the longer term.

3.0 Building Prioritisation

The sum total of each conditions rating described above provides an indication of the priority the building should take in the programme of repairs works. The legend at Table 1 indicates the priority attributed to the building as a result of the assessment. Table 2 is the summary of the ratings for each building for each criterion and the sum total score as a result of the assessment, establishing the recommended priority order.

Table 1: Legend

Priority 1	Priority 2	Priority 3	Priority 4
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Table 2: Ratings summary

No.	Building Name	Condition of internal fabric	Condition of external fabric	Condition of roof/rainwater goods	Building occupation	Heritage significance	Total score
B12	Tennis courts and shelters	3	3	3	3	3	15
B6	Tram body picnic shelter (north)	3	3	3	3	2	14
B7	Tram body picnic shelter (south)	3	3	3	3	2	14
NA	Work's area	3	3	3	3	2	14
B1	North-west entry tram shelter	2	2	2	3	3	12
B5	Playground shelter	1	1	2	3	3	10
B2	Lily pond, fountain and rockery	NA	3	3	1	3	10
B9	Chalet	1	1	1	3	3	9

B8	Band rostrum	1	2	1	3	2	9
B4	Central entry tram shelter and rockery	1	1	1	3	3	9
B11	Memorial clock tower	NA	1	1	3	3	8
NA	Employee's shelter	1	1	1	3	1	7

The total scores should be used as a guide for prioritisation of remediation works and obtaining permits. The higher the score, the higher the priority the building should take in the programme of works, notwithstanding outlying factors such as:

- Whether the item is a Stage 1 or Stage 2 structure. Repairs to Stage 1 structures should be prioritised.
- Approvals processes. The level of approval required may enable works to commence on some buildings sooner than others despite their ranking.
- Complexity of the works. Some structures have unique features and issues that require addressing as part of their scope of works. The level of research and documentation required for these more complex works may result in delayed starts on these structures.
- Lead times and availability of trades.
- Current use or intended use of a particular building that requires a building to be immediately addressed.

3.1 General prioritisation strategy

It is important to note that the structures inspected have been separated into Stage 1 and Stage 2 reports. As a result, while the Curator's cottage has been included in Stage 1, based on the prioritisation rating the Curator's cottage is a priority 3 structure, with several Stage 2 structures being in poorer condition and requiring works more urgently.

For buildings with similar total scores, priority can be established by understanding construction issues, timing and funding limitations, as well as by monitoring the condition of the structures where works cannot be completed in the recommended timeframes.

4.0 Discussion

This section provides a discussion of the key topics identified during the condition assessment, with specific condition of Stage 2 structures assessed in detail in individual datasheets in Appendix B.

4.1 Conservation approach

The recommended priority works as outlined in section 3.0, is guided by the retention of the heritage significance of each building through the conservation and repair of original fabric.

Where replacement of original or early fabric is necessary due to it reaching 'end of life' or being damaged beyond repair, the proposed approach is for like-for-like replacement to maintain the integrity and intent of the original design. Confirmation of existing materials will be required for specification of replacement material. Material specification for box gutters, valley gutters and rainwater goods will need to be rationalised on each building to ensure compatibility of metals.

Some building elements such as rainwater goods and ceiling linings have been replaced or covered up over time with non-original materials. These include: the Chalet where leaf guards have been applied to the gutters; and the Tennis Courts Shelters which have lining boards fixed to the original timber rafters. The preferred conservation outcome is to remove non-original materials and replace with the original material where appropriate.

4.1.1 *Tiled roofs*

The Chalet, Tram Waiting Shelters and one of the Tennis Court Shelters have tiled roofs (slate and terracotta) which have lichen growth and slipped and cracked tiles evident on most roof slopes, dependent on the orientation and exposure to the weather.

The issues of moisture accumulation through cracks and chips in the tiles, the inability to clean the roofs and prevent lichen growth and the brittle nature of the tiles due to their age warrant further investigation at height of all the tiled roofs. This will allow for a replacement or maintenance strategy to be developed that promotes the longevity of these structures and protects their future-use.

Where full replacement of roofs is proposed the condition / existence of sarking and insulation should be determined. Where missing or in poor condition new sarking and insulation should be included as part of the works to improve the compliance and performance of the roofing. This may also require modifications to the roof details and should be detailed appropriately to suit each structure.

4.1.2 *Maintenance*

Accepting that the heritage significance and ongoing use is the key driver to the repair of the buildings, the scope and type of works outlined in the appendices also provides an opportunity to improve on the general maintenance of the structures. With the exception of the Chalet, which has benefited from an ongoing tenancy and associated upkeep, most structures are in a largely similar condition and require ongoing cyclical maintenance.

Understanding the challenges posed by the number of structures at Wattle Park, establishing maintenance plans for all structures would allow for conservation and protection of original fabric to occur and ensure the ongoing life of the building. This has generally been found to be a more cost-effective approach and reduces the need for temporary emergency works and costly major works. This is particularly relevant with roof and rainwater goods where regular maintenance protects the internal fabric for minimal cost.

It was also observed on several structures that paint systems had reached end of life and as a result timber was weathered and decayed, in some instances resulting in replacement of timber now being required. Painting is essential within maintenance plans and should be undertaken at a minimum of every 5-7 years to timberwork, noting that where weather and sun exposure is higher maintenance painting should occur more regularly. Painting maintenance should also be considered within any suite of permit exemptions for Wattle Park to allow this to occur more easily as part of a routine maintenance programme.

Likewise, management of vegetation around and on structures is important. Where vegetation is growing on structures this should be removed to prevent damage. Vegetation around the occupied buildings should be cut-back or removed where found to be located hard against the structures to allow adequate ventilation and drainage around the footings of the buildings.

4.1.3 *Lily Pond, Fountains and Rockery*

The Lily Pond, Fountains and Rockery present an interesting challenge to Wattle Park's conservation approach. Representatives of Parks Victoria noted that the Lily Pond area is vulnerable to ongoing graffiti and vandalism due to its remote and secluded position in Wattle Park. It was also noted that restoring the area to a functional water feature is impractical given the cost of required draining/plumbing upgrade works, ongoing maintenance costs and the associated compliance and safety issues.

While it is likely the final approach to the lily pond will require community consultation and engagement with Heritage Victoria, we recommend that careful recording of the fountain in its current condition is

undertaken as a priority. This would also likely require cutting back of the vegetation to ensure all parts are exposed and recorded. Following the recording process the fountains should be carefully salvaged and stored on site for potential future use. Research into original drawings and/or documents should be undertaken to inform the discussion around the fountains. This will be invaluable in any reinstatement and/or repair to the fountain.

4.2 Compliance

Compliance with the Nation Construction Code (NCC) is a challenging issue with heritage buildings and where major works or repairs are required this can trigger more significant items. Items which may need to be brought to a compliant state with the relevant section of the NCC and Australian Standards, either thought a 'deemed to satisfy' or performance solution, would typically include the following:

- Roof and Rainwater goods capacity
- Insulation and sarking
- Glazing
- Mechanical services
- Electrical services
- Fire services
- Structure - Seismic

The following provides an overview of compliance issues for Wattle Park's occupied buildings and open structures.

4.2.1 Enclosed buildings

Compliance is particularly relevant for the occupied enclosed buildings such as the Chalet. No longer can a straightforward like-for-like replacement always be considered when undertaking a major programme of maintenance works, particularly where there is wholesale replacement of fabric which has reached end of life. This has become more relevant with roof and rainwater goods with the expectation that compliance to AS 3500 should be achieved when undertaking works. Engagement of a building surveyor in this process is critical to understand the extent of compliance required against the Building Act 1993 and Building Regulations 2018 and where opportunities exist for dispensations to be considered. Dispensations may also require input and support from specialist consultants.

4.2.2 Open structures

Compliance of the open structures is a far simpler proposition and while there are aspects which still need to be addressed in terms of weather and watertightness the critical compliance issue here concerns accessibility.

It was noted that accessibility is an issue for off-ground structures including the Band Rostrum and Tram Body Picnic Shelters. The steps to the Band Rostrum are missing handrails and the steps have moved causing a trip hazard. The steps into the two Tram Body Picnic Shelters are also non-compliant and require handrails. As these are publicly used structure addressing these issues as priority standalone projects should be considered.

4.3 Further investigation

There are some structures that require minor further investigation. We recommend that these works are undertaken as soon as possible to ensure that the extent of their impact is understood before priority works commence:

- Engagement of Building Surveyor / Access Consultant to provide advice on access compliance issued to the Band Rostrum and Tram Body Picnic Shelters.

Complete a hazardous materials audit of key structures where asbestos may be present, including the Chalet.

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Building Number	Building Name	Year
B1	North-West Entry and Tram Shelter	Pre-1929
Context image	Description	
	A rectangular park and waiting shelter of rubblestone construction with tapered corner piers, arched openings and window openings with brick dressings, timber-lined ceiling, interior bench seats and a hipped terracotta tiled roof. Corner Riversdale and Warrigal Roads.	
1993 Conditions Assessment		
Integrity and condition both noted as good in Appendix B (B-19). Notes missing hinges, bolts and holdfasts from the rear arch, and recommends reinstating wrought-iron gates to the rear opening. Also notes that the colour scheme is not original.		
Roof and rainwater goods description		
Terracotta tiles at base of hipped roof are cracked and missing. Generalised lichen growth. Downpipe bracket detached at the southwest corner. Galvanised quad gutter is disjoined at the northeast corner (gutter clip has come undone). Dirt and grass covering the brick spoon drain from the southwest corner.		
External fabric condition		
Areas of graffiti on eastern and western elevation stonework. Cracks and losses to mortar, possibly from graffiti removal / pressure washing. Cracking to concrete entry ramp at eastern elevation and exposed stormwater are a trip hazard. Painted timber roof beam and eaves are weathered.		
Internal fabric condition		
Significant cracking in brickwork and stone over arched windows to north and south elevations. Cracking noted in the 2016 HAMA Build Assessment, does not appear to have changed significantly. Benches lining walls (butt jointed Oregon boards) are weathered and splintering. Debris collecting between benches and stonework and underneath benches. Discolouration/rust on electric light fitting to ceiling, bent metal cage. V-jointed ceiling Oregon lining boards in fair condition, appear to have been painted since the 2016 HAMA report, no evidence of water ingress.		
Assessment rating		
Condition of internal building fabric	Poor	2
Condition of external building fabric	Poor	2
Condition of roof/rainwater goods	Poor	2
Building occupation and function	Occupied	3

Heritage significance	High	3
Total score		12
Priority works		
Urgent Re-fix gutter bracket to downpipe at south-west corner and join gutter at corners where dislodged. Clean all gutters and downpipes of debris. Flush gutters and down pipes and ensure functioning properly. Repair cracking to concrete paver and fix steel grate over stormwater drain at north-east corner. Clear dirt and grass/vegetation growth from drain at southwest corner. Re-point cracking to stonework and brickwork, continue to monitor and if condition changes engage structural engineer to evaluate cracking. Graffiti removal to stonework, noting this is likely an ongoing maintenance item. Priority A Prepare and paint all timberwork. Pointing maintenance to external fabric where mortar losses are significant. Priority B Repair and replace slipped, cracked or missing roof tiles. Priority C Fill gap between internal benches and wall to prevent debris build-up.		
Photographs		
		



Building Number	Building Name	Year
B2	Lily Pond, Fountains and Rockery	c. 1929
Context Image	Description	
	Empty pond with large central bluestone encircled island, two unpainted cast cement fountains on rubblestone bases, eastern rubblestone wall with seating recess, and perimeter fence. The larger fountain had three tiers, with six grotesque fish at the base, and three birds supporting the upper tier. The second had a single bowl with decoration.	
1993 Conditions Assessment		
Appendix B-16 integrity noted as good, condition noted poor. Report states the pond is in “seriously derelict condition” and photographs show fountains damaged though intact. Noted upper tier ornament of large fountain missing. Recommends retaining and restoring pond, updating planting, remove perimeter chain wire-mesh and barbwire fence.		
Condition description		
Fountains and pond no longer operating. Both fountains are in several pieces with damage to mouldings and detailing evident, parts appear to be missing. Pond’s bluestone kerb and bluestone-lined surface are degraded and overgrown with vegetation. Stormwater appears to be collecting in the pond basin and not adequately draining. Terracotta drain following the rubble wall base is covered by dirt and overgrown with grass. Low circular random basalt rubble wall enclosing area shows graffiti and loose stones. Two built-in seating recesses and concrete slab seats has extensive graffiti and overgrown vegetation. Perimeter fence in poor condition.		
Assessment rating		
Condition of internal building fabric	NA	NA
Condition of external building fabric	Very Poor	3
Condition of roof/rainwater goods	NA	3
Building occupation and function	Unoccupied	1
Heritage significance	High	3
Total score		7
Priority works		
Urgent Significantly cut-back vegetation within pond area, around rubblestone walls and seating. Undertake review of area for trip hazards and remediate landscape as required. Repair perimeter fencing.		

Priority A

Record locations, details, and components of fountains.

Carefully salvage fountains and secure store until such time as reinstatement or re-use is determined.

Remove graffiti to stonework, noting this is likely an ongoing maintenance item.

Repoint wall where loss of mortar is evident.

Photographs



Building Number	Building Name	Year
B4	Central Park Entry, Tram Shelter	1929
Context Image	Description	
	Entry from Riversdale Road. A rectangular park and waiting shelter of rubblestone with hipped slated roof supported on massive corner brackets and timber benches. An encircling concrete paved pathway is bordered by terraced gardens, rubble retaining wall and rear stairway to the park with rubble walls and slate treads.	
1993 Conditions Assessment		
Appendix B notes good integrity and good condition overall (B-21). Dry stone bluestone wall to east in bad condition and requires repair. Colour scheme not original. South roof slope should be re-slated to match the original.		
Roof and rainwater goods description		
Hipped slate roof has some loose and chipped tiles particularly to south and lichen growth. Condition appears similar to 2016 HAMA Building Assessment, though some broken tiles have since been fixed. Quad guttering and downpipes appear recently replaced. Ridges flashed in fair condition. Painted timber eaves, brackets and soffit all in fair condition, appear recently painted.		
External fabric condition		
Random basalt rubble shelter in good condition overall. Dry bluestone retaining walls surround the shelter in good condition. Stairs in fair condition (basalt risers and galvanised water pipe handrails), recycled slate treads cracked in some areas and graffitied. Eaves-mounted light has some rust, dust build-up and disfiguration to wire netting.		
Internal fabric condition		
Timber bench seats (butt jointed Oregon boards) lining the internal walls are graffitied. Graffiti to internal basalt rubble. Ceiling V-jointed boards are in good condition. Ceiling-mounted light shows rust, disfiguration.		
Assessment rating		
Condition of internal building fabric	Fair	1
Condition of external building fabric	Fair	1
Condition of roof/rainwater goods	Fair	1
Building occupation and function	Occupied	3
Heritage significance	High	3
Total score		9

Priority works

Priority A

Undertake minor roof maintenance to slipped or cracked tiles.

Clean all gutters and downpipes of debris. Flush gutters and down pipes and ensure functioning.

Trim back trees to south side currently touching roof.

Remove graffiti on painted timber seats, slate steps and stonework, noting this is likely an ongoing maintenance item.

Priority B

Prepare and paint all timber work.

Cut back vegetation as required, noting this is an ongoing maintenance item.

Photographs



Building Number	Building Name	Year
B5	Playground Shelter	1952
Context Image	Description	
	L-shaped random basalt rubble wall with a suspended reinforced concrete slab roof with a bevelled fascia, supported by three reinforced concrete columns at the open end. Timber seats affixed to the inside and outside walls.	
1993 Conditions Assessment		
Condition not noted in Appendix B. Report recommends retaining and conserving the shelter.		
Roof and rainwater goods description		
Roof extends in a wide eave over the south and west sides, reinforcement exposed and rusting at underside of concrete slab roof. Bevelled fascia in fair condition. Some leaf litter build-up on roof, fair condition overall.		
External fabric condition		
Random basalt rubble wall shows loss of mortar in some areas. Butt-jointed timber seats on south and west sides are weathered, significant paint loss due to lack of maintenance painting. Concrete slab and columns in fair condition.		
Internal fabric condition		
Painted butt-jointed timber seats affixed to the two interior walls graffitied. Graffiti to ceiling (board-formed concrete pattern) and rubblestone wall.		
Assessment rating		
Condition of internal building fabric	Fair	1
Condition of external building fabric	Fair	1
Condition of roof/rainwater goods	Poor	2
Building occupation and function	Occupied	3
Heritage significance	High	3
Total score		10

Priority works

Urgent

Inspection condition of roof at height with particular attention to exposed reinforcing. Treat rust and reinstate concrete cover to reinforcing.

Prepare and paint timber benches, allow to replace 20% of boards to external seat.

Priority A

Remove graffiti to stone walls and concrete, noting this is likely an ongoing maintenance item.

Priority B

Undertake minor repointing to interior and exterior stonework.

Photographs



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Building Number	Building Name	Year
B6	Tram Body Picnic Shelter	2007
Context Image	Description	
	One of two SW6 class trams (885 or 936), gutted and installed on timber platforms. Bodies have been stripped of all bogies, mechanical and electrical equipment and glass. Used as picnic shelters with non-original seating inside. Original trams installed in 1924, W2 trams replaced these in 1963, the current SW6 trams were installed in 2007.	
1993 Conditions Assessment		
Condition not noted in Appendix B. The current trams in place were installed in 2007. Report notes that the two W2 trams previously in their place were “the subject of vandalism and is in a seriously dilapidated condition and is covered with graffiti.” Recommends replacing missing tram, reinstating tram numbers. Previously on concrete foundations.		
Roof and rainwater goods description		
Flat iron roof sheeting has significant rust. Gutters are rusted and damaged in numerous locations and show vegetation growth inside. Timber fascia is weathered along the gutter line and shows general lack of maintenance painting.		
External fabric condition		
Entry stairs in fair condition, upgrades required to meet compliance including handrails and nosings. Metal cladding deteriorated / rusted at several locations, generally at the internal floor level. Ongoing vandalism and graffiti evident. Paint flaking and bubbling, general lack of maintenance painting.		
Internal fabric condition		
Timber window frames are heavily weathered/deteriorated with flaking paint. Steel sheet flooring in fair condition, hole in timber decking at northern driver’s carriage. Step riser has exposed/splintered wood, flaking paint. Ceiling panels lifting at rails, paint flaking.		
Assessment rating		
Condition of internal building fabric	Very poor	3
Condition of external building fabric	Very poor	3
Condition of roof/rainwater goods	Very Poor	3
Building occupation and function	Occupied	3
Heritage significance	Contributory	2

Total score	14
Priority works	
Urgent Upgrade or replace entry stairs to meet current standards including handrails. Remove vegetation growth from gutters, and repair and replace roof sheeting and gutters. Cover gaps in steel sheet flooring at northern elevation. Remove graffiti from exterior fabric, noting this is likely an ongoing maintenance item. Priority A Undertake repairs to timber elements where rotted, decayed or missing. Replace rusted metal cladding in full sheets to match existing details. Prepare and paint both metalwork and timberwork.	
Photographs	
	



Building Number	Building Name	Year
B7	Tram Body Picnic Shelter	1924, 1963
Context Image	Description	
	One of two SW6 class trams (885 or 936), gutted and installed on timber platforms. Bodies have been stripped of all bogies, mechanical and electrical equipment and glass. Used as picnic shelters with non-original seating inside. Original trams installed in 1924, W2 trams replaced these in 1963, the current SW6 trams were installed in 2007.	
1993 Conditions Assessment		
Condition not noted in Appendix B. The current trams in place were installed in 2007. Report notes that the two W2 trams previously in their place were “the subject of vandalism and is in a seriously dilapidated condition and is covered with graffiti.” Recommends replacing missing tram, reinstating tram numbers. Previously on concrete foundations.		
Roof and rainwater goods description		
Flat iron roof sheeting has significant rust. Gutters are rusted and damaged in numerous locations and show vegetation growth inside. Timber fascia has signs of weathering along the gutter line and shows general lack of maintenance painting.		
External fabric condition		
Entry stairs in fair condition, upgrades required to meet compliance including handrails and nosings. Metal cladding deteriorated / rusted at several locations, generally at the internal floor level. Paint flaking and bubbling, general lack of maintenance painting.		
Internal fabric condition		
Painted timber window frames are heavily weathered/deteriorated with flaking paint.		

Steel sheet flooring in fair condition. Step riser has exposed/splintered wood, flaking paint. Ceiling panels lifting at rails, paint flaking.		
Assessment rating		
Condition of internal building fabric	Very poor	3
Condition of external building fabric	Very poor	3
Condition of roof/rainwater goods	Very Poor	3
Building occupation and function	Occupied	3
Heritage significance	Contributory	2
Total score		14
Priority works		
Urgent Upgrade or replace entry stairs to meet current standards including handrails. Remove vegetation growth from gutters, repair and replace roof sheeting and gutters. Priority A Undertake repairs to timber elements where rotted, decayed or missing. Replace rusted metal cladding in full sheets to match existing details. Prepare and paint both metalwork and timberwork.		
Photographs		
		



Building Number	Building Name	Year
B8	Band Rostrum	1950, later 1970
Context Image	Description	
	Concrete platform with basalt rubble capping, two basalt rubble planter boxes to north and south corners (added in 1970), and a recent steel roof.	
1993 Conditions Assessment		
Condition not noted in Appendix B. Recommends retaining and conserving and providing a portable canopy for sun and rain protection. Notes that the condition of the planter boxes is poor and requires repair.		
Roof and rainwater goods description		
New corrugated steel roof canopy, rainwater goods and supports in good condition. Minor graffiti to louvers at western elevation and steel posts.		
External fabric condition		
Random basalt rubble stone wall and planter boxes show minor wear and loss of mortar. Concrete steps to north show cracking and misalignment with platform, suggesting movement or settlement. Upgrades required to meet compliance including handrails and nosings.		
Internal fabric condition		
Concrete platform and capping in good condition.		
Assessment rating		
Condition of internal building fabric	Fair	1
Condition of external building fabric	Poor	2
Condition of roof/rainwater goods	Fair	1
Building occupation and function	Occupied	3
Heritage significance	Contributory	2
Total score		9
Priority works		
Urgent Remediate concrete steps, likely requiring full replacement of steps, including upgrades to meet current standards including handrails.		
Priority A Remove graffiti from steel louvers / screen, noting this is likely to be an ongoing maintenance item.		

Photographs





Building Number	Building Name	Year
B9	Chalet	1928
Context Image	Description	
	A substantial two-storey chalet in the English domestic style after Lutyens with raised central hall with mezzanine to north facing balcony, flanking single storeyed wings, and north-facing garden with enclosing rubblestone wall. Tudor-style porch at south entry added in 1937.	
1993 Conditions Assessment		
Appendix B condition noted as good, integrity noted as good (B-10). Notes that the random basalt rubble and timber pergolas to the east and west were added in 1929. Provides a set of plans and elevations.		
Roof and rainwater goods description		
Gabled slate roofs have significant lichen growth on southern aspect, less invasive growth on north. Slate in fair conditions with some broken, cracked, slipped and missing slates throughout Valley gutters nearing end of life and rusted to several locations. Downpipe at north-western corner (near old laundry) is rusted out. Leaf guards to gutters at south elevation, lifting in some reasons. Moss growing in gutter above entry at south elevation. Holes in brickwork for piping at south-west elevation require sealing to prevent vermin. Parks Victoria have advised plumbing infested with tree roots, this extends to the stormwater system running to the main creek.		
External fabric condition		
Painted brickwork generally in good condition, some discolouration to cream-painted face bricks. Red brick clinker dressings at windows and quoins are well-preserved. Minimal rust to wrought iron external light fittings and decorative grilles.		

Steel casement windows in good condition with no rust visible. All doors appear to be intact and functional. Bluestone plinths, pergola piers, garden walls and tapered chimneys are generally in good condition. Some cracking to bluestone wall on norther façade, at north-west corner near vine-covered pergola, and near steps at north garden. External steps to north elevation do not meet current compliance and require upgrades including handrails, nosings and tactile indicators. Joints between paving stones have weathered in some locations and should be repair to mitigate trip hazard. Balcony membrane appears in fine condition with minor lichen growth, however water staining noted to the eastern end below. Balcony brick piers are leaning forward likely due to decay of low level embedded metal.		
Internal fabric condition		
<i>Entrance Hall</i> Good condition overall. Expressed baton sheet ceiling cracked and sagging in localised area. Bathrooms good condition overall. Stairwells to each side are carpeted with broad timber balusters and squared newels. Generally in good condition with areas of loss to timber joinery having been painted over. Upgrades required to meet current compliance. <i>Main reception and loggia</i> Dark timber panelling and cream plaster walls in good condition, some wear to timber panels and timber joinery. Oregon hammer beam roof and plaster ceiling appears to be in good condition. Broken glass in door to western wing. Staining on walls/ceiling to western end. Eastern corner of the loggia has evidence of leaking/water damage. <i>Western Wing</i> Rooms in varied condition with cracking along cornices to most. Removal of downlights to 'kitchen' room has been completed without repairs to the penetrations in the ceiling, door frame has moved based on unpainted section along architrave. Evidence of water damage, staining and sagging to 'pantry' room. <i>Eastern Wing</i> Back of house area with the kitchen and stores rooms. Generally, in poor condition and lacking maintenance with discoloration to ceilings throughout. General wear and tear to timber joinery and flooring, staining to walls and build-up of grime and grease. Ceiling sagging in main kitchen, no water damage visible. Ceiling cracked at cornices in cool store, Ceiling cracked and sagging in office, currently used for as a storage room. <i>Mezzanine Balconies</i> Timber joinery, balustrade, panels and plaster walls in good condition overall. Main north (external) balcony over the loggia is accessible via a small dormer door on each side of the mezzanine. The eastern door appears sealed shut, the western door is very tight.		
Assessment rating		
Condition of internal building fabric	Fair	1

Condition of external building fabric	Fair	1
Condition of roof/rainwater goods	Fair	1
Building occupation and function	Occupied	3
Heritage significance	High	3
Total score		9

Priority works

Urgent

Undertake investigation of plumbing and address infestation of plumbing with tree roots and main run to creek.

Remove or significantly cut back vegetation around the building to expose damp proof courses and sub floor vents. Remove leaf and debris build-up around external drains.

Clean out gutters and replace rusted downpipes, ensure all rainwater good are working effectively.

Remove embedded metal to balcony brick piers and repoint joints, monitor for further movement.

Remove plant growth from brick piers to north elevation.

Undertake upgrades to external stairs to meet current standards.

Fill joints between paving stones.

Repair broken glass to door in south-west corner of main reception.

Priority A

Undertake a hazardous materials audit before completing any works to the interior.

Seal holes in brickwork around piping at the west wing, south elevation.

Repoint cracking to bluestone wall and monitor for further movement, if condition changes investigation by structural engineer to determine cause to be undertaken.

Repair cracked and sagging ceiling, prepare and paint as part of works.

Clean down walls to eastern wing, prepare and paint following cleaning.

Review stair access to mezzanine with building surveyor input and undertake compliance upgrades where possible and / or restrict access.

Remove leaf guards from gutters and replace rusted downpipes.

Priority B

Undertake repairs to slate roof or complete full replacement.

Prepare and paint steel casement windows, where rust spots are noted treat rust and complete spor prime prior to repainting.

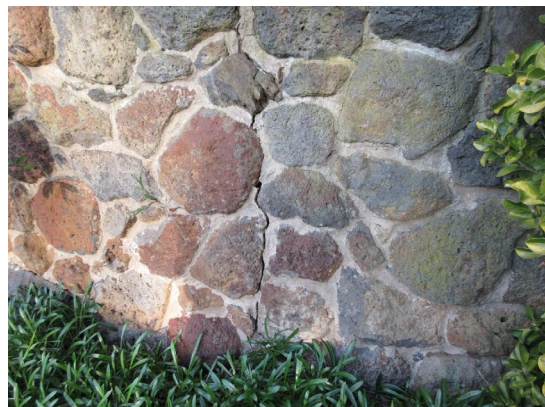
Prepare and paint interior walls and ceiling that have not been completed as part of priority A.

Prepare and paint all timber joinery, noting combination of clear and opaque paint system.

Photographs

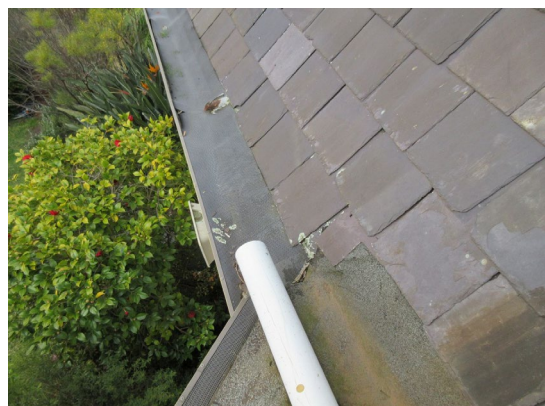
External fabric





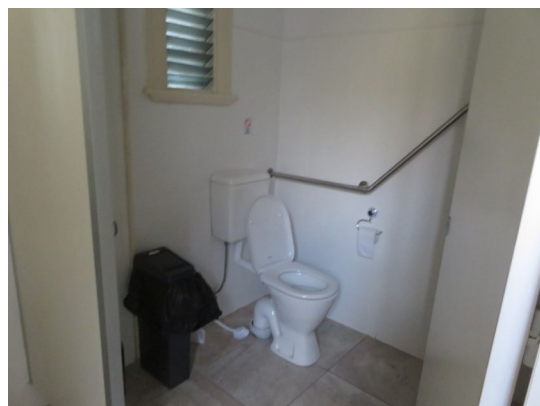
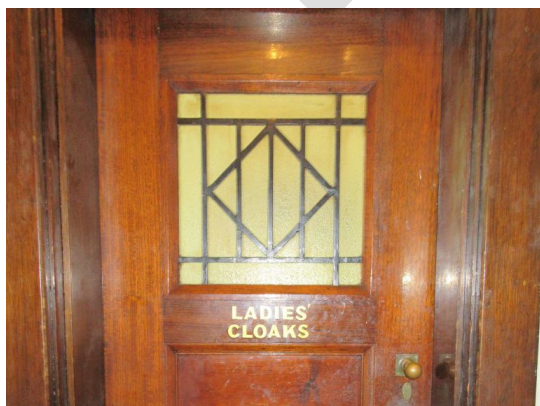


Roof and rainwater goods



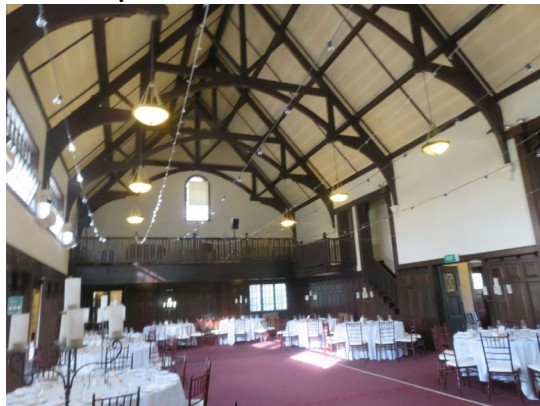


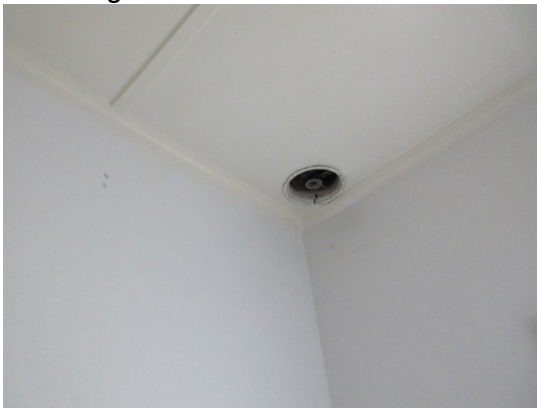
Entry Hall and Bathrooms





Main reception



Loggia**West wing**

East wing





Eastern mezzanine



Northern balcony





Building Number	Building Name	Year
B11	Memorial Clock Tower	1948
Context Image	Description	
	A simple tapered rectangular structure made from random basalt rubble with bench-type seats and clock faces with bronze numerals back-to-back on the two principal elevations, which are covered in Perspex (added 1958). The clock mechanism is electric and accessed from above / small box to side.	
1993 Conditions Assessment		
Condition not noted in Appendix B. Recommends retaining and conserving, repairs to the base of the clock tower, and inclusion of an interpretive plaque.		
Roof and rainwater goods description		
No evidence/signs of water ingress at the top.		
External fabric condition		
Wear and discolouration to Perspex clock-cover. Time on both clock faces is incorrect. No signs of chipping or cracking on grey granite bench-type seats. Mould/mildew visible on random basalt rubble seating and tower base. Bird droppings on tower. Glazed grey-granite clock face appears in good condition. Structure surrounded by granitic gravel (replaced 1993 concrete paving).		
Internal fabric condition		
NA		
Assessment rating		
Condition of internal building fabric	NA	NA
Condition of external building fabric	Fair	1
Condition of roof/rainwater goods	Fair	1
Building occupation and function	Occupied	3
Heritage significance	High	3
Total score		8

Priority works

Priority A

Replace discoloured Perspex on clock and correct the time on both faces.

Remove bird droppings and lichen/organic growth from seating and lower rubblestone tower.

Priority B

Minor repointing of stonework where mortar degraded.

Photographs



Building Number	Building Name	Year
B12	Tennis Courts and Shelters	1930, 1933, 1934
Context Image	Description	
	The tennis court area contains one grass (c. 1934) and two hard surfaced asphalt (c. 1933) tennis courts bordered by a Cyclone wire fence supported by square timber posts. Two courtside tennis shelters are small timber structures with open fronts onto the court, and square latticed sides.	
1993 Conditions Assessment		
Condition not noted in Appendix B. Report notes that most structures are “dilapidated and in need of repair and maintenance.” Recommends reinstating original paint colours (shelters and fence); Roman (half-round) tile shelter roofs; galvanised wire mesh fence. Courts require resurfacing with an appropriate hard playing surface, preferably of a dark colour.		
Roof and rainwater goods description		
<i>Eastern shelter</i> Galvanised corrugated iron roof on shelters in fair condition overall. Significant weathering to painted timber bargeboard, fascia and eaves, splintering wood and flaking paint. <i>Western shelter</i> Terracotta tiles in fair condition overall, some cracked and slipped with lichen growth. Significant weathering to painted timber bargeboard, fascia and eaves, splintering wood and flaking paint.		
External fabric condition		
Both asphalt courts have significant cracking and uneven surfaces. Cyclone wire fence intact, in fair condition overall. <i>Eastern shelter</i> Significant weathering and deterioration to timber posts, lattice and external facing timber boards. Crack in concrete paving. Missing side lattice. Lack of general maintenance painting. <i>Western shelter</i> Significant weathering and deterioration to timber posts, lattice and external facing timber boards. Tiles appear to be in fair condition, overgrown with dirt and grass. Lack of general maintenance painting.		
Internal fabric condition		
<i>Eastern shelter</i> Timber benches in poor condition. Internal faces of shelter infilled with timber boards, replacing the original lattice. Fibre cement sheet ceiling in poor condition. Lack of general maintenance painting. <i>Western shelter</i> Seats in poor condition. Fibre cement sheet ceiling in poor condition, collapsing and large holes on western side, possums entering roof cavity. Lack of general maintenance painting.		

Assessment rating		
Condition of internal building fabric	Very poor	3
Condition of external building fabric	Very poor	3
Condition of roof/rainwater goods	Very poor	3
Building occupation and function	Occupied	3
Heritage significance	High	3
Total score		15
Priority works		
Urgent <i>Eastern shelter</i> Replace rotten bargeboard and fascia across the whole structure Replace ceiling lining, cleaning out debris in roof space, note presence of possum faecal matter likely. <i>Western shelter</i> Replace cracked and slipped terracotta tiles Replace rotten barge board and fascia across the whole structure. Replace ceiling lining, cleaning out debris in roof space, note presence of possum faecal matter likely. Priority A Replace timber joinery and reinstate/replace lattice where missing or deteriorated. Prepare and paint timber joinery and lattice, and engage in ongoing maintenance painting. Resurface two asphalt courts to remove cracking and trip hazard, investigation of tree root management to occur as part of works. Priority C Replace or repair benches in both shelters. <i>Western shelter</i> Reinstate original ceiling lining to western side.		
Photographs		
Court surfaces  		

Eastern shelter



Western shelter



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Building Number	Building Name	Year
NA	Employees' Shelter	1967
Context Image	Description	
	A small timber, flat-roofed shelter set on a random rubble basalt base which connects to a similar wall running between the tennis courts and the former putting green.	
1993 Conditions Assessment		
Condition not noted in Appendix B. Deemed of no heritage significance. Remove if not required. Notes surrounded by painted galvanised water pipe rails and recommends removal.		
Roof and rainwater goods description		
Roof sheeting appears to be in fair condition, some circular patches / discoloration likely bird droppings. Weathering to fascia and bargeboard including timber splitting and paint flaking.		
External fabric condition		
External facing timber lining boards in good condition, appear recently painted and no chips or cracks visible. Unsympathetic repairs undertaken to rubble wall with excess mortar. Vegetation overgrown to rear, with climber along the ceiling and between lining boards.		
Internal fabric condition		
Ceiling lining, likely fibre cement sheet, in fair condition. Internal-facing timber boards in fair condition, back section has been painted a different colour. Climber growing between lining boards from rear. Paint flaking on timber bench.		
Assessment rating		
Condition of internal building fabric	Fair	1
Condition of external building fabric	Fair	1
Condition of roof/rainwater goods	Fair	1
Building occupation and function	Occupied	3
Heritage Significance	Low	1
Total score		7

Priority works

Urgent

Remove vegetation growing to rear elevation, inside and between lining boards.

Cut back vegetation to rear elevation.

Priority A

Replace fascia and barge board were badly weathered to corners.

Prepare and paint ceiling lining.

Priority C

Prepare and paint all timber work in single colour.

Rebuild sections of rubble wall where unsympathetic repairs have been undertaken.

Photographs



Building Number	Building Name	Year
NA	Works Area	1930s
Context Image	Description	
	Hosts a variety of structures of different ages including a brick toilet block (c. 1960s-70s), several corrugated iron sheds, a tray deck clad shed, a horse trough, a small brick and glass propagating shed, and a vine-covered pergola.	
1993 Conditions Assessment		
Condition not noted in Appendix B. Report recommends retaining and conserving the horse trough. Notes asphalt road is in poor condition and needs repair, and that the corrugated iron shed is contaminated (specific detail not given). Notes disused playground equipment, brush or timber fencing with timber gates, spillage cupboard of recent construction (1992?)		
Roof and rainwater goods description		
<i>Corrugated iron sheds</i> Significant rust to gutters and downpipes. Fascia deteriorating and weather damaged. Corrugated iron sheets of skillion roofs lifting and roof sagging. <i>Toilet block</i> Gutter in poor condition with rust visible to underside. Fascia shows signs of decay at corner and general paint reaching end of life. Metal flashings painted with paint failure and loss throughout. <i>Propagating shed</i> Roof sheeting broken / deteriorated, capping heavily rusted.		
External fabric condition		
Asphalt / gravel road to area in poor condition. <i>Corrugated iron sheds</i> Poor condition overall. Metal cladding is generally rusted, loose and/or bent. Some open and some with lockable timber doors. <i>Toilet block</i> Masonry in fair condition overall. Louver windows appear operable and intact. <i>Propagating shed</i> Broken glass. Weathered, detaching and missing timber cladding. Door collapsing. Paint has reached end of life and is flaking and lost to timber work. Brickwork in fair condition. Paving / concrete to perimeter in varied condition with vegetation growing throughout joints. <i>Vine-covered pergola</i> Vine is significantly overgrown, weathered timber structure. <i>Trough</i>		

Fair condition, some cracking to concrete. Paint or chemical stains. Debris to inside of trough.		
Internal fabric condition		
<i>Corrugated iron sheds</i> Poor condition, metal cladding and timber joinery is highly weathered. <i>Toilet block</i> In use internally, appears functional. <i>Propagating shed</i> Broken joinery and glass inside, inaccessible. <i>Vine-covered pergola</i> Inaccessible due to vine overgrowth.		
Assessment rating		
Condition of internal building fabric	Very poor	3
Condition of external building fabric	Very poor	3
Condition of roof/rainwater goods	Very poor	3
Building occupation and function	Occupied (some)	3
Heritage Significance	Contributory	2
Total score		14
Priority works		
Urgent <i>Corrugated iron sheds</i> Stabilize sagging sections of roof, noting this may require removal of materials being stored in roof structure. Evacuate roof condition at height, assume full extent of roof sheeting requires replacement. Replace gutters, flashings and downpipes. <i>Propagating shed</i> Re-roof with new clear sheeting, flashing and ridge capping. Replace broken glass. Replace timber door Prepare and paint all timber joinery, replacing minor areas of missing or weather cladding. Priority A Remediation road to works area, putting in place ongoing maintenance programme. <i>Corrugated iron sheds</i> Prepare and paint all timber and painted metal elements excluding metal wall cladding. <i>Toilet block</i> Replace gutter and fascia, paint metal flashing as part of these works. <i>Propagating shed</i> Remove vegetation to paving / concrete to perimeter. <i>Vine-covered pergola</i> Remove overgrowth and inspection condition of timber structure to determine ongoing retention.		

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Photographs**Corrugated iron sheds****Toilet block**

Propagating shed



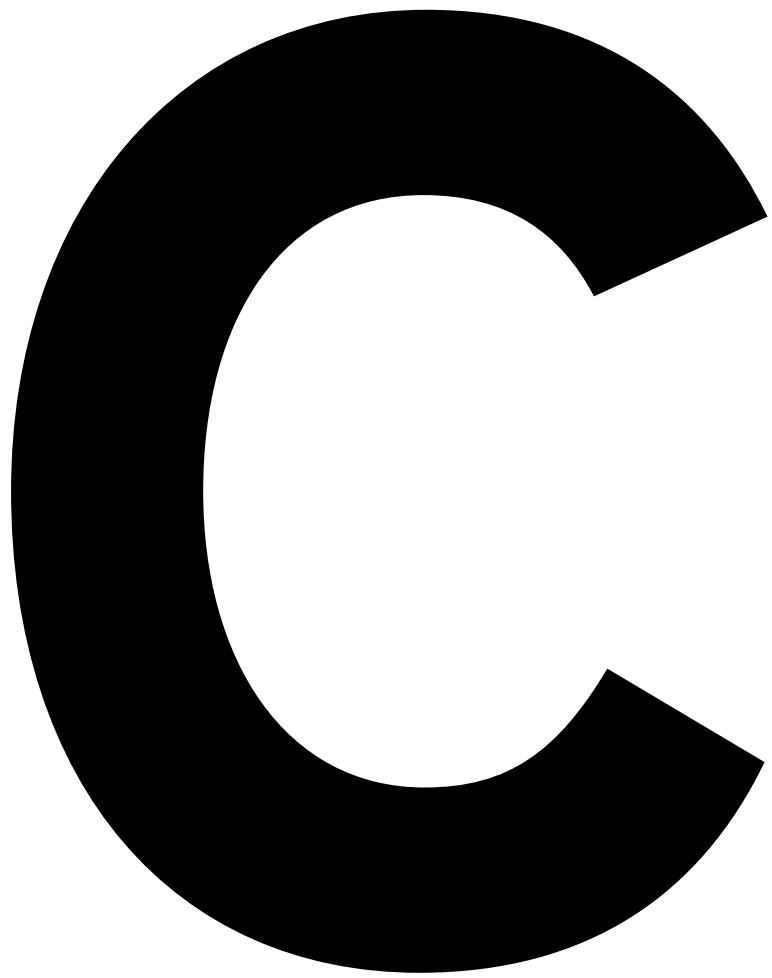
Vine-covered pavilion



Water trough



**APPENDIX C:
FIELD NATURALISTS CLUB
OF VICTORIA PLANTING
SCHEDULES (1954, 1973
AND 1993)**



FNCV BED, 1954

List of Plants Requested for Field Naturalists Bed by E.E. Lord in *The Victorian Naturalist*, Volume 70, No.1, May 7 1953, page 16.

One each of:

Bauera sessiliflora
Beaufortia sparsa
Callistemon speciosus
Callistemon citrinus (lanceolatus)
Callothamnus villosus
Crotalaria
Eriostemon myoporoides
Grevillea lavandulacea
Grevillea linearis
Grevillea hookeriana
Grevillea oleoides dimorpha
Hibiscus huegelii
Kunzea sericea
Leptospermum "Lambethii"
Leptospermum scoparium grandiflorum
Melaleuca steedmanii
Prostanthera ovalifolium

Several of each :

Correa reflexa rubra
Epacris longiflora
Crocea saligna (Eriostemon crowei)
Hovea elliptica
Micromyrtus
Prostanthera rotundifolia rosea
Swainsona galegifolia red

FNCV BED, 1973

Plants Listed As Being In Flower in the Two Fenced Plots of Native Flora -
Field Naturalists Club of Victoria Visit to Wattle Park, 17 May 1973, *The Victorian Naturalist*, Volume
90, July 1973

Anigosanthos flavida
Bauera rubioides
Bauera sessiliflora
Brachysema lanceolatum
Calytrix fraseri
Calytrix tetragona
Correa alba
Correa glabra
Correa bauerlenii
Correa lawrenciae
Correa minor
Correa reflexa
Crocea exalata
Crocea saligna
Crotalaria laburnifolia
Darwinia citriodora
Epacris longiflora
Eucalyptus caesia
Eucalyptus torquata
Eucalyptus woodwardii
Grevillea stenomera
Grevillea victoriae
Hakea laurina
Melaleuca lateritia
Prostanthera cuneata
Thryptomene paynei
Westringia glabra

FNCV BED (Native Flora Collection), 1993

Plants Listed in Native Flora Area by John Patrick Pty. Ltd., 24 April 1993.

Acacia boormanii (2)
Acacia buxifolia
Acacia floribunda
Acacia iteaphylla (2)
Acacia retinodes
*Agave americana
Astartea fascicularis
Banksia spinulosa
Callicoma serratifolia
Callistemon species (2)
Correa bauerlenii (4)
Crotalaria laburnifolia (2)
Eriostemon myoporoides
Eucalyptus caesia
Grevillea glabrata
Grevillea 'Ivanhoe'
Grevillea spp. (2)
Grevillea 'Red Hooks' (syn. G. hookeriana) (2)
Hakea laurina
Hakea salicifolia
Hakea sericea
Hibbertia scandens
Isopogon species
Leptospermum juniperinum 'Horizontalis'
Leptospermum petersonii
Lomandra longifolia
Lomatia myrsinoides
Lophostemon confertus 'Variegatus'
Melaleuca elliptica
Melaleuca filifolia
Melaleuca glaberrima
Melaleuca microphylla
Phebalium squamulosum
Thryptomene saxicola 'F. C. Payne' (3)

*Exotic - relocated from bed outside Curator's office

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