

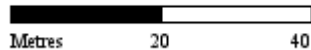
**Subject Land**

**Address:**

*Whilst all care has been taken in the preparation of this cadastral base map, Manningham and the State of Victoria accepts no responsibility for the accuracy of any information shown. Users should rely on their own enquiries in order to validate information shown on this map. This information is for Demonstration only.*



1:1,000



Metres

20

40

07/05/2018 2:45 pm









SITE AREA 11000m<sup>2</sup>  
 TOTAL BUILT FORM AREA 2445m<sup>2</sup>  
 TOTAL BUILT FORM SITE COVERAGE 22%

**NOTE:** TOTAL BUILT FORM IS MEASURE TO THE EXTERNAL FACE OF EXTERIOR WALLS ON THE GROUND FLOOR.

**SITE BOUNDARY**

EXTENT OF EXISTING HERITAGE 'TULLAMORE HOMESTEAD' IN ACCORDANCE WITH INDEPENDENT HERITAGE ADVICE (MAY 2016). REFER TO HERITAGE REPORT FOR DETAILS.

REFER TO CIVIL DOCUMENTATION FOR ALL ADJOINING ROAD WORKS AND LEVELS.

ALL LANDSCAPE LAYOUTS INCLUDING LEVELS TO EXTERNAL AREAS ARE NOMINAL. REFER TO LANDSCAPE DOCUMENTATION FOR DETAILS.

EXISTING BUILDINGS WORKS OF HERITAGE SIGNIFICANCE TO BE RETAINED IN ACCORDANCE WITH INDEPENDENT HERITAGE ADVICE (MAY 2016).

PROPOSED BUILDINGS WORKS

REFER TO ARBORIST REPORT AND LANDSCAPE ARCHITECTS DOCUMENTATION FOR DETAILED INFORMATION ON EXISTING TREES.

AREA SUBROUTING PROPOSED DRIVEWAY SHALL BE AT LEAST 10% CLEAR OF ALL VERTICAL OBSTRUCTIONS (2 METRES ALONG THE ROAD FRONTAGE FROM THE EDGE OF THE FOOTPATH AND 2 METRES ALONG THE FOOTPATH FROM THE ROAD FRONTAGE). DRIVEWAY GRADE SHALL BE SUBJECT TO DETAILED DESIGN BY CIVIL ENGINEER AND FUTURE ADJACENT SITE WORKS BY DEVELOPER/MAINING.

AREA SET BACK DIMENSIONS

NOTE: AREA IDENTIFY IN YELLOW AREA SCHEDULES REFLECT THE CLEAR/INTERNAL USABLE SPACE PROVIDED.

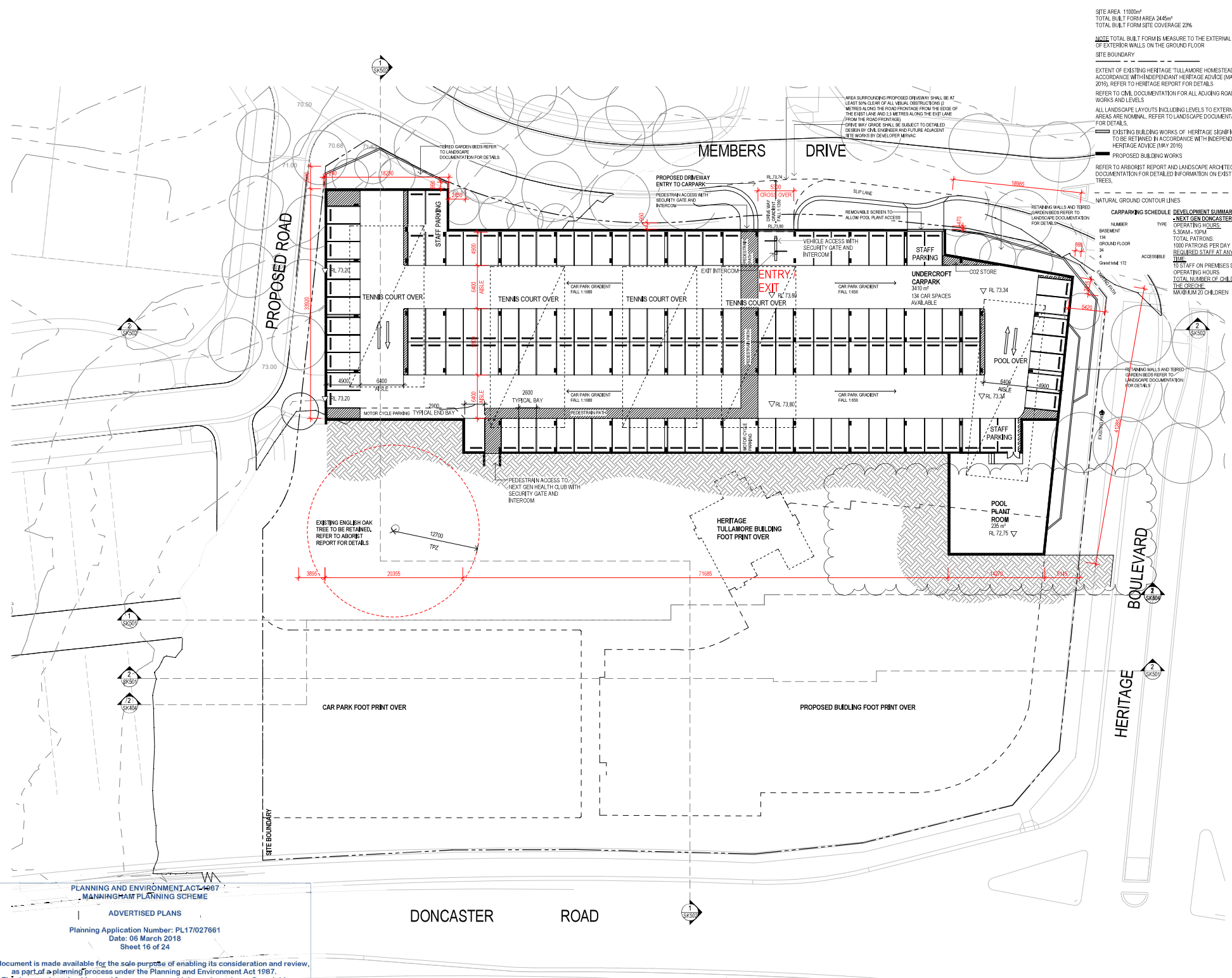
VERIFY ALL DIMENSIONS AND LEVELS ON SITE AND REPORT ANY DISCREPANCIES TO DWIP IN WRITING PRIOR TO COMMENCEMENT OF WORK.

DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS.

USE FIGURE DIMENSIONS ONLY. DO NOT SCALE FROM DRAWINGS. DWIP CANNOT GUARANTEE THE ACCURACY OF CONTENT AND FORMAT FOR COPIES OF DRAWINGS ISSUED ELECTRONICALLY.

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DWP Australia Pty Ltd  
 Registered Business Name: Dep Aus/Arch/ABN 37 100 328 018  
 Lead Designer: Registered Architect No 2018 4882



**AREA SCHEDULE - BASEMENT**

POOL PLANT ROOM	235 m <sup>2</sup>
UNDERCROFT CARPARK	3413 m <sup>2</sup>
TOTAL AREA	3648 m <sup>2</sup>

**AREA SCHEDULE - GROUND FLOOR**

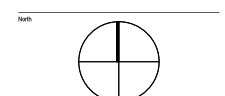
ACC	5 m <sup>2</sup>
ACC	5 m <sup>2</sup>
CARVESTORE	20 m <sup>2</sup>
CLEARERS	10 m <sup>2</sup>
COMMS	10 m <sup>2</sup>
CRECHE	75 m <sup>2</sup>
ENTRY LOBBY	110 m <sup>2</sup>
FAMILY CHANGE	90 m <sup>2</sup>
FEMALE CHANGE	185 m <sup>2</sup>
FEMALE WC	15 m <sup>2</sup>
FRESH AIR	5 m <sup>2</sup>
INDOOR 50m POOL	550 m <sup>2</sup>
INDOOR PLAY	95 m <sup>2</sup>
KITCHEN	95 m <sup>2</sup>
LIFT	10 m <sup>2</sup>
LOUNGE AND CHANGING	150 m <sup>2</sup>
LOUNGE (INDOOR)	485 m <sup>2</sup>
MALE CHANGE	185 m <sup>2</sup>
MALE WC	10 m <sup>2</sup>
OUTDOOR PLAY	50 m <sup>2</sup>
POOL STORE	15 m <sup>2</sup>
RETAIL	35 m <sup>2</sup>
SPA	145 m <sup>2</sup>
TOTAL AREA	2315 m <sup>2</sup>

**AREA SCHEDULE GROUND FLOOR - OUTDOOR SPACE**

AQUATIC RECREATION	180 m <sup>2</sup>
CARPARK	1315 m <sup>2</sup>
DECK/PATIO	40 m <sup>2</sup>
PREMIUM TERRACE	75 m <sup>2</sup>
TENNIS COURTS	290 m <sup>2</sup>
TERRACE	100 m <sup>2</sup>
WASTE ENCLOSURE BUILDING	55 m <sup>2</sup>
TOTAL AREA	1510 m <sup>2</sup>

**AREA SCHEDULE - LEVEL 1**

ADMINISTRATION	100 m <sup>2</sup>
BOARD ROOM	20 m <sup>2</sup>
GYM	800 m <sup>2</sup>
GYM CHANGE	20 m <sup>2</sup>
PROGRAM	25 m <sup>2</sup>
PROGRAM	120 m <sup>2</sup>
PUMP	100 m <sup>2</sup>
SPIN	85 m <sup>2</sup>
STAFF ROOM	30 m <sup>2</sup>
STAFF	20 m <sup>2</sup>
STORE ACCOMMS	25 m <sup>2</sup>
TULLAMORE VERANDAH	55 m <sup>2</sup>
YOGA	50 m <sup>2</sup>
TOTAL AREA	1510 m <sup>2</sup>



**PRELIMINARY**  
 NOT TO BE USED DURING CONSTRUCTION

G	TOWN PLANNING ISSUE - CONCISE PRE 2	18/02/17	RM	OK
F	COMMENTS ADDRESSED	17/10/17	RM	RM
F	TOWN PLANNING ISSUE - URBAN PRE	17/10/17	RM	RM
E	COMMENTS ADDRESSED	17/10/17	RM	RM
E	TOWN PLANNING ISSUE - URBAN PRE	17/10/17	RM	RM
E	COMMENTS ADDRESSED	17/10/17	RM	RM

Issue Description  
 Date  
 DWIP Australia  
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**PROJECT**  
 NEXT GEN DONCASTER  
 Location  
 493 DONCASTER ROAD,  
 DONCASTER, VIC  
 3108  
 Client

**PROJECT**  
 NEXT GEN HEALTH AND LIFESTYLE CLUB

Project Number	Date Printed
503510	2017/01/18 4:01:55 PM
Drawing Number	Scale
SK201	1:250 @ A1



PLANNING AND ENVIRONMENT ACT 1987  
 MANNINGHAM PLANNING SCHEME

ADVERTISED PLANS  
 Planning Application Number: PL17/027661  
 Date: 06 March 2018  
 Sheet 16 of 24

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 Lead Floor Number Architect A2/19 020 4882

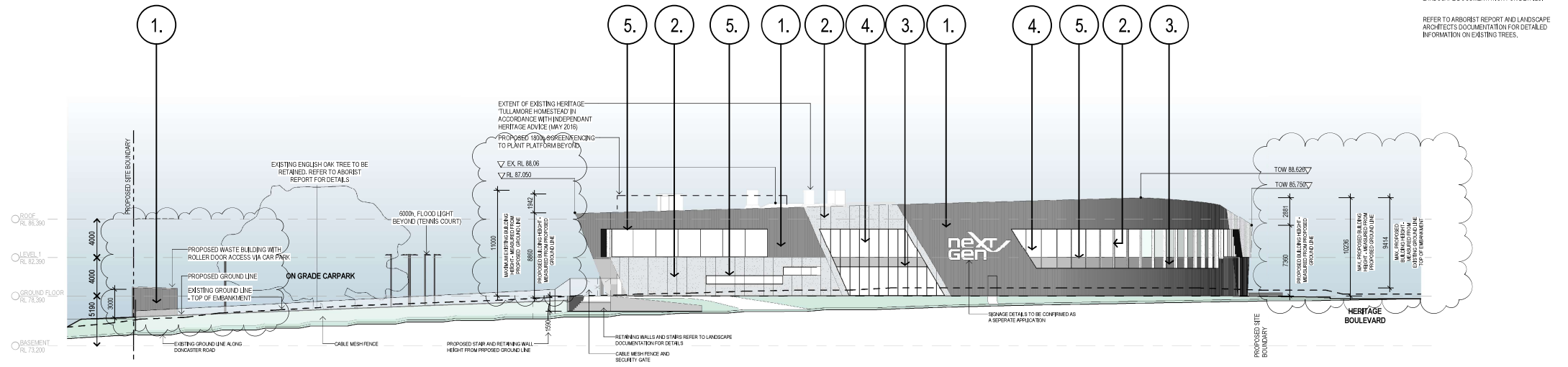
SITE AREA 11000m<sup>2</sup>  
 TOTAL BUILT FORM AREA 2445m<sup>2</sup>  
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**NOTE** TOTAL BUILT FORMS MEASURE TO THE EXTERNAL FACE OF EXTERIOR WALLS ON THE GROUND FLOOR.

**SITE BOUNDARY**  
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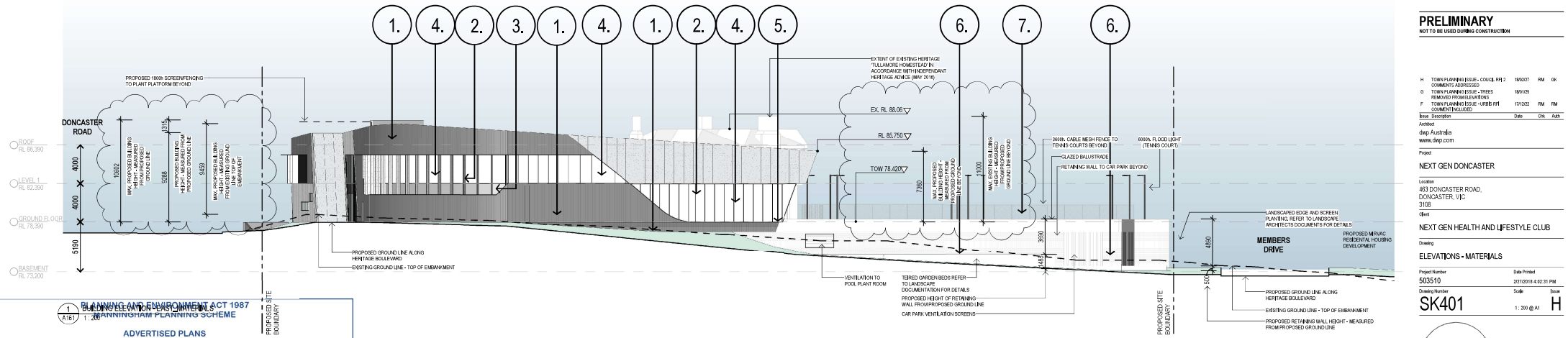
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2 BUILDING ELEVATION - SOUTH MATERIALS  
 A262 / 1:200



1 BUILDING AND ENVIRONMENT ACT 1987  
 A161 / 1:200 PLANNING SCHEME

**PRELIMINARY**  
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H	TOWN PLANNING ISSUE - CONC. Pkt 2	18/02/17	RM	OK
O	TOWN PLANNING ISSUE - STREETS	18/01/15		
F	TOWN PLANNING ISSUE - CARPARK	07/03/12	RM	RM

Issue Description Date Ck'd Auth'd  
 dwp Australia  
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**PROJECT**  
**NEXT GEN DONCASTER**  
 Location  
 483 DONCASTER ROAD,  
 DONCASTER, VIC  
 3108  
 Client  
**NEXT GEN HEALTH AND LIFESTYLE CLUB**

**ELEVATIONS - MATERIALS**  
 Project Number  
 503510  
 Date Printed  
 2017/01/18 4:02:31 PM  
 Drawing Number  
 SK401  
 Scale  
 1:200 @ A1  
 Issue





1. STANDING SEAM METAL CLADDING

2. GLAZING COLOUR: TRANSLUCENT

3. COLOURBACK GLASS COLOUR: BLACK

4. GLAZING COLOUR: CLEAR

5. ALUMINUM WINDOW FRAME COLOUR: MONUMENT

6. RENDERED CONCRETE PLINTH

7. BLACK CHAIN LINK FENCE

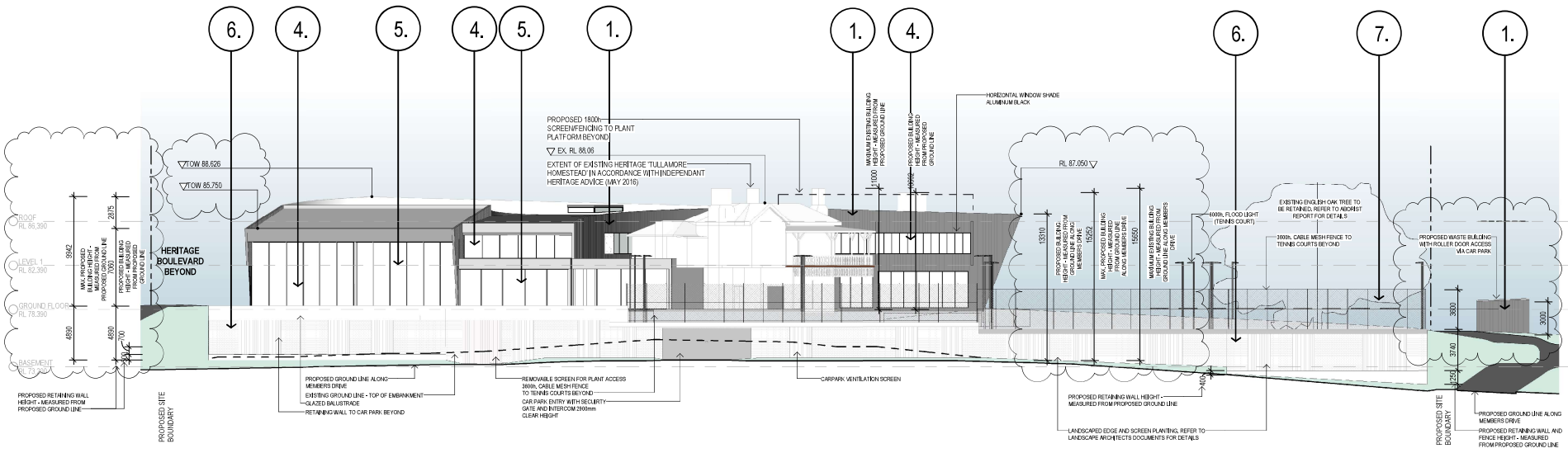
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 Lead Floor Numbered Archibut N20 020 482

SITE AREA 11000m<sup>2</sup>  
 TOTAL BUILT FORM AREA 2446m<sup>2</sup>  
 TOTAL BUILT FORM SITE COVERAGE 23%  
 NOTE TOTAL BUILT FORMS MEASURE TO THE EXTERNAL FACE OF EXTERIOR WALLS ON THE GROUND FLOOR

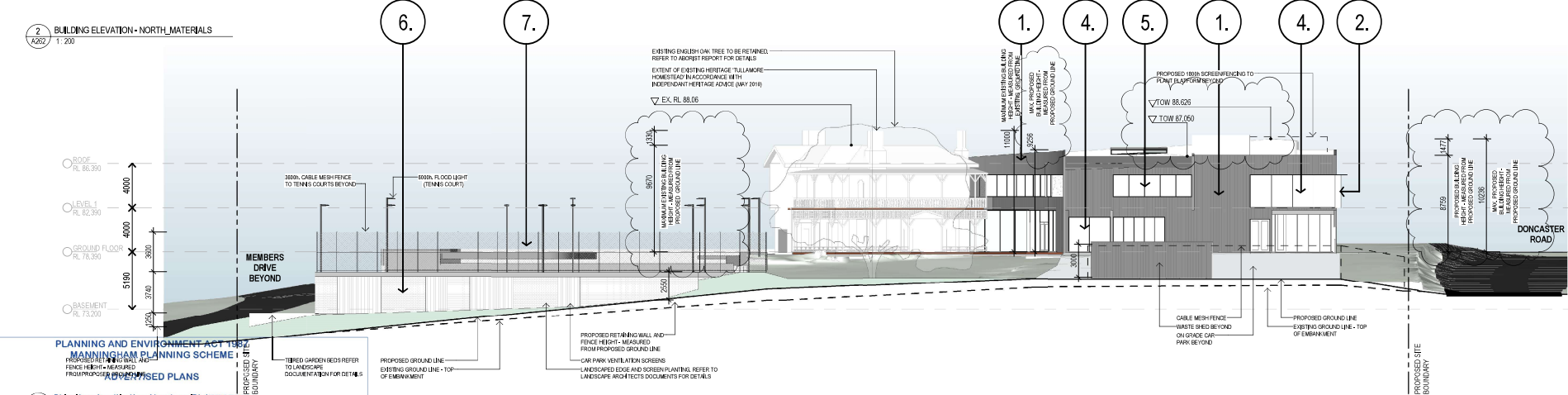
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2 BUILDING ELEVATION - NORTH MATERIALS  
 A202 1: 200



1 BUILDING ELEVATION - WEST MATERIALS  
 A161 1: 200  
 Date: 06 March 2018  
 Sheet 20 of 24

**PRELIMINARY**  
 NOT TO BE USED DURING CONSTRUCTION

J	TOWN PLANNING ISSUE - CONCISE PR2	18/02/17	RM	OK
K	COMMENTS ADDRESSED	18/01/15		
H	TOWN PLANNING ISSUE - STREETS	18/01/15	RM	OK
G	TOWN PLANNING ISSUE - CONCISE PR1	18/01/15	RM	OK
F	COMMENTS INCLUDED			

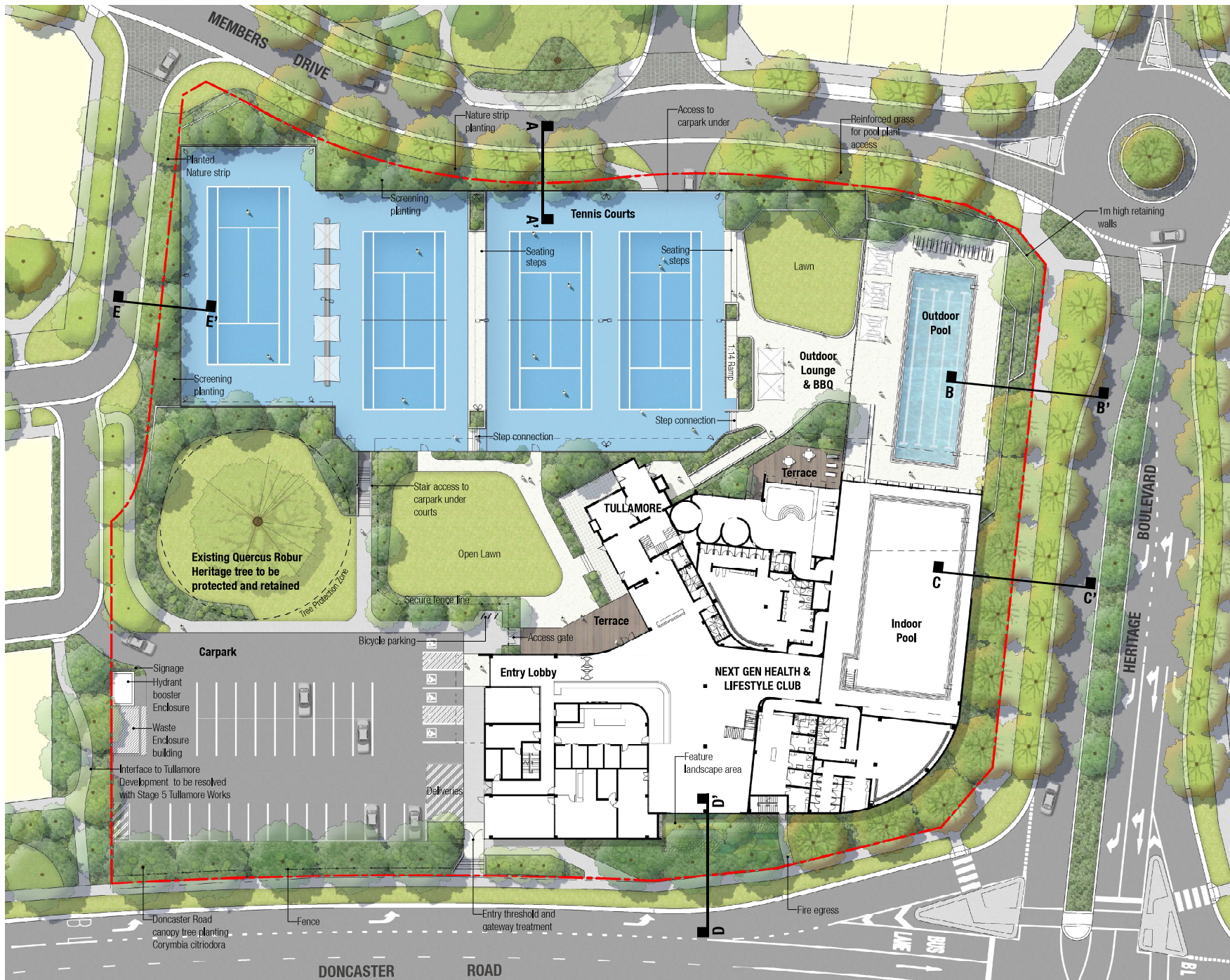
Issue Description Date Ok Auth  
 dwp Australia  
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


Project  
**NEXT GEN DONCASTER**  
 Location  
 493 DONCASTER ROAD,  
 DONCASTER, VIC  
 3108  
 Client  
**NEXT GEN HEALTH AND LIFESTYLE CLUB**

ELEVATIONS - MATERIALS  
 Project Number  
**503510**  
 Date Printed  
 23/10/18 4:02:44 PM  
 Drawing Number  
**SK402**  
 Scale  
 1: 200 @ A1  
 Issue







- LEGEND**
-  Large Deciduous Street Tree
  -  Evergreen Tree
  -  Deciduous Tree
  -  Garden bed
  -  Lawn
  -  Exposed aggregate concrete paving
  -  Concrete paving footpath
  -  Fixed umbrellas and seating
  -  Fencing and gates
  -  Outdoor lounge furniture
  -  Fencing
  -  Retaining wall
  -  Title boundary

PLANNING AND ENVIRONMENT ACT 1987  
 MANNINGHAM PLANNING SCHEME  
 ADVERTISED PLANS  
 Planning Application Number: PL17/027661  
 Date: 06 March 2018  
 Sheet 1 of 2

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**Next Gen Doncaster**  
 Health and Lifestyle Club – Landscape Concept Plan

1658A-LSK01[B] 21.12.2017 SCALE 1:250 @ A1

J:\Eastern Golf Club\Next Gen Club\5. Design\Drawings\InDesign\Next Gen Club Landscape Concept.lind



**DESIGN INTENT**

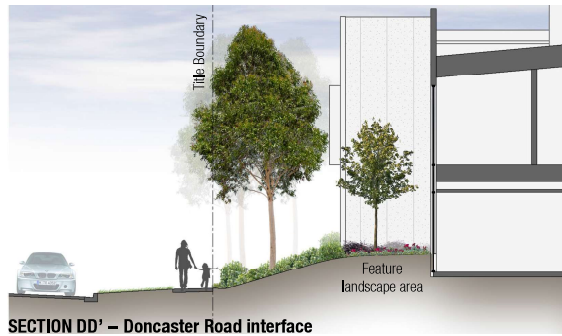
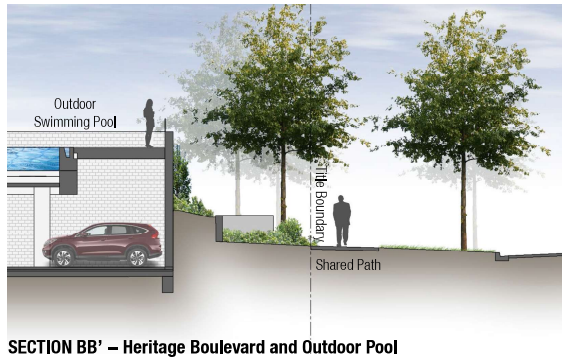
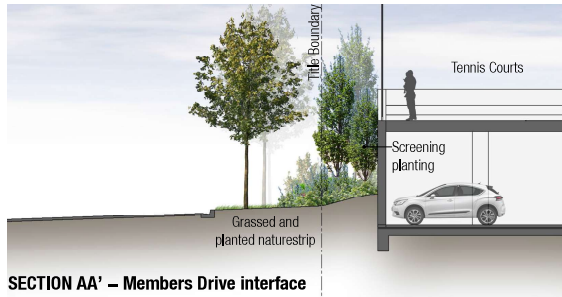
The proposed landscape treatments will complement the health club development buildings, the retained Tullamore heritage homestead and the broader Tullamore development so forming a memorable, balanced and distinct landscape that builds on the existing site character and context.

The key landscape elements include street interfaces, pedestrian connections and amenity spaces associated with the club facilities including seating terraces and outdoor lounge spaces, an outdoor swimming pool and tennis courts. Part of the landscape works will be constructed over structure.

The heritage, character and landscape values of the site will be reinforced with the retention and integration of the Tullamore homestead Heritage Tree, Quercus robur (English Oak), reinforcement of views and the incorporation of interpretive information so that there is understanding of the heritage value.

The interface with Doncaster Road will be enhanced with canopy tree and understorey planting along the frontage, as per the requirements of the Development Plan. The tree species to be used within the 5m setback is Corymbia maculata (Lemon Scented Gum). The planting zone continues along Heritage Boulevard and the other street interfaces; the plantings will contribute to greening of the internal streetscapes and will ground the new buildings in the landscape setting.

**BUILDING INTERFACE SECTIONS**



Site entry points will be clear and legible including a sense of address to the building entries with provision for access and circulation requirements for pedestrians and vehicles, including pedestrian access from the Doncaster Road footpath to the club entrance.

The landscape character is somewhat formal and manicured, using hard and soft materials that build on the materials and character of the broader development that has already been agreed with Manningham Council.

Internal terraces and outdoor lounge spaces associated with the tennis courts and pool areas are provided for active recreational, passive and social uses for members of the club. These communal spaces have a semi-formal layout with clipped hedges, layered planting and upright trees.

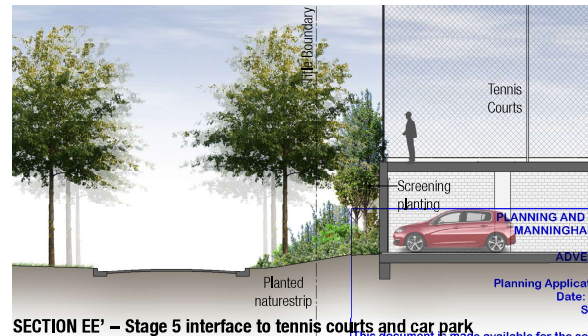
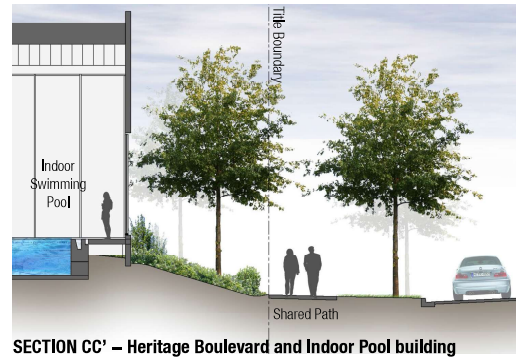
The hard landscape materials have been selected to be robust and long wearing and are intended to provide a high quality finish, with a refined character. The pedestrian walkways would be in situ concrete and key access points to the building would have highlight paving areas. Paving to the terraces and outdoor lounge spaces would be a combination of finishes to define the outdoor 'rooms'. These finishes may include exposed aggregate concrete, pre-cast concrete paving, stone unit paving and timber decking. Retaining walls would be either in situ concrete or masonry with a rendered finish or stone cladding.

**PLANTING**

Planting selection will be made from the following plant palette, with the specific plants chosen to be appropriate to the scale of the garden bed areas, aspect and microclimate conditions including shade and exposure. The palette includes species with differing size and form that will contribute to a layered planting effect, including backdrop and screening planting as well as highlight species.

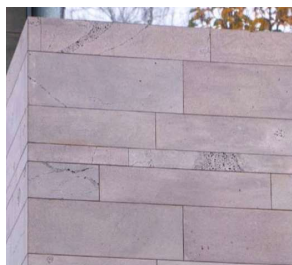
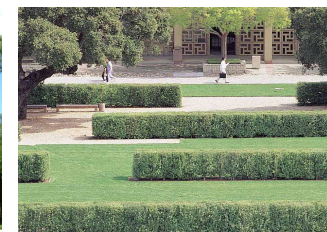
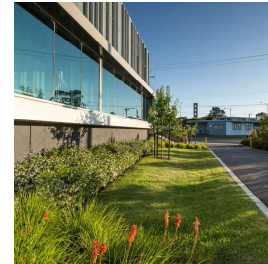
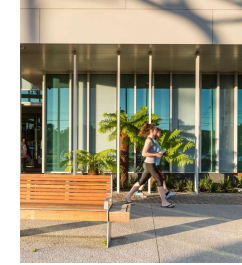
Taller walls on the north and north west boundaries may include climbing plants for additional greening and softening of the built form. Garden bed planting within title and the adjacent street nature strip will maximize screening of the carpark.

For areas where planting will be over structure, soil zone will be achieved through construction of raised planter beds. These garden beds range in size to ensure that appropriate soil volumes are achieved for the plant species proposed. For each tree, the available soil volume ranges from approximately 7-12m³ above the structural slab. All garden bed planters will include a minimum soil depth of 400mm with associated drainage layers, drainage outlets and an automatic irrigation system. For planters with trees, soil depth will increase to a minimum of 900mm and maximum of 1200mm.



**PLANT PALETTE**

Botanical Name	Common Name	Expected Mature Size (H x W)	No. per m2
<i>Syzygium luehmannii</i>	Box (Hedge)	1.0 x 1.0m	0.75m c/s
<i>Corymbia citrifolia</i>	Lemon Scented Gum	12.0 x 7.0m	N/A
<i>Quercus palustris</i>	Pin Oak	12.0 x 6.0m	N/A
<b>Medium Trees</b>			
<i>Pyrus calleryana 'Chanticleer'</i>	Ornamental Pear	11.0 x 5.0m	N/A
<i>Tilia cordata 'Greenspire'</i>	Greenspire Linden	9.0 x 6.0m	N/A
<i>Tristanopsis laurina 'Luscious'</i>	Kanooka	9.0 x 7.0m	N/A
<i>Ulmus parvifolia 'Bumley Select'</i>	Bumley select Chinese Elm	12.0 x 6.0m	N/A
<b>Small to Medium Shrubs</b>			
<i>Hymenocentrum flavum</i>	Native Frangipani	10.0 x 2.5m	N/A
<i>Acer palmatum 'Osakazuki'</i>	5.0 x 3.0m	N/A	
<i>Citrus japonica</i>	Cumquat	2.5 x 2.5m	N/A
<i>Lagerstroemia indica 'Natchez'</i>	White Crepe Myrtle	6.0 x 4.0m	N/A
<i>Lagerstroemia indica 'Tuscarora'</i>	Pink Crepe Myrtle	6.0 x 3.0m	N/A
<b>Small to Medium Shrubs</b>			
<i>Buxus sempervirens</i>	Box (Hedge)	1.0 x 1.0m	0.75m c/s
<i>Metrosideros 'Tahiti'</i>	Dwarf NZ Christmas Tree	1.2 x 1.2m	1.0m c/s
<i>Syzygium smithii 'Hedgemaster'</i>	Dwarf Lilly-billy (Hedge)	1.0 x 1.0m	0.75m c/s
<i>Westringia 'Wynnae Gem'</i>	Wynnae Gem Westringia	1.5 x 1.5m	1.0m c/s
<b>Small to Medium Shrubs</b>			
<i>Callistemon 'Little John'</i>	Little John Bottlebrush	1.0 x 0.75m	3/m2
<i>Correa glabra 'Ivory Lantern'</i>	Ivory Lantern	0.5 x 0.5m	4/m2
<i>Doryanthes exaltata</i>	Spear Lily	1.5 x 1.5m	N/A
<i>Hardenbergia 'Mini Meema'</i>	Mini Meema	0.8 x 0.8m	5/m2
<i>Hebe 'Inspiration'</i>	Inspiration Hebe	1.0 x 1.0m	4/m2
<i>Trachelospermum jasminoides</i>	Star Jasmine (Hedge)	0.75 x 0.75m	4/m2
<i>Westringia 'Mundi'</i>	Prostrate Native Rosemary	0.5 x 1.0m	4/m2
<b>Climbers / Groundcover</b>			
<i>Anthropodium cirratum 'Matpouri Bay'</i>	Matpouri Lily	0.75 x 0.75m	4/m2
<i>Dietes grandiflora</i>	Wild Iris	1.0 x 1.0m	4/m2
<i>Lomandra longifolia 'Lime Tuil'</i>	Lime Tuil Lomandra	0.5 x 0.5m	5/m2
<i>Juniperus horizontalis 'Doughlas'</i>	Creeping Juniper	0.2 x 1.5m	4/m2
<i>Rosa 'Flower Carpet' White</i>	White Flower Carpet Rose	0.75 x 0.9m	4/m2
<i>Scaveola 'White'</i>	White Carpet	0.1 x 2.0m	5/m2



IMAGERY OF THE CHARACTER AND STYLE OF THE LANDSCAPE PROPOSAL

PLANNING AND ENVIRONMENT ACT 1987  
MANNINGHAM PLANNING SCHEME  
ADVERTISED PLANS  
Planning Application Number: PL17/027661  
Date: 06 March 2018  
Sheet 2 of 2

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**EASTERN GOLF CLUB -  
TULLAMORE**

463 DONCASTER ROAD  
DONCASTER

Prepared for

**Manningham City Council**

2013 revised 2014

**LOVELL CHEN**

ARCHITECTS & HERITAGE CONSULTANTS

LEVEL 5, 176 WELLINGTON PARADE  
EAST MELBOURNE 3002 AUSTRALIA  
TEL +61 (0)3 9667 0800  
FAX +61 (0)3 9416 1818  
[www.lovellchen.com.au](http://www.lovellchen.com.au)  
[enquiry@lovellchen.com.au](mailto:enquiry@lovellchen.com.au)

## 1.0 Introduction

This report has been prepared at the request of the Manningham City Council. It comprises a review of the present Heritage Overlay HO43 in the Manningham Planning Scheme (Eastern Gold Club – Tullamore, 463 Doncaster Road, Doncaster), as shown in Figure 1.

The primary purpose of the report is to comment on a proposal to reduce the extent of the Heritage Overlay (HO) as part of Amendment C101 to the Manningham Planning Scheme, which also proposes a rezoning of the broader site, changes to other overlays and the application of a Development Plan Overlay and Schedule to the site.

Currently, the HO applies to the full extent of the Eastern Golf Course. The HO schedule notes that external paint and tree controls apply. The stables building is listed in the schedule as an outbuilding for which the exemptions from notice and review provisions at Clause 43.01-1 do not apply.

The report comments on the following, as requested by Council:

- The extent of protection required around each identified heritage element (Tullamore, the stables, and three individual trees)
- Whether there is a need for a visual connection, and to what extent, between individual elements, in particular Tullamore and the stables, the stables and Doncaster Road and Tullamore and Doncaster Road.
- The recommended alignment of the HO based on the above.

The report concludes with a new statement of significance for HO43 (refer section 5.5). The citation for Tullamore, prepared by Lovell Chen, is attached at Appendix A.

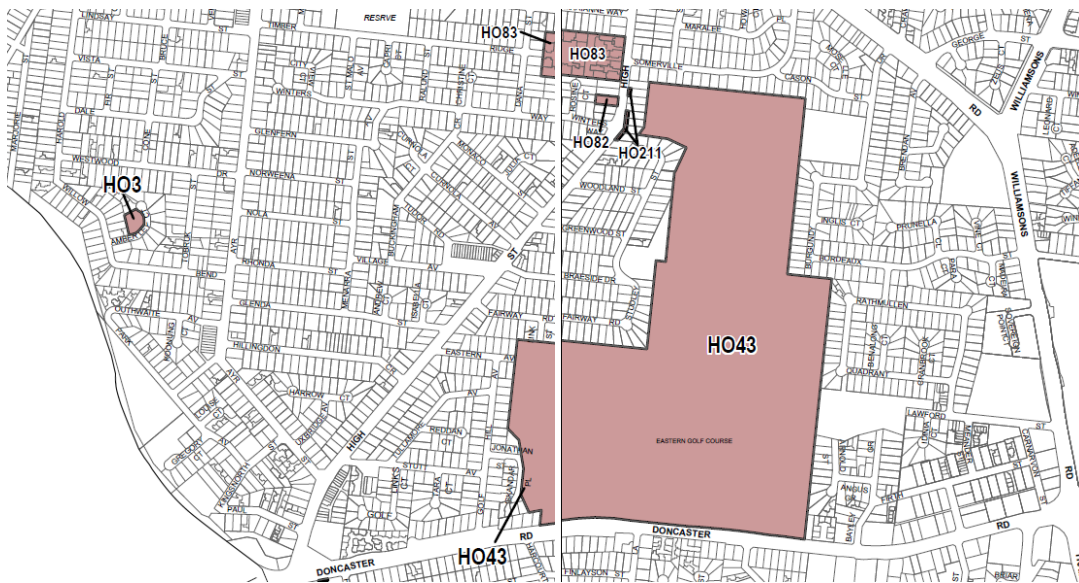


Figure 1 Eastern Golf Club "Tullamore", identified as HO43 in the Heritage Overlay to the Manningham Planning Scheme.

Source: Manningham Planning Scheme.

The report has been prepared on the basis of a review of documents as listed in this report, together with a site visit and limited historical research. A limited inspection of the clubrooms (former Tullamore) was undertaken, however the interiors of the stables were not inspected.



## 2.0 Historical notes

The following chronological notes draw upon the historical maps, plans and aerial photographs at Figure 5 - Figure 12 to consider the historical as well as the visual and contextual relationship between the significant elements in the Eastern Golf Club "Tullamore", identified as HO43 in the Heritage Overlay to the Manningham Planning Scheme.

- Tullamore, 12 roomed house, constructed in 1887 as a country house for distinguished surgeon Dr. Thomas FitzGerald (Figure 2). Stables (Figure 4) and caretakers cottage also constructed at this time. Homestead and stables designed by prominent Melbourne architect Lloyd Tayler.
- Plans of 1912 and 1913, prior to the development of the golf course, appear to show a track between the Tullamore homestead and the stables building, and the primary driveway entrance to the property (south-west of the homestead) off Doncaster Road. Refer Figure 5, Figure 6.
- Golf course opened in 1924, with extensive tree planting and formation of fairways. Tullamore homestead converted to clubhouse. Single storey extension added to the east and change rooms to the south.<sup>1</sup>
- By 1931, the track between the clubhouse and stables building is still evident, lined by a small number of trees. A track to the stables building is also evident from the secondary entrance to the property (south-east of the clubhouse) off Doncaster Road. Refer to the aerial at Figure 7.
- In 1936, a new layout to the golf course to the design of H B Falconer established.<sup>2</sup>
- By 1945, the track to the stables from Doncaster Road is no longer evident, by this time the existing fairway had been established. The track between the clubhouse and stables is still evident, with addition tree planting along the alignment of the track. Refer to the aerial at Figure 8.
- More alterations to the clubhouse were undertaken between 1948 and 1964, including a single storey addition to the north.<sup>3</sup>
- The c.1950s and 60s aerial images likewise show the track between the clubhouse and stables, with more extensive vegetation along the alignment of the track by the 1960s. Refer to the aerials at Figure 9, Figure 10)
- Between 1964 and 1970, the carpark south of the clubhouse expanded, encompassing the garden area between the entry drive and the southern property boundary.<sup>4</sup>
- Recent aerial shows the extent of the car park to the south of the clubhouse. The alignment of the original driveway entrance to Tullamore (south-west of the clubhouse) is still evident, but has been incorporated into the car park, and the secondary entrance (south-east of the clubhouse) is no longer evident. The track between the clubhouse and stables is no longer evident, with a large number of mature trees along the entire alignment of the track. Refer to Figure 11, Figure 12.

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1 Meredith Gould Architects Pty Ltd, *The Doncaster site of the Eastern Golf Club Conservation Analysis and Policy*, p. 27.

2 Meredith Gould Architects Pty Ltd, *The Doncaster site of the Eastern Golf Club Conservation Analysis and Policy*, p. 28.

3 Meredith Gould Architects Pty Ltd, *The Doncaster site of the Eastern Golf Club Conservation Analysis and Policy*, p. 28.

4 Meredith Gould Architects Pty Ltd, *The Doncaster site of the Eastern Golf Club Conservation Analysis and Policy*, p. 28.



Figure 2 Early view of Tullamore homestead, showing the original two-storey timber verandah to its north and west sides.  
Source: *The History of the Eastern Golf Club*, p. 9.



Figure 3 View to the golf course clubrooms from the car park. The west elevation of the Tullamore homestead is evident, surrounded by the later single-storey additions. The original verandah has also been removed.





Figure 4 South and east elevations of the stables building.

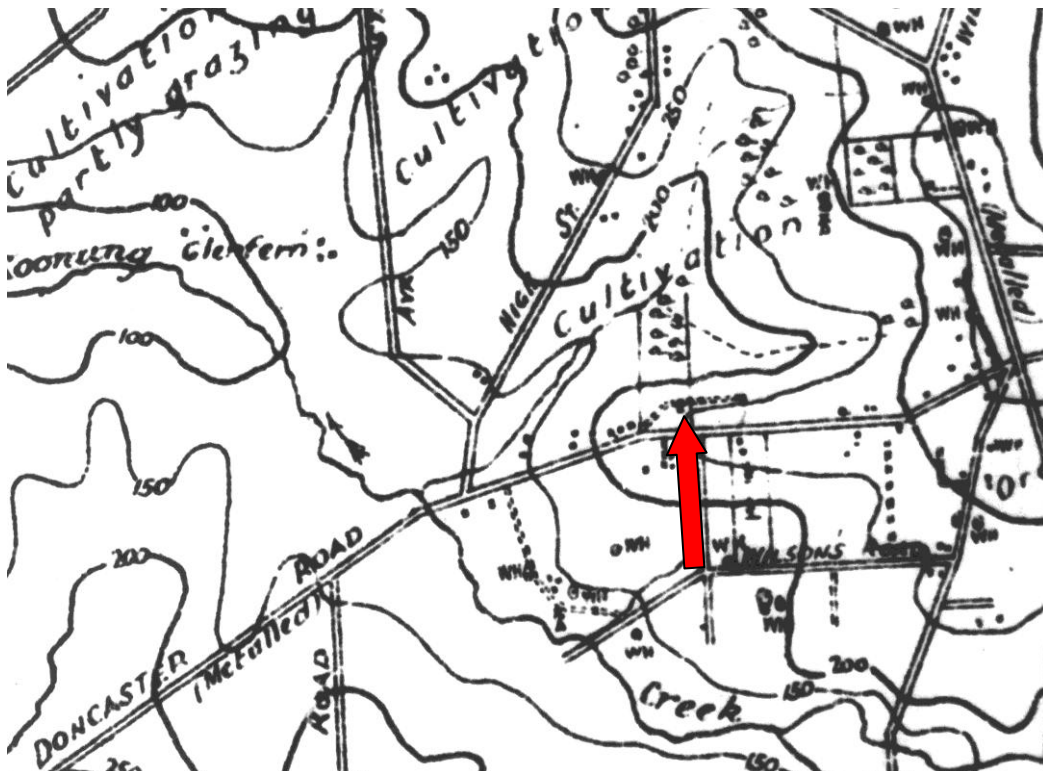


Figure 5 1912 plan of Doncaster Road and surrounding area. There appears to be a track between the Tullamore homestead and stables (indicated).  
 Source: Heidelberg, Doncaster & Eltham Manoeuvre Area, 18/10/1912, State Library of Victoria Maps Collection.

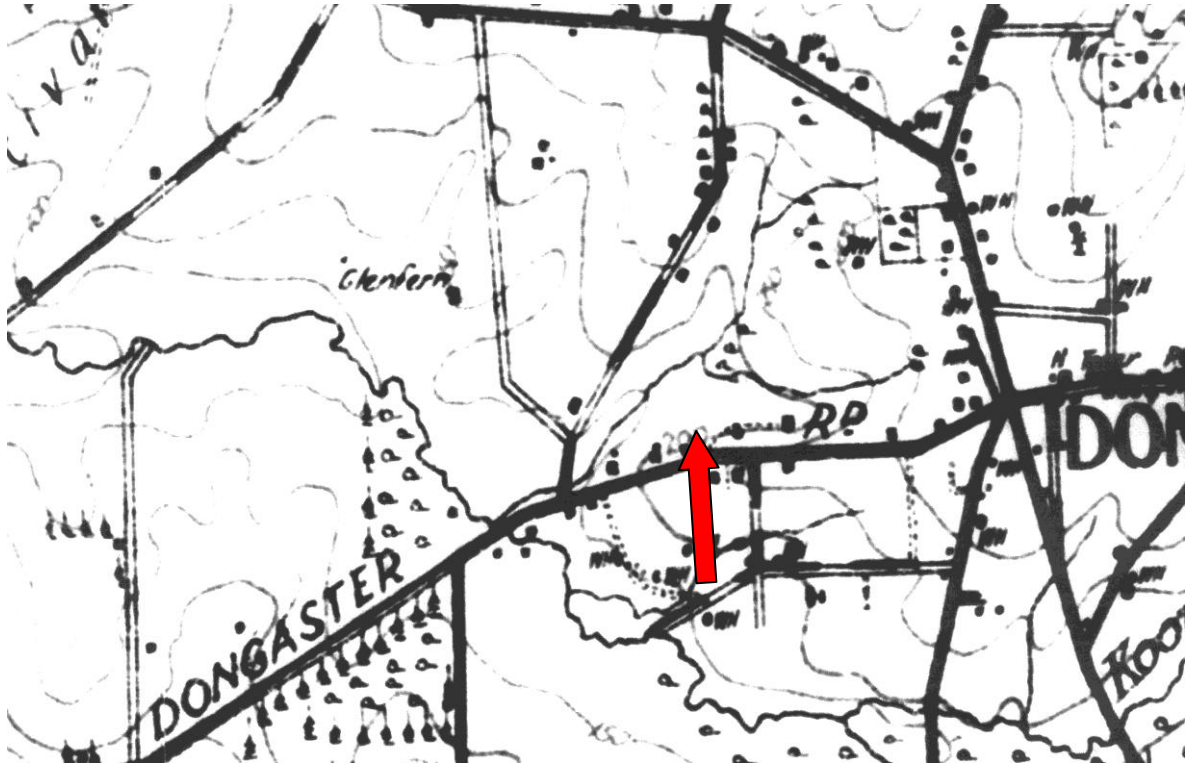


Figure 6 1913 plan of Doncaster Road and surrounding area. The track between the Tullamore homestead and stables (indicated) also appears on this plan.  
Source: Map of Heidelberg District, 12/03/1913, State Library of Victoria Maps Collection.



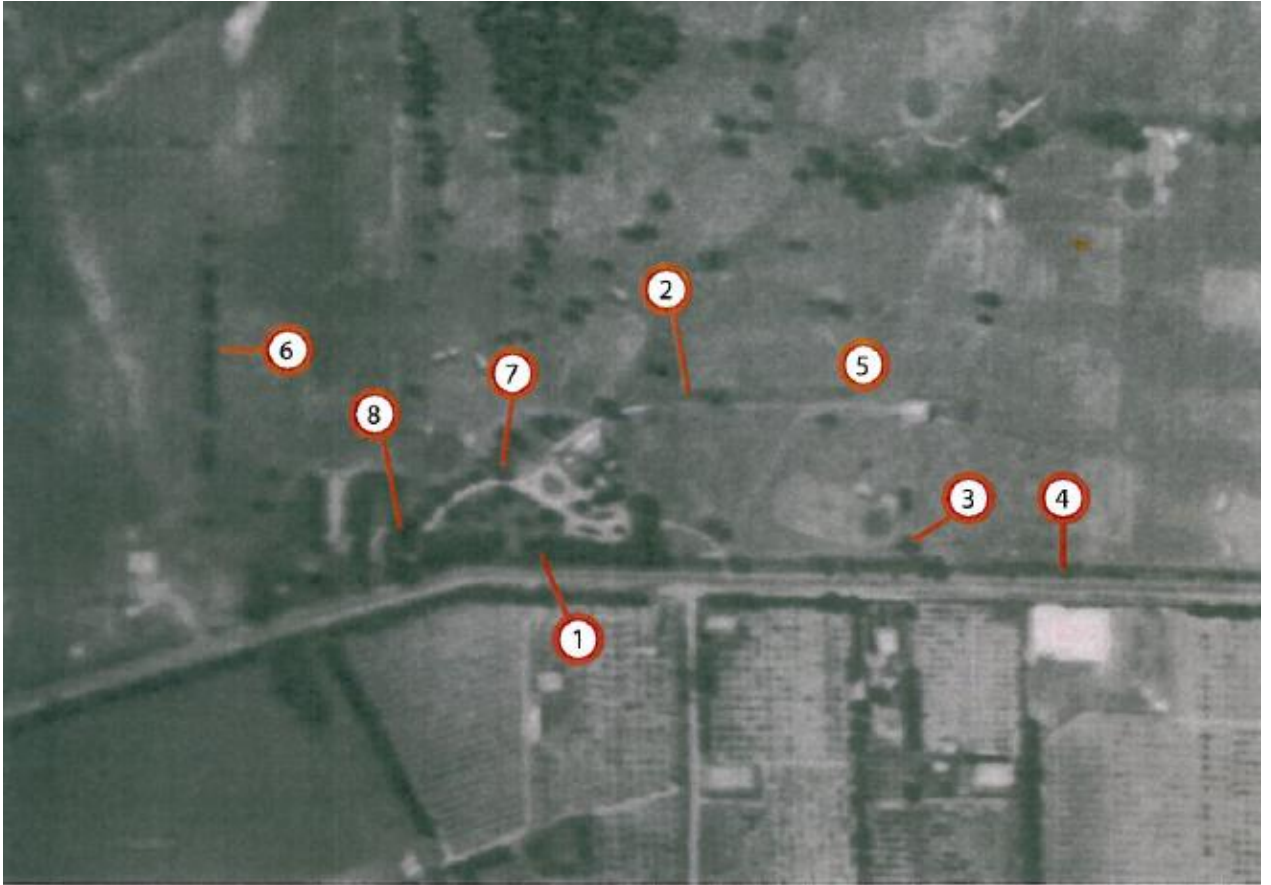


Figure 7 1931 aerial image of the southern portion of the golf course. A track between the Tullamore homestead (in use by this time as the clubhouse) and stables is evident in this image, as is a second track to the stables from the secondary entrance off Doncaster Road. (NB. The numbers shown relate to plantings identified in the original report).  
Source: John Patrick, Amendment C86 Manningham City Council, Eastern Golf Course, 463-535 Doncaster Road, Doncaster.



Figure 8 1945 aerial image of the southern portion of the golf course. The clubhouse and stables building are visible in the centre of the image. The track to the stables from Doncaster Road has been removed by this time to accommodate the establishment of the fairway.  
Source: University of Melbourne Map Collection Melbourne 1945 Photo-Maps.



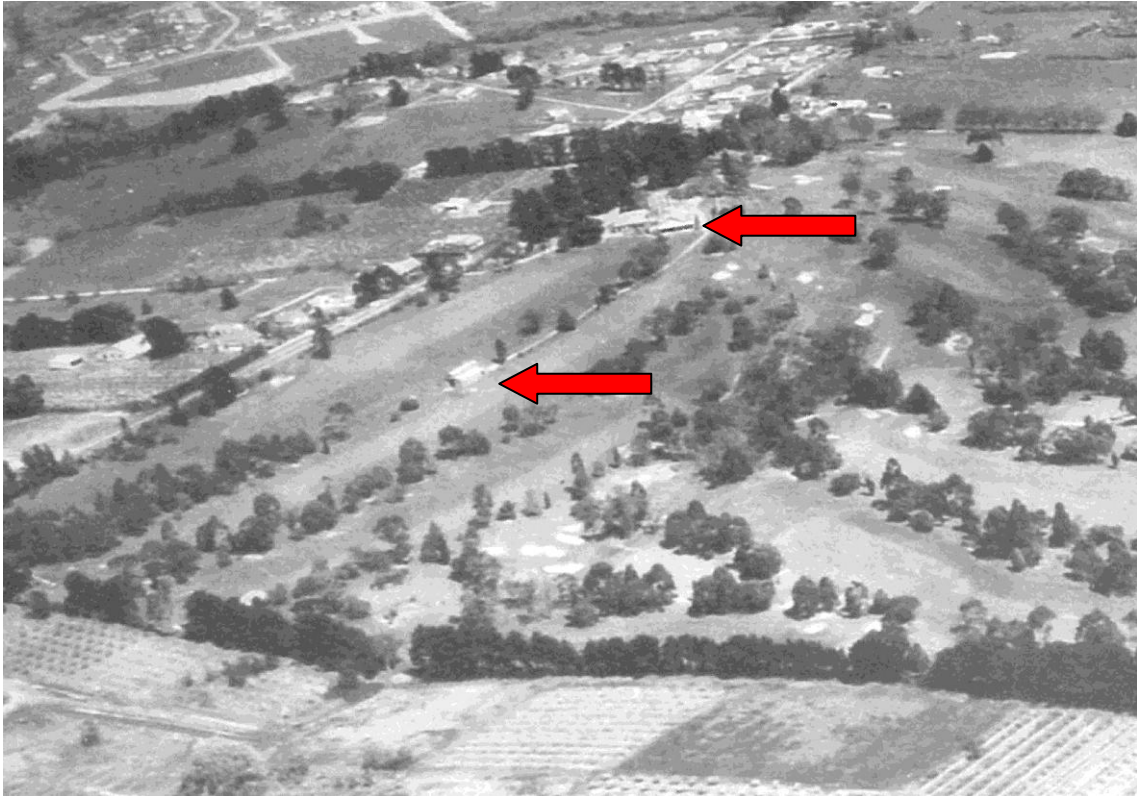


Figure 9 c. early 1950s aerial image of the southern portion of the golf course (north is at right). The clubhouse and stables building are indicated.  
Source: *The History of the Eastern Golf Club*, p. 18.



Figure 10 c. early 1960s aerial image of the southern portion of the golf course.  
Source: *The History of the Eastern Golf Club*, p. 19.





Figure 11 September 2013 aerial image of the Eastern Golf Course.  
Source: [www.nearmap.com](http://www.nearmap.com)

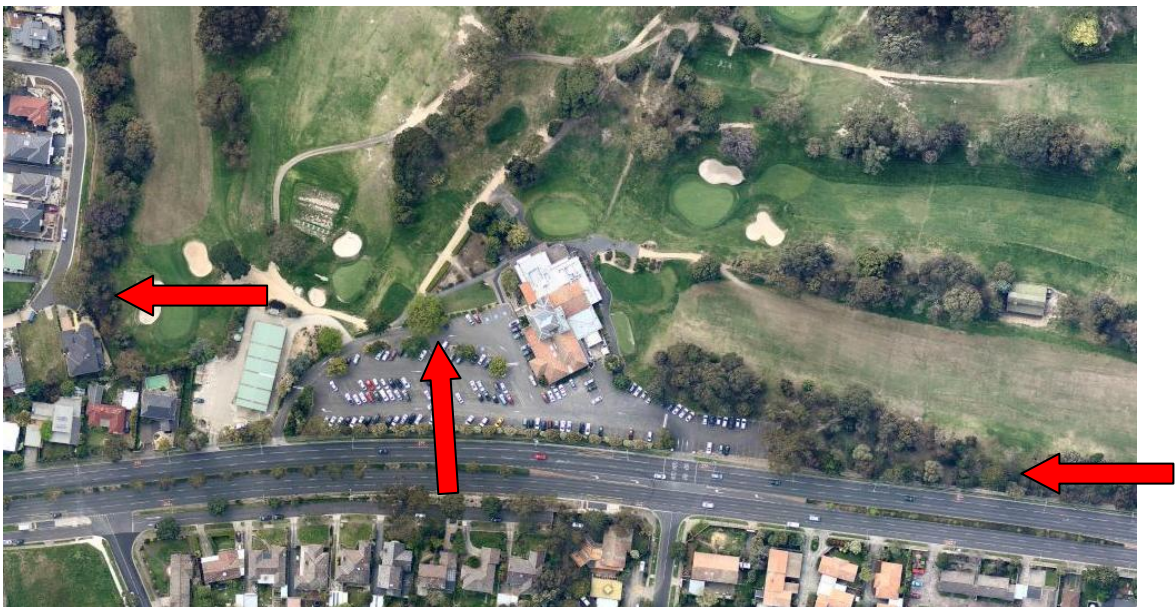


Figure 12 Detail of the 2013 aerial showing the clubhouse, stables and three identified trees (indicated).  
Source: [www.nearmap.com](http://www.nearmap.com)



### 3.0 Heritage Overlay HO43

The current HO43 (Figure 1) is based on the 1991 Doncaster and Templestowe heritage study prepared by heritage consultants, Context Pty Ltd with R Peterson and B Stafford. The Context study is a reference document at Clause 21.11 of the Planning Scheme. It contains a place-specific citation for the property which assessed the house, Tullamore, the stables and 'some plantings and site features' as of local historical significance as remnants of the 'country property; established in 1887 by Thomas FitzGerald, demonstrating the lifestyle available to professional men in the nineteenth century and later for its association with William Stutt'. The citation does not contain any detail on significant trees or site features, though it does reference surviving 'windbreak plantings and dam system'.

#### 3.1 Amendment C86

The issue of the extent and nature of HO43 was recently the subject of further consideration as part of Amendment C86 to the Manningham Planning Scheme (2011). This amendment sought *inter alia* to introduce a new local planning policy, the Eastern Golf Course Policy, which is at Cl. 22.17 of the Planning Scheme (Eastern Golf Course Key Redevelopment Site Policy).

At that time, Meredith Gould was commissioned by Council to prepare a Conservation Analysis and Policy for the site as a whole. The Gould report contained more detailed historical analysis and assessment, well beyond the limited information included in the Context citation.

While Amendment C86 did not propose a change in the HO arrangements on the site, the Gould report did make recommendations on this issue.

The main conclusions of the Gould report as related to the extent of the HO were as follows:

- The HO boundaries should be amended to define a 'Tullamore Homestead precinct' comprising the 1887 house, its crescent driveway, the stables, the track between the stables and house; associated trees 24, 27, 27, 51, 52, 53, 54, 55, 58, 59, 61 and a defined area of land.
- A second HO or series of HOs should be defined to include 'the collection of parcels of land defined by the TPZ for each of the trees recorded on the Tree Data Sheets as detailed' in the report.
- A number of other detailed policy recommendations were included in this report but these were the principal recommendations related to the extent of HO controls.

As noted, Amendment C86 did not propose any change to the HO arrangements on the site. In considering the proposed new local policy, however, expert evidence was considered in relation to heritage and the Panel commented on the heritage values of various elements on the site.<sup>5</sup> The Panel found that the site:

Has a number of elements of heritage value that should be retained and preserved on that basis, namely 'Tullamore', the stables and the three nominated trees.

The Panel also found that the policy:

should be specific, not only that these historic elements should be conserved, but in terms of the two buildings, why they should be preserved and the extent of land around them that is necessary to ensure

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<sup>5</sup> Manningham Planning Scheme: Amendment C86 Report of the Panel, 17 May 2011.

that their context is not compromised by unsympathetic landscaping, buildings or other works in close proximity.

The Panel recommended amendments to the policy as follows:

- Protect the existing Club House 'Tullamore' and stables as identified in the Doncaster and Templestowe 'City of Doncaster and Templestowe Heritage Study' Context Pty Ltd, Peterson, R, Stafford, B (1991) Manningham City Council Heritage Study, Context.
- Retain and apply a Tree Protection Zone to trees number 4, 27 and 82 as identified in the Conservation Analysis and Policy, Meredith Gould Architects Pty Ltd (2011)
- Allocate open space and/or roads and/or allotment boundaries so that reasonable development is possible without intrusion into any Tree Protection Zone (TPZ)
- Site open space and/or roads so that the house and stables are visually connected.

The policy as it was eventually included in the Planning Scheme contains the above but with two additional provisions:

- Encourage the retention of trees and groups of trees of heritage significance. Identified periods of significance are:
  - Pre-homestead indigenous trees
  - Mature, possibly self-sown indigenous trees
  - Homestead plantings (c. 1885-1920 approx)
  - Early golf course plantings (1920 to WW2 approx)
  - Post WW2 plantings up to the 1970's [sic] with cultural landscape values.
- Locate open space, roads and allotment boundaries so that the heritage buildings have an open landscape context and are visually prominent.

#### **4.0 Amendment C101**

##### **4.1 Introduction**

As proposed by Urbis on behalf of Mirvac, Amendment C101, *inter alia*, proposes the extent of HO43 be amended and reduced in area. The proposal is for a non-contiguous HO43 comprising the following:

- The 1886 house, Tullamore, with a 10m curtilage of land (measured from the alignment of the original external walls of the house);
- The stables building with a 10m curtilage (measured from the external walls of the building); and
- Tree nos 4 (River Red Gum, refer Figure 13), 27 (English Oak, Figure 14), 82 (Bunya Bunya Pine, Figure 15) – it is assumed that the mapping includes a Tree Protection Zone for each of these.

Changes are also proposed to the HO schedule to describe these elements.

It is noted that Amendment C101 also proposes other changes that would have the potential to influence the heritage outcomes on this site including the Development Plan Overlay and Schedule, and that the documentation for the amendment also includes a proposed Development Plan. It is further noted that Development Plan itself contains an assessment



of heritage issues and notes the response to the requirements of the existing HO and the local policy (refer section 3.7).

Related to this issue, the Amendment documentation includes a report by Bryce Raworth which supports the proposed reduction in the HO, based on evidence he presented to the Panel for Amendment C86. It is not clear whether Mr Raworth's recommendation for the reduction in the HO area also assumes the requirements as set down in the Development Plan Overlay and Schedule or the contents of the Development Plan itself (see, for example, the reference at 3.7 to the retention of a visual and landscape link between the Tullamore homestead and stables building).

While it is recognised that these provisions are to a degree relevant, they have not been considered in detail in this review. Rather, the comments provided here focus on the issue of an appropriate reduced extent of the HO based solely on the significance of the site and its historical and physical characteristics.

## **5.0 Comment on the Heritage Overlay**

### **5.1 Significance**

There have been a number of assessments of the significance of the place.

The HO was applied to the site based on an assessment (Context 1991) that the place was of significance for its surviving nineteenth century fabric, as evidence of a country property established by a prominent and wealthy member of the professional class, and for its historical associations with Thomas FitzGerald and subsequent owner William Stutt. This assessment is considered to be an appropriate one.

Following this original assessment, the HO was applied in a wholesale manner to the site in its entirety with no detailed commentary on significant elements beyond the house and stables, other than for including a general reference to other site features (trees and dams). This has led to a lack of clarity around what is significant, though it was clear that the later golf club use was not considered in the Context assessment to contribute to significance.

Meredith Gould (2011) drew the conclusion that later phases of development on the site (relating to the golf club use) were also significant.

Bryce Raworth's assessment of the site in reports prepared in 2011 and 2013 is more consistent with the Context assessment, ie: that its significance is related to its nineteenth century origins and fabric, and specifically the main house and stables building.

#### *Comment:*

It is the conclusion of this review that the site is of historical significance in the local context essentially for the reasons set out in the Context assessment of 1991, as a remnant of a late nineteenth century country residence including its ability to reflect aspects of such country properties, for its association with the eminent surgeon Thomas FitzGerald and to a lesser extent with William Stutt. Both the stables and the house were designed for FitzGerald by prominent Melbourne architect, Lloyd Tayler and this is also of interest.

The significance of the site is discussed further below at 5.4.

The private golf club use of the site is of local historical and social interest given the length of the association of the Eastern Golf Club with the site (1924-present). These values are strongly associated with the history and activities Club itself, however, and given the club's impending relocation from the site, they are not considered to warrant recognition in terms of the heritage values of the place or in terms of an alternative extent of HO43. Additionally, it is commented that the re-use and development of the site by the Club has resulted in changes that in many respects are unsympathetic to an appreciation of the nineteenth

century form of the place, particularly the major alterations and additions to the house, and the changes to the driveway and other landscape features. In relation to the broader course plantings, these are a valued characteristic of the site but are not considered to be of heritage significance.

## **5.2 Significant elements**

The following buildings are considered to be of significance as associated with the heritage place:

- Tullamore (excluding the golf club additions) (Figure 3)
- Stables (Figure 4)

In relation to trees, this assessment relies on the findings of the Panel for Amendment C86, which considered evidence in relation to the significance of the mature trees on the site. No additional assessment of trees was undertaken, though a sequence of aerial photographs was reviewed. The Panel found that three trees were of significance for heritage reasons as follows:

Tree 4	River Red Gum (Figure 13)
Tree 27	English Oak (Figure 14)
Tree 82	Bunya Bunya Pine (Figure 15)

These were the trees identified as of individual significance in the Gould Conservation Analysis.

## **5.3 Setting and curtilage**

The original HO was applied to the site in its entirety in a way whereby the boundaries did not specifically reflect the heritage values of the place assessed nor the location of elements that contribute to those values. Conversely in reducing the HO, care needs to be taken to ensure that sufficient land is retained in the HO to ensure appropriate management of the heritage values. The HO should include all elements which contribute to the significance of the place but beyond this, should also include land associated with the place that requires management in order to retain and interpret the significance of the place.

This is consistent with the explanation of the importance of setting as defined in the *Burra Charter* (Definitions, Article 1.12) as 'the area around the place which may include the visual catchment'. The Charter's Conservation Principles for 'setting' (Article 8) expand on the definition:

Conservation requires the retention of an appropriate visual setting and other relationships that contribute to the cultural significance of the place.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

The Explanatory Notes to the Burra Charter provide more detail:

Aspects of the visual setting may include use, siting, bulk, form, scale, character, colour, texture and materials.

Other relationships, such as historical connections, may contribute to interpretation, appreciation, enjoyment or experience of the place.

In a similar vein, the 'heritage curtilage' for a building, complex or site has been defined by the former Heritage Office of the Department of Urban Affairs and Planning, New South Wales, as:



... the area of land (including land covered by water) surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance. It can apply to either:

- land which is integral to the heritage significance of items of the built heritage; or
- a precinct which includes buildings, works, relics, trees or places and their setting.<sup>6</sup>

In summary, heritage curtilages should include all significant elements and establish an area which is necessarily managed to ensure the maintenance of heritage significance. Identification of land to be included within a heritage curtilage (or an HO) does not preclude change within this area; rather that any change needs to be managed so as not to adversely impact on setting, presentation or significance of the place.

In considering the application of these principles to the Tullamore site, as noted, a limited review of historical aerials and photographs and documents, including maps was undertaken.

In reviewing the history of Tullamore, it is evident that this is a place where significant change has occurred and where the legibility of the site is compromised. In the first instance, the immediate setting to the main house (Tullamore) has undergone significant change, not only through the impact of the alterations and additions at ground floor level (compare Figure 2 with Figure 3, see also Figure 16) but also the substantial removal or obscuring of the original principal 'crescent' drive and arrival loop to the west of the house through the development of the carpark, and the removal of other drives and paths around the house, and of early garden plantings and features. The substantial tree plantings to Doncaster Road that are evident on the 1931 aerial (refer Figure 7) have also been removed with the widening of the road. The landscaping associated with the golf course use (mature tree plantings edging grassed fairways) is unrelated to the earlier layout of the place.

Similarly, the stables building now sits in a context which is quite changed, with fairways to either side, including changes to the levels around the building, and the establishment of dense fairway buffer planting to the west and east (Figure 17). There does remain some evidence of the track from the house to the stables (Figure 20). While no nineteenth century plans have been located, the track appears to be shown on the 1912-13 plans and the 1931 aerial at Figure 7 and this element survives at least in terms of its broad alignment, albeit with extensive tree planting having occurred in this location.

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<sup>6</sup> Heritage Office, *Heritage Curtilages*, Department of Urban Affairs and Planning, New South Wales, 1996, p.3.



Figure 13 Tree 4, River Red Gum (*Eucalyptus camaldulensis*) located just outside the west property boundary.



Figure 14 Tree 27, English Oak (*Quercus Robur*) located to the west of the clubrooms.





Figure 15 Tree 82, Bunya Bunya Pine (*Auracaria Bidwillii* – in the centre of the image) located on Doncaster Road, opposite (to the south) of the stables.



Figure 16 View to the clubrooms from the north-east. The first floor of the original homestead is visible above the later single-storey additions.





Figure 17 Stables building in the existing context with fairways to the north and south.



Figure 18 View from the stables along the south side of the trees, the house is visible in the distance.





Figure 19 View from the east towards the stables and house.



Figure 20 View along the track from the stables to the house, largely obscured by trees





Figure 21 View from the house towards the stables, obscured by fairway buffer planting



Figure 22 View across the fairway towards the stables



#### 5.4 Recommended extent of HO43

The proposal to reduce the extent of the Heritage Overlay to a 10 metre curtilage around the extent of the original homestead of 'Tullamore', and 10 metre curtilage around the extent of the external stable walls and three individual trees is not supported in full.

As noted, the significance of this place derives from its origins as a country property established by the eminent surgeon, Thomas Naghton FitzGerald. FitzGerald loved horses and was a skilled four-in-hand driver himself. He bred racehorses at Tullamore and raced his horses under the name T Naghton. Both the stables and the house were designed for FitzGerald by prominent Melbourne architect, Lloyd Tayler.

There is clearly a close historical relationship between the two buildings, as the two surviving nineteenth century structures on the site, albeit the visual and functional relationships between the two have been partly obscured by the clubhouse additions and the changes to the landscape layout and use of the site (, see Figure 18, Figure 19). In particular, the more recent fairway buffer planting west of the stables has obscured views between the buildings (see also Figure 21, Figure 22) and from a heritage perspective, desirably this would be removed or thinned. There remains some evidence of the track which from the house to the stables, albeit this is now an informal vehicle track with no evidence of earlier fabric or surfacing and is no particular significance in its own right (Figure 20).

On the basis of this historical relationship and the ability of the two buildings to reflect important aspects of the history of the place, it is considered important that the potential for a visual link between the two buildings be maintained, allowing the continued opportunity to perceive the historical relationship between them. That is not to say that there are particular views between the buildings that are important historically or in terms of the design or presentation of either building or the property as a whole. Rather, the purpose of maintaining the opportunity for a visual link between the two buildings is to allow for an understanding of the origins and significance of the place.

It is therefore recommended that the reduced HO boundary include an area of land with a limited curtilage around both the house and the stables be designated (based on a set-off in the order of 15m off the north side of the original extent of the house, and a 10m curtilage around the stables). In addition, it is proposed that an area of land between the two buildings be included in the HO. This will allow for the management of the immediate setting of both buildings and the space between them generally with general reference to the alignment of the track between the two buildings. It is further recommended that an area land to the south of the original and house extending to Doncaster Road be included within the reduced HO, to allow for a consideration of any impacts on the closer views to the house from this main road. It is not considered necessary to include a large area of land to the south of the stables as this building does not have a visual presence on Doncaster Road.

In recommending this curtilage and reduced extent of the HO, it is noted that this is recommended as a zone where heritage is to be considered, one which is to be managed under the provisions of the HO and with reference to the local planning policy framework for heritage. It is not to suggest that development is precluded within this zone, only that heritage should be a key consideration in contemplating change.

In relation to the trees on the site, these have been assessed by others (Meredith Gould Architects, 2011) as significant specimens in their own right and as warranting the application of the HO on this basis. Three trees have been identified as of individual significance:

- Based on size and maturity, an assessment has been made that the Bunya Bunya Pine on Doncaster Road (tree 82) dates from the nineteenth century

and may mark the location of an earlier cottage constructed by David Mitchell.

- The English Oak to the west of the house (tree 27) is likely to be a remnant planting from the crescent drive.
- The River Red Gum (tree 4) just east of the property boundary has been assessed by Meredith Gould as of local significance in its own right and as a possible pre-settlement survivor, but is noted on the tree data sheets in the same report as a mature indigenous tree, but not as homestead or pre-homestead planting.

Of these, the evidence seems reasonably clear that the Bunya Bunya Pine and the English Oak are both related to the nineteenth century Tullamore property. This was confirmed by John Patrick in evidence to the Panel for C86.<sup>7</sup>

The origins of the River Red Gum and another tree on Doncaster Road, identified by Mr Patrick, a Sugar Gum (tree 88) are less clear. Further assessment of these and an arboricultural assessment including estimate of likely age would be required to confirm whether they should be included in HO43.

Neither the Bunya Bunya Pine nor the English Oak are considered to have a particularly strong visual relationship to the buildings or to contribute to the setting of either building. In the case of the Bunya Bunya Pine it has been suggested that this may have been associated with the earlier cottage constructed by David Mitchell. While an early element on the site, and a tree which is a landmark on Doncaster Road, it stands as an isolated element and does not have a strong link to either the stables or the main house. The English Oak has a more direct link to the house in that it is thought to have formed part of the driveway plantings. In the context of the changes to the landscape in this part of the site, however, it appears as an isolated remnant.

On this basis, it is recommended these two trees be included in HO43 but mapped separately. Sufficient land is required around the trees to protect them (including a TPZ expanded to allow for future growth, based on an arboricultural assessment). The mapping at Figure 23 is nominal only.

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<sup>7</sup> John Patrick, Evidence on Amendment C86, March 2011, p. 5.





Figure 23 Proposed extent of HO43, not to scale

## 5.5 Statement of significance

A revised statement of significance has been prepared as follows. The full citation for Tullamore, prepared by Lovell Chen, is attached at Appendix A.

### *What is Significant*

Tullamore was constructed in 1886-7 as the country residence of the eminent surgeon Sir Thomas Naghton FitzGerald (1838-1908), former president of the Medical Society of Victoria and highly respected throughout the British colonies. FitzGerald was knighted in May 1897, the first Australian to be honoured for eminence in the medical profession.<sup>8</sup>

FitzGerald purchased the land at Doncaster in 1886<sup>9</sup> and in June and July of that year tenders for a villa residence, stables and outbuildings at Doncaster for Thomas Naghton FitzGerald were called by the prominent Melbourne architect Lloyd Tayler (1830-1900).<sup>10</sup> The following year Lloyd Tayler also designed FitzGerald's private hospital in Lonsdale Street Melbourne (472-474 Lonsdale Street), one of the earliest of its kind. Tayler was also responsible for overseeing alterations to FitzGerald's city residence, Rostella (also in Lonsdale Street, 1869, demolished) in 1887.<sup>11</sup>

FitzGerald called his country property 'Tullamore', after his Irish birthplace. He loved horses and was a skilled four-in-hand driver himself. FitzGerald bred racehorses at Tullamore and

8 C Macdonald, 'Sir Thomas Naghton FitzGerald', in Douglas Pike (ed.) *Australian Dictionary of Biography*, Vol. 4, Melbourne University Press, Melbourne, 1972, pp. 180-181.

9 Ratebook research contained in Meredith Gould Architects, *The Doncaster site of the Eastern Golf Course, Conservation Analysis and Policy*, for the City of Manningham, February 2011, p. 10-11.

10 *The Argus*, 2 June 1886, p. 3, 3 June 1886, p. 3, 1 July 1886, p. 3.

11 Allom Lovell & Associates, *Waverley Terrace (formerly Lonsdale House), Conservation Management Plan* prepared for Multiplex Constructions, 2000, pp. 2, 18.

raced his horses under the name T Naghton. His most successful horse was Rhesus, which won the Victorian Grand National Hurdle Race in 1882. FitzGerald was a familiar figure at Flemington and was surgeon to the Victoria Racing Club for many years.<sup>12</sup>

After FitzGerald's death in 1908, the property was sold to William Stutt, local councillor, chairman of the racing club and former MP for South Grant, near Geelong.<sup>13</sup>

From 1924, but possibly earlier, the Eastern Golf Club took over the property, leasing it from the Stutt family. The new golf links which covered 78 acres 'facing a wide vista of open country towards Macedon' were opened by the Prime Minister Stanley Bruce in June 1924.<sup>14</sup> The house was converted for use as clubrooms and extensive additions and alterations were constructed in a series of stages in the c.1920s, c. 1959, 1979, 1985 and 2002.<sup>15</sup> The stables building was retained and adapted for use as a machinery shed from the c.1940s.<sup>16</sup> Other buildings on the site and subsequently demolished included a caretaker's house to the east of the main house, also built for FitzGerald, and an earlier cottage to the east on Doncaster Road (thought to have been constructed by the builder David Mitchell).

The main house is a double-fronted two storey overpainted brick and render Italianate villa with a hipped roof clad in slate. The chimneys have heavy mouldings and mansard tops. The frieze has brackets, regularly spaced between panels with a cornice mould. There is a flat string course band at first floor level and flat quoins. The projecting left hand bay combines a hipped roof section, with a steeper gable-roofed projection, and side windows with pointed segmental heads and panels below. As constructed the house was in red brick with render dressings, all now overpainted. Sited to take advantage of the views from this elevated position to the north and west, the house had a prominent and elaborate two-storey timber verandah to its north and west sides. This has been demolished and the house has been partly subsumed by a series of single-storey additions on all sides. These works have had a major adverse impact on its presentation, though the upper sections of the house remain and are legible.

The stables is located some distance to the east. It is a substantial brick and timber building, also overpainted, with a central lantern form. Later doors have been added associated with the use of the building as a machinery shed.

There are three mature trees on the site that are likely to relate to the nineteenth century. The first of these is a fine Bunya Bunya Pine on Doncaster Road (*Auracaria Bidwillii*) which is thought possibly to have been associated with an earlier cottage on the site constructed by the well-known builder David Mitchell, and the second is an English Oak (*Quercus Robur*) located west of the main house and originally part of the driveway plantings to Tullamore. A mature River Red Gum (*Eucalyptus camaldulensis*) is located just outside the western property boundary and is likely to pre-date Tullamore.

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12 C Macdonald, 'Sir Thomas Naghton FitzGerald', in Douglas Pike (ed.) *Australian Dictionary of Biography*, Vol. 4, Melbourne University Press, Melbourne, 1972, pp. 180-181.

13 I Green, 'Tullamore', Doncaster and Templestowe Historical Society Newsletter, Vol. 8, no. 2, November 1974, p. 7, *The Argus*, 14 May 1904, p. 16.

14 *The Argus*, 16 June 1924, p. 7.

15 *The History of the Eastern Golf Club*, pp. 32-35.

16 *The History of the Eastern Golf Club*, p. 32.



The impact of works associated with the golf course use has been to substantially alter the setting to the main house and the layout of the wider property, including the substantial loss of the original drive to the west, the removal of the original garden areas for carparking and clubhouse additions, and the introduction of fairways and buffer plantings for the course itself.

*How is it Significant*

Tullamore, at 463 Doncaster Road, Doncaster is of local historical significance.

*Why is it Significant*

The house Tullamore and the stables are of local historical significance as remnants of the country property established by the eminent surgeon Sir Thomas Naghton FitzGerald in 1886-7. While altered through a series of unsympathetic alterations and additions, the origins of the house as a Victorian villa remain evident. The stables building reflects FitzGerald's love of horses and his interest in breeding and racing which he pursued on this property. Despite some alterations, the stables building is also of significance as a good representative example of the later nineteenth century. The place is of historical significance for its association with FitzGerald and with the later owner William Stutt, a local councillor. While there are better and more intact examples of his work, the buildings are also of interest for their association with the prominent architect Lloyd Tayler.


The mature English Oak is thought to be a remnant of the original drive from the west (now massively altered and largely obscured), while the Bunya Bunya Pine on Doncaster Road is likely to date from the nineteenth century and is a fine example that is a landmark in this location. The mature River Red Gum (*Eucalyptus camaldulensis*) also appears to date from the nineteenth century and is of significance for its age and size.

**APPENDIX A**

Heritage citation for Tullamore, prepared by Lovell Chen.





<b>Name</b>	Tullamore	<b>HO no</b>	HO43
<b>Address</b>	463 Doncaster Road, Doncaster	<b>Survey Date</b>	September 2013
<b>Place Type</b>	Former residence and stables	<b>Date of Construction</b>	1886-7
<b>Builder</b>	Unknown	<b>Architect</b>	Lloyd Tayler
		<b>Extent of Overlay</b>	
			Refer to HO mapping

**Heritage Status**  HV  AHC  NT  Heritage Overlay

**Statement of Significance**

*What is Significant*

Tullamore was constructed in 1886-7 as the country residence of the eminent surgeon Sir Thomas Naghton FitzGerald (1838-1908), former president of the Medical Society of Victoria and highly respected throughout the British colonies. FitzGerald was knighted in May 1897, the first Australian to be honoured for eminence in the medical profession.<sup>1</sup>

FitzGerald purchased the land at Doncaster in 1886<sup>2</sup> and in June and July of that year tenders for a villa residence, stables and outbuildings at Doncaster for Thomas Naghton FitzGerald were called by the prominent Melbourne architect Lloyd Tayler (1830-1900).<sup>3</sup> The following year Lloyd Tayler also designed FitzGerald’s private hospital in Lonsdale Street Melbourne (472-474 Lonsdale Street), one of the earliest of its kind. Tayler was also responsible for overseeing alterations to FitzGerald’s city residence, Rostella (also in Lonsdale Street, 1869, demolished) in 1887.<sup>4</sup>

FitzGerald called his country property ‘Tullamore’, after his Irish birthplace. He loved horses and was a skilled four-in-hand driver himself. FitzGerald bred racehorses at Tullamore and raced his horses under the name T Naghton. His most successful horse was Rhesus, which won the Victorian Grand National Hurdle Race in 1882. FitzGerald was a familiar figure at Flemington and was surgeon to the Victoria Racing Club for many years.<sup>5</sup>

After FitzGerald’s death in 1908, the property was sold to William Stutt, local councillor, chairman of the racing club and former MP for South Grant, near Geelong.<sup>6</sup>

From 1924, but possibly earlier, the Eastern Golf Club took over the property, leasing it from the Stutt family. The new golf links which covered 78 acres ‘facing a wide vista of open country

towards Macedon' were opened by the Prime Minister Stanley Bruce in June 1924.<sup>7</sup> The house was converted for use as clubrooms and extensive additions and alterations were constructed in a series of stages in the c.1920s, c. 1959, 1979, 1985 and 2002.<sup>8</sup> The stables building was retained and adapted for use as a machinery shed from the c.1940s.<sup>9</sup> Other buildings on the site and subsequently demolished included a caretaker's house to the east of the main house, also built for FitzGerald, and an earlier cottage to the east on Doncaster Road (thought to have been constructed by the builder David Mitchell).

The main house is a double-fronted two storey overpainted brick and render Italianate villa with a hipped roof clad in slate. The chimneys have heavy mouldings and mansard tops. The frieze has brackets, regularly spaced between panels with a cornice mould. There is a flat string course band at first floor level and flat quoins. The projecting left hand bay combines a hipped roof section, with a steeper gable-roofed projection, and side windows with pointed segmental heads and panels below. As constructed the house was in red brick with render dressings, all now overpainted. Sited to take advantage of the views from this elevated position to the north and west, the house had a prominent and elaborate two-storey timber verandah to its north and west sides. This has been demolished and the house has been partly subsumed by a series of single-storey additions on all sides. These works have had a major adverse impact on its presentation, though the upper sections of the house remain and are legible.

The stables is located some distance to the east. It is a substantial brick and timber building, also overpainted, with a central lantern form. Later doors have been added associated with the use of the building as a machinery shed.

There are three mature trees on the site that are likely to relate to the nineteenth century. The first of these is a fine Bunya Bunya Pine on Doncaster Road (*Auracaria Bidwillii*) which is thought possibly to have been associated with an earlier cottage on the site constructed by the well-known builder David Mitchell, and the second is an English Oak (*Quercus Robur*) located west of the main house and originally part of the driveway plantings to Tullamore. A mature River Red Gum (*Eucalyptus camaldulensis*) is located just outside the western property boundary and is likely to pre-date Tullamore.

The impact of works associated with the golf course use has been to substantially alter the setting to the main house and the layout of the wider property, including the substantial loss of the original drive to the west, the removal of the original garden areas for carparking and clubhouse additions, and the introduction of fairways and buffer plantings for the course itself.

#### *How is it Significant*

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The mature English Oak is thought to be a remnant of the original drive from the west (now massively altered and largely obscured), while the Bunya Bunya Pine on Doncaster Road is likely to date from the nineteenth century and is a fine example that is a landmark in this location. The mature River Red Gum (*Eucalyptus camaldulensis*) also appears to date from the nineteenth century and is of significance for its age and size.



Figure 1 West elevation of Tullamore, with later single-storey additions



Figure 2 View towards Tullamore from the east showing the clubhouse additions



Figure 3 Tullamore stables building



Figure 4 English Oak tree to the west





Figure 5 Bunya Bunya Pine tree on Doncaster Road, south of the stables.



Figure 6 River Red Gum tree east of the golf course property boundary.



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## Endnotes

- 1 C Macdonald, 'Sir Thomas Naghton FitzGerald', in Douglas Pike (ed.) *Australian Dictionary of Biography*, Vol. 4, Melbourne University Press, Melbourne, 1972, pp. 180-181.
- 2 Ratebook research contained in Meredith Gould Architects, *The Doncaster site of the Eastern Golf Course, Conservation Analysis and Policy*, for the City of Manningham, February 2011, p. 10-11.
- 3 *The Argus*, 2 June 1886, p. 3, 3 June 1886, p. 3, 1 July 1886, p. 3.
- 4 Allom Lovell & Associates, *Waverley Terrace (formerly Lonsdale House), Conservation Management Plan* prepared for Multiplex Constructions, 2000, pp. 2, 18.
- 5 C Macdonald, 'Sir Thomas Naghton FitzGerald', in Douglas Pike (ed.) *Australian Dictionary of Biography*, Vol. 4, Melbourne University Press, Melbourne, 1972, pp. 180-181.
- 6 I Green, 'Tullamore', Doncaster and Templestowe Historical Society Newsletter, Vol. 8, no. 2, November 1974, p. 7, *The Argus*, 14 May 1904, p. 16.
- 7 *The Argus*, 16 June 1924, p. 7.
- 8 *The History of the Eastern Golf Club*, pp. 32-35.
- 9 *The History of the Eastern Golf Club*, p. 32.

## **5. LEGISLATIVE REQUIREMENTS**

### **5.1 PLANNING AND ENVIRONMENT ACT 1987 (THE ACT)**

The *Planning and Environment Act 1987* is the relevant legislation governing planning in Victoria. The Act identifies subordinate legislation in the form of Planning Schemes to guide future land use and development.

Section 60 of The *Planning and Environment Act*, requires the Responsible Authority to consider the following before deciding on an application:

- *The relevant planning scheme;*
- *The objectives of planning in Victoria;*
- *All objections and other submissions which it has received;*
- *Any decision and comments of a referral authority which it has received; and*
- *Any significant effects which the responsible authority considers the use or development may have on the environment or which the responsible authority considers the environment may have on the use or development.*

Section 61(4) of the Act makes specific reference to covenants. Under Section 61(4) of the *Planning & Environment Act 1987* the Responsible Authority must not issue a planning permit that would result in a breach of a registered restrictive covenant.

### **5.2 MANNINGHAM PLANNING SCHEME**

**Clauses of the Manningham Planning Scheme the Responsible Authority must consider:**

- State Planning Policy Framework
- Local Planning Policy Framework
- Clause 32.07 Residential Growth Zone, Schedule 1
- Clause 42.01 Environmental Significance Overlay, Schedule 5
- Clause 43.01 Heritage Overlay, Schedule 43
- Clause 43.04 Development Plan Overlay, Schedule 3
- Clause 52.06 Car Parking
- Clause 52.34 Bicycle Facilities
- Clause 65 Decision Guidelines

#### **Zone**

##### Clause 32.07 Residential Growth Zone, Schedule 1

The purpose of the Residential Growth Zone is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To provide housing at increased densities in buildings up to and including four storey buildings.*
- *To encourage a diversity of housing types in locations offering good access to services and transport including activity centres and town centres.*
- *To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas.*
- *To ensure residential development achieves design objectives specified in a schedule to this zone.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

A permit is required to:

- Use of the land for a restricted recreation facility; and
- Construct a building or construct or carry out works for a restricted recreational facility.

The following decision guidelines apply to a non-residential use and development:

- *Whether the use or development is compatible with residential use.*
- *Whether the use generally serves local community needs.*
- *The scale and intensity of the use and development.*
- *The design, height, setback and appearance of the proposed buildings and works.*
- *The proposed landscaping.*
- *The provision of car and bicycle parking and associated accessways.*
- *Any proposed loading and refuse collection facilities.*
- *The safety, efficiency and amenity effects of traffic to be generated by the proposal.*

## **Overlays**

### Clause 42.01 Environmental Significance Overlay, Schedule 5

A permit is required to construct or carry out works associated with a tennis court.

The following decision guidelines are applicable to this permit requirement:

- *The extent to which the application complies with the Development Guide for Areas of Environmental and Landscape Significance, 2011.*

### Clause 43.01 Heritage Overlay, Schedule 43

A permit is required to:

- Demolish or remove a building; and
- Construct a building or construct or carry out works.

The key purpose of this overlay is:

- *To ensure that development does not adversely affect the significance of heritage places.*

The following decision guidelines are applicable to these permit requirements:

- *The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place*
- *Any applicable statement of significance, heritage study and any applicable conservation policy*
- *Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place*
- *Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place*
- *Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place*
- *Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.*

### Clause 43.04 Development Plan Overlay, Schedule 3

*A permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a development plan has been prepared to the satisfaction of the responsible authority.*

A permit granted must:

- *Be generally in accordance with the development plan.*



- *Include any conditions or requirements specified in a schedule to this overlay.*

Schedule 3 to the Development Plan Overlay requires:

*Any permit to subdivide, use or develop land should include, where relevant, conditions requiring the following:*

- *The submission and then compliance with a Construction Management Plan prepared to the satisfaction of the Responsible Authority*
- *The preparation of a Sustainable Design Statement (SDS) or similar to the satisfaction of the Responsible Authority for any higher density development component of the Outline Development Plan in Map 1 to this Schedule.*

#### Eastern Golf Course Development Plan (September 2014)

Council approved the Eastern Golf Course Development Plan (DP) in September 2014. Permits in accordance with the DP have been issued, including the subdivision of various stages.

The most relevant sections of the DP for this proposal are:

- Section 2.3 Site Features and Characteristics
- Section 3.7 Heritage
- Section 3.8 Doncaster Road Urban Design Objectives
  - Built form
  - Car parking and Access
  - Landscaping
  - Fencing
- Section 3.8 Doncaster Road Location Specific Design Principles
- Section 3.11 Access and Circulation
- Section 3.11.6 Car parking
- Section 3.10 ESD

#### **State Planning Policy Framework**

The relevant sections of the state planning policy framework are as follows:

Clause 15.01-1 (Urban Design) seeks to create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity. Strategies towards achieving this are identified as follows:

- *Promote good urban design to make the environment more liveable and attractive.*
- *Ensure new development or redevelopment contributes to community and cultural life by improving safety, diversity and choice, the quality of living and working environments, accessibility and inclusiveness and environmental sustainability.*
- *Require development to respond to its context in terms of urban character, cultural heritage, natural features, surrounding landscape and climate.*
- *Ensure transport corridors integrate land use planning, urban design and transport planning and are developed and managed with particular attention to urban design aspects.*
- *Encourage retention of existing vegetation or revegetation as part of subdivision and development proposals.*

Clause 15.01-2 (Urban Design Principle) policy objective is:

- *To achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.*

The strategy to achieve this is to apply the listed strategies to development proposals for non-residential development or residential development not covered by Clause 54, Clause 55 or Clause 56.

The strategies include the application of design principles to the proposed development relating to context, public realm, safety, pedestrian spaces, landmarks, views and vistas, pedestrian spaces, heritage, energy and resource efficiency, architectural quality and landscape quality.

Clause 15.01-4 (Design for Safety) policy objective is:

- *To improve community safety and encourage neighbourhood design that makes people feel safe.*

The policy seeks to improve community safety and encourage neighbourhood design that makes people feel safe. The strategy identified to achieve this objective is to ensure the design of buildings, public spaces and the mix of activities contribute to safety and perceptions of safety.

Clause 15.01-5 (Cultural Identity and Neighbourhood Character) policy objective is:

- *To recognise and protect cultural identity, neighbourhood character and sense of place.*

The clause includes several strategies to achieve this objective, including to:

- *Ensure development responds and contributes to existing sense of place and cultural identity.*
- *Ensure development recognises distinctive urban forms and layout and their relationship to landscape and vegetation.*
- *Ensure development responds to its context and reinforces special characteristics of local environment and place by emphasising:*
  - *The underlying natural landscape character.*
  - *The heritage values and built form that reflect community identity.*
  - *The values, needs and aspirations of the community.*

Clause 15.02-1 Sustainable development: Energy and resource efficiency

The policy objective is:

- *To encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions.*

The clause has the following strategies:

- *Ensure that buildings and subdivision design improves efficiency in energy use.*
- *Promote consolidation of urban development and integration of land use and transport.*
- *Improve efficiency in energy use through greater use of renewable energy.*
- *Support low energy forms of transport such as walking and cycling.*

Clause 15.03-1 Heritage: Heritage conservation

The policy objective is:

- *To ensure the conservation of places of heritage significance.*

The clause has the following strategies:

- *Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.*
- *Provide for the protection of natural heritage sites and man-made resources and the maintenance of ecological processes and biological diversity.*

- *Provide for the conservation and enhancement of those places which are of, aesthetic, archaeological, architectural, cultural, scientific, or social significance, or otherwise of special cultural value.*
- *Encourage appropriate development that respects places with identified heritage values and creates a worthy legacy for future generations.*
- *Retain those elements that contribute to the importance of the heritage place.*
- *Encourage the conservation and restoration of contributory elements.*
- *Ensure an appropriate setting and context for heritage places is maintained or enhanced.*
- *Support adaptive reuse of heritage buildings whose use has become redundant.*

#### Clause 18.01-1 Integrated Transport: Land use and transport planning

The policy objective is:

- *To create a safe and sustainable transport system by integrating land-use and transport.*

#### Clause 18.02-1 Movement networks: Sustainable personal transport

The policy objective is:

- *To promote the use of sustainable personal transport.*

#### Clause 18.02-2 Cycling

The policy objective is:

- *To integrate planning for cycling with land use and development planning and encourage as alternative modes of travel.*

The clause includes several strategies to achieve this objective including to:

Require the provision of adequate bicycle parking and related facilities to meet demand at education, recreation, shopping and community facilities and other major attractions when issuing planning approvals.

#### Clause 18.02-4 Management of the road system

The policy objective is:

- *To manage the road system to achieve integration, choice and balance by developing and efficient and safe network and making the most of existing infrastructure.*

#### Clause 18.02-5 Car parking

The policy objective is:

- *To ensure an adequate supply of car parking that is appropriately designed and located.*

The policy is relevant to the proposal because the application seeks a reduction in the standard car parking requirement of the Scheme. The objective is to ensure an adequate supply of car parking that is appropriately designed and located. It is also required to allocate or require land to be set aside for car parking subject to the existing and potential modes of access including public transport, the demand for off-street car parking, road capacity and the potential for demand management of car parking. Proposals are also encouraged to facilitate the use of public transport.

## **Local Planning Policy Framework (LPPF)**

### **Municipal Strategic Statement**

#### Clause 21.03 Key Influences

This clause identifies that commitment to sustainability, heritage, transport and Doncaster Road are critical land-use issues that will challenge Manningham's future growth and sustainable development. With particular regard to heritage, the MSS identifies that the significance, value and contribution to the character of heritage places should be considered



in the planning process. Where possible, new developments and changing land uses should be sympathetic to the character of existing heritage assets. Ongoing encouragement is required to assist private owners to conserve heritage places where possible, so that they are kept for future generations to appreciate.

This increasing pressure for re-development raises issues about how these changes affect the character and amenity of our local neighbourhoods. In meeting future housing needs, the challenge is to provide for residential re-development in appropriate locations, to reduce pressure for development in more sensitive areas, and in a manner that respects the residential character and amenity valued by existing residents.

#### Clause 21.05 Residential

This clause applies to all Residential Zones in Manningham. It specifically identifies that the Eastern Golf course site is an identified Key Redevelopment Site which offers urban consolidation opportunities in well serviced areas and localities.

Non-residential uses and commercial developments which do not have a community service role are discouraged from locating in residential areas. Commercial development remote from activity centres is also discouraged in order to protect the amenity of residential areas, the viability of activity centres and to ensure the safe and efficient functioning of the road network.

The key economic development issues are:

- *Impact of discretionary uses on residential amenity.*
- *Impact of non-residential and commercial uses located outside of activity centres on the viability of activity centres*
- *Linear commercial development outside activity centres.*

Relevant objectives to address these issues include to encourage uses with a community service role to locate in close proximity to activity centres or other community based facilities and to ensure that business activities do not compromise the residential amenity and character of the neighbourhood.

Strategies to achieve these objectives include:

- *Ensure that the establishment of uses with a community service role do not compromise the amenity of the neighbourhood.*
- *Ensure that commercial uses are located within activity centres wherever possible*

#### Clause 21.10 Ecologically Sustainable Development

This clause highlights Council's commitment to ESD and outlines a number of ESD principles to which regard must be given. These include building energy management, water sensitive design, external environmental amenity, waste management, quality of public and private realm and transport.

#### Clause 21.11 Heritage

Manningham's cultural heritage reflects the historical development of the municipality. Many culturally significant buildings, precincts, trees, landscapes and sites of archaeological significance have been identified and documented through heritage studies of the municipality.

Council is committed to preserving and enhancing cultural heritage places in the municipality. Council will continue to identify cultural heritage assets and broaden the community's understanding and involvement in the protection, promotion and future conservation of these places. The challenge will be to effectively manage pressures to

develop sites of cultural heritage significance and encourage the retention of heritage fabric in development proposals.

Relevant objectives of this clause are to enhance cultural heritage through the retention and protection of significant buildings, precincts, trees and landscapes and to minimise impacts on heritage places as a result of changes to adjoining land uses and development.

Strategies to achieve these objectives include:

- *Identify and assess the cultural significance of heritage places and sites of archaeological significance.*
- *Discourage the demolition and destruction of heritage places.*
- *Encourage the retention of heritage fabric in development proposals.*
- *Encourage initiatives that preserve and enhance Manningham's cultural heritage.*

## **Local Planning Policy**

### Clause 22.03 Cultural heritage policy

This policy applies to cultural heritage places which are places of aesthetic, historical, scientific, architectural or social significance including individually significant buildings and places as well as individual trees, groups of trees, gardens and landscapes.

The objectives of this policy are:

- *To recognise, protect, conserve, manage and enhance identified cultural heritage places.*
- *To ensure that the significance of cultural heritage places involving the aesthetic, historic, scientific, architectural or social value of a heritage asset to past, present and future generations, is assessed and used to guide planning decisions.*
- *To encourage the retention of cultural heritage places and ensure that these places are recognised and afforded appropriate protection to enrich the character, identity and heritage of the municipality.*

The decision guidelines require the consideration of:

- *The extent to which the application meets the objectives and directions of this policy.*
- *The significance of the cultural heritage place.*
- *The views of Council's Heritage Advisor.*
- *Heritage studies and all available documentation.*

Where an application proposes the demolition or removal of a building or parts of a building, it is policy that the responsible authority considers:

- *The degree of its significance.*
- *The character and appearance of the building or works and its contribution to the architectural, social or historic character and appearance of the streetscape and the area.*
- *Whether the demolition or removal of any part of the building would contribute to the longer-term conservation of the significance of that building.*
- *Whether the demolition or removal is justified for the development of the land or the alteration of, or addition to a building.*

Where an application proposes alterations or additions to a building, it is policy that the responsible authority considers:

- *The degree of the building's significance.*
- *The effect of the new works upon the significance, character and appearance of a building or its streetscape contribution.*

- *The building's structural condition.*

#### Clause 22.05 Non-Residential uses in residential areas

This policy applies to non-residential uses in a Residential Growth Zone. This zone is encouraged to accommodate a range of non-residential uses that service local community needs.

Clustering of non-residential uses benefits the local community by allowing multi-purpose trips to be made, reducing car dependency and providing opportunities for social interaction.

Discretionary non-residential uses need to be responsive to the preferred character and amenity of their residential location through the encouragement of integration of non-residential uses as part of higher density development to avoid the underutilisation of land.

The objectives of this policy are:

- *To encourage uses with a community service role to be located within or in close proximity to activity centres, avoiding linear commercial development outside this area.*
- *To ensure that the siting, design, scale and appearance of development reflects either the existing or preferred residential and streetscape character.*
- *To retain existing vegetation where possible when sites are developed for non-residential purposes and ensure that a high standard of landscaping is achieved.*
- *To ensure the layout of buildings and outdoor areas meets the highest standards of accessibility.*
- *To provide for a high level of privacy and protection from unreasonable overlooking.*
- *To ensure that residential amenity is not detrimentally affected by the operation of non-residential uses including the effects of noise, car parking and traffic, light, odour and waste.*
- *To ensure that the location of the use does not adversely affect the role and function of the road network and that adequate provision is made for on-site car parking.*
- *To encourage the design of frontages of buildings at footpath level to offer visual interest, passive surveillance and opportunity for social interaction.*

Before deciding on an application the Responsible Authority will consider:

- *The extent to which the application meets the objectives and directions of this policy.*
- *The objectives of the Residential Growth Zone and relevant overlay provisions.*
- *The Municipal Strategic Statement (MSS), in particular Clauses 21.05.*
- *For sites within the Residential Growth Zone, how the proposal demonstrates its integration within apartment-style development on a minimum lot area of 1,800sqm.*

#### Clause 22.08 Safety through urban design

This policy applies to all land in Manningham. The objectives of this policy are:

- *To provide and maintain a safer physical environment for those who live in, work in or visit the City of Manningham.*
- *To minimise opportunities for crime, through well designed and well maintained buildings and spaces.*
- *To encourage the use of public spaces.*
- *To improve accessibility by creating attractive, vibrant, walkable environments.*
- *To discourage graffiti and vandalism.*

#### Clause 22.09 Access for disabled people

This policy also applies to all land in Manningham. The objectives of this policy are:

- *To facilitate the integration of people with a disability into the community.*



- *To ensure that people with a disability have the same level of access to buildings, services and facilities as any other person.*

#### Clause 22.17 Eastern Golf Course Key Redevelopment Site Policy

This policy applies to the Eastern Golf Course Key Redevelopment Site, located at 463 – 535 Doncaster Road, Doncaster. The objectives of this policy are:

- *To ensure that the redevelopment of this strategic site achieves a net community benefit, takes advantage of its excellent access to the Doncaster PAC and associated urban infrastructure and makes a significant contribution to local housing needs.*
- *To protect and conserve identified Manningham biosites as identified in ‘Manningham Biosites Sites of (Biological) Significance Review’, Manningham City Council (2004) and other areas of significant native vegetation and / or fauna habitats.*
- *To ensure that any future subdivision and development are situated in areas that will have limited adverse impact on existing environmental and cultural values.*
- *To promote a range of dwelling densities and housing types that meet the existing and future housing needs.*
- *To encourage a diversity of use and development focussed around walking, cycling and public transport as the preferred forms of access.*
- *To ensure that the road network provides for appropriate connections in the surrounding street network and minimises through traffic into the surrounding residential streets*
- *To provide an interconnected public open space network that incorporates natural heritage and cultural features including large old indigenous trees, remnant vegetation, habitat values and important features such as dams and gullies.*
- *To provide open space areas which contribute to meeting the projected recreational needs of future residents of the site.*
- *To provide pedestrian and bicycle access within the site and between key destination points and nearby community facilities beyond the site.*
- *To provide well designed subdivision and development that incorporate high architectural standards, implement innovative ESD features, and demonstrate best practice in environmental management.*
- *To provide built form and landscape outcomes that provide a transition between the subject site and the abutting residential properties.*
- *To ensure that downstream properties are not detrimentally affected by increased run off from development of the land.*

The policy requires that a Development Plan be prepared for the site that responds to the site’s strategic context and site characteristics that specifically addresses: flora and fauna, heritage, open space, built form, access and circulation and ecologically sustainable development principles. Council approved the Eastern Golf Course Development Plan September 2014.

In relation to heritage, it is policy to:

- *Protect the existing Club House ‘Tullamore’ and stables as identified in the Doncaster and Templestowe ‘City of Doncaster and Templestowe Heritage Study’ Context Pty Ltd, Peterson R, Stafford B (1991) Manningham City Council Heritage Study, Context.*
- *Have regard to the Statement of Significance, ‘Eastern Golf Club – Tullamore, 463 Doncaster Road,, Doncaster.’ Lovell Chen (2013 – revised 2014), in the consideration of applications.*
- *Encourage the retention of trees and groups of trees of heritage significance. Identified periods of significance are:*
  - *Pre-homestead indigenous trees*
  - *Mature, possibly self-sown indigenous trees*
  - *Homestead plantings (c1885 – 1920 approx)*
  - *Early golf course plantings (1920 to WW2 approx)*

- *Post WW2 plantings up to the 1970's with cultural landscape values.*
- *Retain and apply a Tree Protection Zone to trees numbers 4, 27 and 82 as identified in "Eastern Golf Course Conservation Analysis and Policy", Meredith Gould Architects Pty Ltd (2011).*
- *Allocate open space and / or roads and / or allotment boundaries so that reasonable development is possible without intrusion into any Tree Protection Zone (TPZ).*
- *Site open space and / or roads so that the house and the stables are visually connected.*

## **Particular Provisions**

### Clause 52.06 Car Parking

A restricted recreational facility is a non-specified use, however car parking rates for a swimming pool, tennis court, child care centre, office, shop and food and drink premises are pursuant to Clause 52.06-5.

Where a use of land is not specified (gymnasium), before a new use commences, car parking spaces must be provided to the satisfaction of the responsible authority.

Clause 52.06-9 outlines various design standards for parking areas that should be achieved.

### Clause 52.34 Bicycle Facilities

Pursuant to Clause 52.34-3, the following number of bicycle spaces are required for a restricted recreation facility:

- *1 space for every 4 employees for employees.*
- *1 space to each 200m<sup>2</sup> of net floor area for patrons.*

## **General Provisions**

### Clause 65 Decision Guidelines

This clause outlines that before deciding on an application, the responsible authority must consider, as appropriate:

- *The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *The purpose of the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the amenity of the area.*