

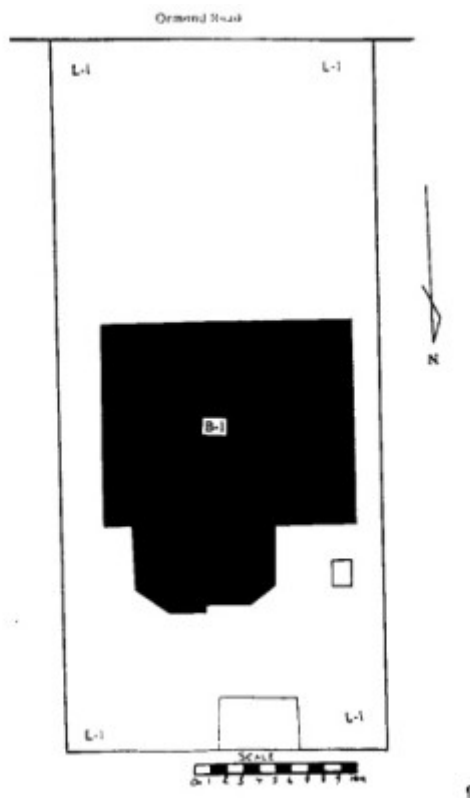
# PREFABRICATED RESIDENCE



PREFABRICATED  
RESIDENCE SOHE 2008



1 prefabricated residence  
ormond road moonee ponds  
front view



prefabricated residence ormond rd registration plan

## Location

51 ORMOND ROAD MOONEE PONDS, MOONEE VALLEY CITY

## Municipality

MOONEE VALLEY CITY

## Level of significance

Registered

## Victorian Heritage Register (VHR) Number

H1207

## Heritage Overlay Numbers

HO90

## VHR Registration

October 24, 1996

## Heritage Listing

Victorian Heritage Register

---

## Statement of Significance

Last updated on - May 11, 1999

### What is Significant?

The residence at 51 Ormond Street, Moonee Ponds is a prefabricated timber (teak), panellised bungalow-style house with two attic rooms and a high-hipped slate roof with dormers (one added by the current owner). A timber-framed verandah with a concave galvanised steel roof, a cast iron narrow frieze and brackets embraces the whole building. The internal layout is symmetrical around a central line through the front door. All finishes appear to be original although some changes are evident in the different panel mouldings (sympathetic to the original fabric) and raised wall height, and the chimney intrusions in the two front rooms. The residence was erected by John Wilson for James H. Bennet and William Little at an unknown location and was relocated to its current site around 1914-15. Its unusual moulded panelling, which is one metre wide and self-supporting, and its method of construction, which incorporates the use of cover straps rather than structural posts placed between the panels, suggests that the house dates from c.1840. Its origin appears to be either American or Australian.

### How is it Significant?

The residence is of architectural significance to the State of Victoria.

### Why is it Significant?

The house is of architectural significant as a rare and preserved example of a modular panel prefabricated building based on the metric rather than imperial system. The residence is also of architectural significance as it demonstrates an unusual process of construction whereby the panels are placed side by side and joined with a timber cover strap. The more usual method was the widely recognised Manning system, where the wall panels were fitted between grooved posts. The building is one of only two known examples of panellised prefabrication, the other being Seymour Cottage at Romsey.

*[Online Data Upgrade Project 2001]*

## Permit Exemptions

### General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must **notify** the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

### **Specific Exemptions:**

#### General Conditions:

1. All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object.
2. Should it become apparent during further inspection or the carrying out of alterations that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such alteration shall cease and the Executive Director shall be notified as soon as possible.
3. If there is a conservation policy and plan approved by the Executive Director, all works shall be in accordance with it.
4. Nothing in this declaration prevents the Executive Director from amending or rescinding all or any of the permit exemptions.

Nothing in this declaration exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authority where applicable.

#### Interior Decoration

- \* Interior painting/wall papering to walls and ceilings, provided the preparation work for painting/papering does not remove evidence of the building's original paint or decorative scheme.
- \* Removal of existing carpets/ flexible floor coverings.
- \* Installation of carpets and flexible floor covering.
- \* Installation of curtain track, rod, blinds and other window dressings.
- \* Installation of hooks, nails and other devices for the hanging of paintings, mirrors and other wall mounted works of art.

#### Rear Addition

- \* Exterior painting of rear addition

#### Refurbishment of Bathrooms, Toilets, Kitchens

- \* Refurbishment of bathroom/toilet including removal of existing sanitary fixtures and associated piping, mirrors and floor coverings, and installation of new fixtures, and wall and floor coverings.
- \* Removal of any existing benches and fixtures (stoves, dishwashers etc.) and floor coverings and installation of new benches and fixtures, including associated plumbing and wiring.

- \* Other

\*

\* Re-wiring provided that all new wiring is visually inconspicuous and any original light switches are retained in-situ.

\* Installation of smoke detectors

\* Installation of insulation.

Construction dates 1914,

Heritage Act Categories Registered place,

Hermes Number 3313

Property Number

---

## History

XXXXXXXXXXXXXXXXXXXX DRAFT ONLY XXXXXXXXXXXXXXXXXXXX

SOURCE: VICTORIAN HERITAGE REGISTER

THE RESIDENCE AT 51 ORMOND ROAD, MOONEE PONDS IS PREFABRICATED, TIMBER, PANELLISED BUNGALOW-STYLE HOUSE WITH A HIGH HIPPED SLATE ROOF. THE BUILDING WAS ERECTED AT ITS CURRENT LOCATION C. 1914 BY BUILDER JOHN WILSON FOR JAMES H. BENNETT AND WILLIAM LITTLE, HOWEVER ITS PANEL MOULDINGS AND METHOD OF CONSTRUCTION SUGGEST THAT IT DATES FROM C. 1940. THE BUILDING IS BELIEVED TO BE OF EUROPEAN OR ASIAN ORIGINS DUE TO ITS METRIC MODULAR PLAN FORM AND SOLID TEAK PANELS.

THE RESIDENCE AT 51 ORMOND ROAD IS OF ARCHITECTURAL SIGNIFICANCE TO THE STATE OF VICTORIA.

THE RESIDENCE AT 51 ORMOND ROAD IS ARCHITECTURALLY IMPORTANT AS A RARE AND PRESERVED EXAMPLE OF TIMBER PREFABRICATED BUILDING. THE HOUSE ILLUSTRATES AN EXTRAORDINARY PROCESS OF CONSTRUCTION AND IS OF SIGNIFICANCE AS A RARE EXAMPLE OF A PANELLISED, PREFABRICATED DWELLING PLANNED ON A METRIC MODULE. THE RESIDENCE DEMONSTRATES A RARE METHOD OF CONSTRUCTION WHEREBY THE WALL PANELS ARE PLACED SIDE BY SIDE AND JOINED WITH A TIMBER COVER STRAP. THIS METHOD DIFFERS FROM THE MORE WIDELY RECOGNISED MANNING SYSTEM WHERE THE WALL PANELS WERE FITTED BETWEEN GROOVED POSTS. THE BUILDING IS ONE OF THE ONLY TWO KNOWN EXAMPLES OF PANELLISED PREFABRICATION, THE OTHER BEING THE SEYMOUR COTTAGE AT ROMSEY.

## Extent of Registration

NOTICE OF REGISTRATION

As Executive Director for the purpose of the Heritage Act, I give notice under section 46 that the Victorian Heritage Register is amended by including the Heritage Register Number 1207 in the category described as a Heritage Place:

Prefabricated Residence, 51 Ormond Road, Moonee Ponds, Moonee Ponds City Council.

EXTENT:

1. All of the building known as 51 Ormond Road, Moonee Ponds as marked B-1 on Diagram 604332 held by the Executive Director of the Heritage Council.

2. All of the land marked L-1 on Diagram 604332 held by the Executive Director of the Heritage Council being part of the land which is described in Certificate of Title Volume 3982, Folio 392.

RAY TONKIN

Executive Director

[Victoria Government Gazette No. G42 24 October 1996 pp.2772-2773]

*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/>*