

KOONOONA



1 koonoona merricks road merricks north
front view homestead



koonoona merricks road merricks north
detail of front verandah aug1982



koonoona merricks road merricks north
outbuildings jun1989



koonoona merricks road merricks north
sleepout jun1989



koonoona merricks road merricks north
wool shed june 1989



Koonoona Merricks Road Merricks north
Unauthorised demolition of wood shed



H0695 H0695 plan

Location

51 MERRICKS ROAD MERRICKS, MORNINGTON PENINSULA SHIRE

Municipality

MORNINGTON PENINSULA SHIRE

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0695

Heritage Overlay Numbers

HO137

VHR Registration

November 9, 1988

Amendment to Registration

October 25, 1989

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - June 28, 1999

Koonoona, a small cottage on the Merricks road, Merricks north, is a building of considerable state importance on both architectural and historical grounds.

1. The four central rooms display interesting building techniques; the pole frame is faced both inside and outside with close-set horizontal saplings of *Melaleuca ericaefolia* and packed with pug.
2. The earliest part of the cottage, which is thought to date from the 1860s, has important associations with the selection era. The selector, John Caldwell, was lessee of the site in crown allotments 34 and 35, parish of Balnarring, in 1865. He secured freehold title to the land in 1875.
3. The roofing of the older part of the structure is mostly of exceptionally intact morewood and Roger's galvanized iron tiles. There are also some Walker's "Gospel Oak" brand tiles, not previously reported in Australia.
4. Other early features noted are tongue and groove flooring boards and ceilings and James Carpenter patented door latches.
5. There is perhaps no other vernacular structure of comparable age in Victoria which remains today so well preserved.
6. Koonoona is a building of great historical importance, illustrating the lifestyle of early settlers in colonial Victoria.
7. Its site also has associations with the pastoral era when very large runs like Tuerong, Coolort, Manton's Creek, Arthur's seat and Tichingrouke dominated the Mornington peninsula. Koonoona's grounds once formed part of the Tuerong run of 1,200 acres owned as early as 1840 by William Thomas, assistant protector and guardian of aboriginals.
8. Koonoora is situated within a historic site unit identified by the Shire of Hastings, has been classified by the National Trust, and is recognised as a building of considerable importance by experts in the history of Victoria's early vernacular structures such as Dr Miles Lewis, architectural historian.

Permit Exemptions

<p class="c2"><b class="c1">Cottage and registered shed (exterior)
 * Minor repairs and maintenance

to the exterior of the building utilising the existing materials, or where this is not practicable due to deterioration, like-for-like materials. This does not apply to the galvanised tiles on the walls of the registered shed or roof of the cottage.

* Removal of extraneous items such as twentieth century external lighting, conduit, pipe work, wiring, antennae/aerials, fly screens and making good where removed.

* Replacement of air conditioning units to the exterior of the building provided they are in the same location and the same size or smaller.

Cottage (interior)

* Painting of previously painted walls and ceilings provided that preparation or painting does not remove evidence of any original or other decorative scheme.

* Installation, removal or replacement of carpets and/or flexible floor coverings.

* Installation, removal or replacement of curtain tracks, rods and blinds.

* Installation, removal or replacement of hooks, nails and other devices for the hanging of mirrors, paintings and other wall mounted art to the internally rendered walls.

* Removal and replacement of non-original light fittings.

* Refurbishment, removal or replacement of existing bathrooms and toilets including removal or replacement of sanitary fixtures and associated piping, mirrors, wall and floor coverings within the existing rooms.

* Refurbishment, removal or replacement of kitchen sink, tiled splashbacks, built-in cupboards, benches, cooking equipment, dishwasher, associated plumbing and wiring. This does not apply to the fireplace in the kitchen or the kitchen ceiling.

* Removal of tiling or concrete slabs in wet areas provided there is no damage to or alteration of original structure or fabric.

* Removal or replacement of ducted, hydronic or concealed radiant type heating provided that the removal or replacement does not damage existing skirtings and architraves and that the central plant is concealed.

* Removal or replacement of electrical wiring.

* Removal or replacement of smoke detectors, provided they are in the same locations as existing.

* Installation, removal or replacement of bulk insulation in the roof space.

Studios (exterior)

* Minor repairs, maintenance and replacement of fabric to the exterior of the buildings utilising like-for-like or the same materials, with the same colour palette to be adopted.

* Removal or replacement of extraneous items such as external lighting, conduit, pipe work, wiring, antennae/aerials, fly screens and making good where removed and provided they are in the same location.

* Replacement of air conditioning units to the exterior of the building provided they are in the same location and the same size or smaller.

Studios (interior)

* Demolition, replacement and introduction of contemporary fabric and fitouts to the interior (joinery; electrical equipment and wiring; services; cabling; lighting; cupboards and storage; kitchen and bathroom fittings and fixtures; wall, window and floor coverings; painting), provided the works do not change or impact on the external appearance and form of the building.

* Demolition or removal of stud/partition walls, and installation of stud walls which do not change or impact on the external appearance and form of the building.

* Removal or replacement of non-original door and window furniture including hinges, locks, knob sets and sash lifts.

* Installation, removal or replacement of ducted, hydronic or concealed radiant type heating and cooling provided that the installation does not involve change to the external appearance and form of the building.

* Installation, removal or replacement of bulk insulation in the roof space.

* Installation of plant equipment within the roof space.

Hard landscape elements

* Repair and maintenance of existing driveway, pathways and car parking areas, drainage and irrigation systems, timber edging to gravel surfaces and garden beds, fences and gates, including repairing and replacing with the same materials in the same locations.

* Resurfacing of non-original gravel paths and driveways with gravel to match existing.

* Resurfacing of the concrete paving adjacent to the cottage with concrete paving to match the existing in terms of extent, placement, colour, size and design.

* Replacement of the gas tank to the western boundary of the site in the same location.

* Repair and maintenance of the water tanks and associated piping, and the adjacent later addition garden shed, to the northern boundary of the site. This does not apply to the registered garden shed in the north-east corner of the site.

* Repair or replacement of seating and other outdoor furniture items that are removable and not fixed in place.

Vegetation

* The process of gardening and maintenance, mowing, hedge clipping, bedding displays, removal of dead plants, disease and weed control, emergency and safety garden works to care for existing plants.

* The replanting of plant species to conserve the landscape character and planting themes within existing garden beds.

* Removal of dead or dangerous trees and emergency works to maintain public safety and to protect buildings and structures, provided notification is provided to the Executive Director prior to the works being undertaken.

* Management of trees in accordance with Australian Standard: Pruning of Amenity Trees AS 4373.

* Tree surgery by a qualified horticulturalist or tree surgeon necessary for the health of those plants.

* Removal of plants listed as noxious weeds in the Catchment and Land Protection Act 1994.

* Subsurface works involving services, water and drainage systems, gas or electricity beyond the Tree Protection Zone in accordance with Australian Standard: Protection of trees on development sites AS 4970. If any historical archaeological artefacts or deposits are located during subsurface works, all

works must cease and Heritage Victoria be contacted immediately</p>

Construction dates 1860,
Heritage Act Categories Registered place,
Hermes Number 838
Property Number

Extent of Registration

AMENDMENT OF REGISTER OF HISTORIC BUILDINGS

Historic Building No. 695, Koonoona, Merricks Road, Merricks North

The whole of the buildings and land shown hatched on the attached map marked "A" being part of Crown Allotment 35A, Title Volume 9666, Folio 342, but excluding outbuildings numbered II, IV, C and VI.

[*Victoria Government Gazette* No. G42 25 October 1989 p. 2742]

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/>