

---

# Concrete House; 9 Lieth Avenue, SUNSHINE

---

## Location

9 Leith Avenue SUNSHINE, BRIMBANK CITY

## Municipality

BRIMBANK CITY

## Level of significance

Incl in HO area contributory

## Heritage Overlay Numbers

HO20

## Heritage Listing

Brimbank City

---

## Statement of Significance

Last updated on - January 1, 2000

### **Individual place statement of significance::**

An interesting example of a planned building settlement, under the auspices of the Sunshine Harvester Works, though with State Savings Bank backing. The use of concrete in house building was still quite an innovation in 1924, though some concrete houses had been built in Sunshine by 1910.

### **Precinct statement of significance::**

The Leith Avenue precinct is of regional historic and architectural significance as an interesting example of a planned building settlement, under the auspices of the Sunshine Harvester Works, though financed with Victorian State Savings Bank backing. The precinct is of architectural significance for the early and rare use of concrete in the construction of the houses, which was still quite an innovation in 1924, although some concrete houses had been built in Sunshine by 1910. The spaciousness of the lay-out of Leith Avenue suggests the influence of Garden City planning principles.

The precinct is of historical significance as one of the more recognisable examples of the planned urban development that characterise much of early Sunshine's suburban expansion during the period under McKay's influence in the early 20th century. It is also significant for its association with the State Bank of Victoria as one of a number of interwar housing schemes. While much smaller than the Garden City Estate, there are interesting

parallels with it in relation to garden city design principles and the experimental building methods such as the use of off-form and prefabricated concrete.

Heritage Study/Consultant	Brimbank - Brimbank City Council Post-contact Cultural Heritage Study, G. Vines, 2000;
Construction dates	1924,
Hermes Number	106778
Property Number	

---

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*