



Ardoch News

Ardoch the Village Green

Volume 7, Issue 1

Lark House

When Ardoch was sold by the Education Department in 1993, a Conservation Management Plan was written to provide guidance on how the estate should be redeveloped and maintained. This Plan contains descriptions of the older-style buildings at Ardoch prior to the mid-1990's redevelopment, and over the next few editions of Ardoch News, we'll go through these one by one. The first is

on Lark House.

Lark House (10 Ardoch Ave) was constructed in 1924 by the Sydney surgeon Dr George Armstrong, and the following year, he purchased the remainder of the Ardoch site. Cliefden,, the 1873 former residence on the site, was demolished to make way for the new building.

Originally there was a single storey bungalow to the rear of

the present building but this has been demolished. The front of the house is symmetrical, with octagonal turrets rising above the roof line from projecting corner bays. A timber pergola and trellis is constructed outside the central entrance— before the redevelopment, the decayed posts and main beams were likely to be original. When used by the Education Department, the central entrance had a glazed screen flush with the wall at ground level and the first floor windows were relocated. The hipped roof is covered with terracotta tiles, probably original.

The interior was substantially altered in 1977-78 by the removal of internal walls, particularly to the centre of the building, and construction of low-

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Ardoch Youth Foundation

Many people will know that Ardoch used to be a school for 'street kids'.

When Ardoch was sold by the Education Department for redevelopment, Ardoch teacher Kathy Hilton was de-

termined the wonderful work of the dedicated teachers who used to work here would not be lost. She established and has developed the Ardoch Youth Foundation, which since 1988 has been working to 'make education a reality' for kids experiencing homelessness and disadvantage.

Winner of the 2001 Prime Minister's Award for Community Business Partnerships, the Ardoch Youth Foundation provides practical hands-on help to schools trying to find ways to make

sure all kids gain their right to a good education.

They partner with dozens of organisations, ranging from the Clayton Utz legal firm to Esprit. And some from our Ardoch community have taken up the invitation to volunteer their time to help out.

At this time of year, Ardoch Foundation also has Christmas cards for sale. Check them out at www.ardoch.asn.au or phone 9537 2414.

New Body Corporate Committee

Each year a new Committee of management is elected at the Annual General Meeting of Ardoch's Body Corporate members—a list of the new Committee for 2004/05 is on the back page.

The Committee is charged with managing the affairs of the Body Corporate on behalf of members. Mostly this entails making sure your body corporate contributions are used effectively and for their intended purpose—maintaining and enhancing the value of the Body Corporate's common property.

The Committee employs a professional body corporate manager to manage its day to day affairs. The Manager is authorized to

attend to minor repairs and maintenance (less the \$1,000) without reference to the Committee. Larger projects come to the Committee for discussion and decision and generally require three quotes to ensure competitive value for money.

Office bearers for this year are:

Chair—Meredith Doig

Deputy Chair— Shirley Huberts

Treasurer—Judelle Scheer

Garden Subcommittee—Tom Jackson (convenor), Catherine Santo, Judelle Scheer, Ian Warren

Maintenance Subcommittee—Ian Warren (convenor), John Campton, David Clark

Communications Subcommittee—Meredith Doig (editor), Shirley Huberts, Catherine Santo (please see page 4)

Signage Working Party—Judelle Scheer (convenor), Shirley Huberts, Catherine Santo.

Committee meetings will be held on the last Thursday of each month (other than December). If you have an issue you'd like raised, please contact the Manager, Michael Nugent, or anyone on the Committee.

Landscaping at Ardoch

Amongst other things, the Ardoch Conservation Management Plan made recommendations about how the grounds and gardens should be developed and maintained. Excerpts are reproduced below.

Existing planting—retain and conserve as far as possible identified significant trees. Remove and replace significant trees as necessary and as part of a cyclical planting program.

New planting—maintain the central Green as an open space with trees and other new planting restricted to the perimeter. New

planting generally should be designed to reinforce the picturesque open quality of the landscape in a manner appropriate to the period 1920-39. New planning adjacent to the buildings and elsewhere in significant landscape areas should use species appropriate to the 1920-39 period.

Fences and hedges—avoid fences dividing private gardens within the site. Instead low hedges of suitable species approximately 500mm high should be used.

Signage—site directories located near the principal entrances should be of good de-

sign and graphic quality and should be of a style and colour which sympathetically relates to the character of the site. It should not mimic historic detail.

Paving—limit access roads for vehicles to present extent of Ardoch Ave. Paths should be sympathetically designed without raised kerbs or other intrusive elements.

Boundary wall—retain existing wall, the main entrance and gate lamps. If required, construct a wrought iron security infill grille along the top of the existing masonry wall in a sympathetic design.

He said ...

He said...ever since I first laid eyes on you, I've wanted to make love to you badly. She said...Well, you succeeded.

He said... what have you been doing with all the grocery money I give you? She said...Turn sideways and look in the mirror.

He said...why don't you tell me when you have an orgasm? She said...I would but you were never there.

Why are blond jokes so short? So men can remember them.

Why don't women blink during foreplay? They

don't have time.

Why is it difficult to find men who are sensitive, caring and good-looking? They already have boy-friends.

Why are married women heavier than single women. Single women come home, see what's in the fridge and go to bed. Married women come home, see what's in bed and go to the fridge.

He said...i don't know why you wear a bra—you've got nothing to put in it. She said...you wear pants don't you?

(with thanks to Harry Greenberg)



The saga of the hedge

Late last year Ardoch's gardeners, The Minders, presented ideas for re-planting a number of areas around the estate, where shrubs in particular were coming to the end of their useful lives. Among these was the lavender hedge outside Magnolia (7 Ardoch). Their recommendation was for 'removal of the lavender hedge – wrong species in poor condition'. The Body Corporate Committee agreed with this recommendation, but noted there had been no recommendation or decision about a replacement hedge.

In February, The Minders recommended a 'longer lasting, more compact' plant 'such as English privet or Orange-tip Lilly Pilly'. Subsequently Orange-tip Lilly Pilly was recommended over English privet, mainly due to its prettier colours.

In May, the Garden Subcommittee conducted a survey of residents in Magnolia to ascertain their preferences between lavender, Lilly Pilly, or something else. The results were inconclusive, in that there was no strong preference expressed. The Committee decided to continue to accept the recommendation of The Minders for Lilly Pilly.



In July the Committee received a letter from the Dispute Settlement Centre of Victoria, requesting a meeting with a Body Corporate member regarding the choice of the replacement plant for the hedge. This letter was tabled at the following Committee meeting and it was agreed to conduct a survey of members to ascertain their preferences.

The survey of members went out in August, seeking their preferences between lavender, Lilly Pilly or Orange Jessamine (all recommended as suitable by The Minders). The results were again inconclusive (11 for Lilly Pilly, 10 for lavender, and 3 for Orange Jessamine).

Later in August a Body Corporate member pointed out that Heritage Victoria holds a Conservation Management Plan for Ardoch that, amongst other things, recommends using plants that would have been around in the 1920s or 1930s for the areas around the Green or facing Dandenong Rd. While Lilly Pilly was around in the 1920s, the particular 'cultivar' that is suitable as a hedge was developed only 10 years ago. The Lilly Pilly recommended by The Minders would therefore not conform to Heritage Victoria's guidelines.

Upon inquiry, Heritage Victoria mentioned a number of plants (other than those already considered) that would fit within their guidelines. Consultation with The Minders about their suitability in the actual location outside Magnolia indicated the

Hedge outside Magnolia, showing deterioration of the lavender

following:

- rosemary (would grow too low)
- English box (slow growing; needs a lot of maintenance and therefore expensive)
- golden privet (would grow too high, and requires a lot of maintenance)
- kurume azalea (does not tolerate full sun).

Lavender would be suitable but lasts a relatively short time (about 5-7 years) and would need to be replaced regularly.

English privet would be suitable and lasts up to 100 years. English privet is the hedge already outside Kingfisher (4 Ardoch).

(phew!)

The issue was finally resolved by a vote at the Annual General Meeting of Body Corporate members, where the following recommendation was accepted by a majority of those voting.

Taking into account the recommendations of our professional gardeners, Heritage Victoria guidelines, and advice regarding the suitability of plants in the actual location outside Magnolia, including the relative costs and maintenance effort needed, it is recommended:

That the lavender hedge be replaced with English privet.

Lark House (cont.)

ered suspension ceilings and glazed partitions. Most of the original skirtings and other joinery and some original paneled doors remain, although altered or relocated in some rooms. The architraves have 'Egyptian' form with shallow triangular heads. Most rooms retain picture rails at door head height.

The stair hall and landing is the only space that remains substantially unaltered. It re-

tains the original strapped fibrous plaster ceiling with square bosses and egg-and-dart ovolo cornice. The stair is constructed of dark stained and varnished timber with paneled sides and soffit. The flat banisters are pierced with stylized tulip decorations. The heavy square section newel posts taper to octagonal section to their tops and have flat octagonal caps. The handrail fixed the wall is not original.



Daphne row between Lark House and Phoenix

Ardoch the Village Green

Body Corporate Committee

Boyd Adamson—5/8 Ardoch Ave, 9510-0250

John Campton—2/7 Ardoch Ave, 9525-0917

David Clark—10/7 Ardoch Ave, 9525-0295

Ian Cook—off site owner, 9836-3783

Meredith Doig—1/6 Pilley St, 9530-2954

Shirley Huberts— 1/1 Ardoch Ave, 9533-6869

Tom Jackson—2/4 Ardoch Ave, 9525-0813

Catherine Santo— 7/8 Pilley St, 9529-2248

Judelle Scheer—3/6 Ardoch Ave, 9525-0996

Harley Smith—5/7 Ardoch Ave, 9529-4500

Ian Warren—3/6 Pilley St, 9510-6979

Body Corporate Manager—Michael Nugent of
Strata Title Flat Management

Suite 15, 20 Commercial Rd, Melbourne 3004

Phone 9866-6167 or fax 9866-6052

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16 October

Saturday
07:30 pm - 11:30 pm

17 October

Sunday

17 October

Sunday
05:30 am - 05:30 pm

17 October

Sunday
11:00 am - 05:00 pm

17 October

Sunday
01:00 pm - 06:00 pm

What's on in Port Phillip

Some Enchanted Evening at the Memo

Some Enchanted Evening is a fundraiser for Young People in Nursing Homes. The night will consist of live music, an auction and live portrait painting by Middle Park Fine Art Gallery. There are currently over 6000 young people in nursing...

St Kilda Esplanade Art & Crafts Market

The St Kilda Esplanade Art & Crafts Market consists of over 200 stalls offering a wide and often unusual variety of original art and handcrafts. Hours 10:00am to 5:00pm every Sunday. Location: Upper Esplanade, St Kilda, between Cavell & Fitzroy Streets

Around the Bay in a Day - Australia's biggest 12-hour challenge ride

Thousands of cyclists complete the 210km circumnavigation of Port Phillip Bay each year. It's a ride that takes determination, stamina – and, it's a ride that takes you to a new level of cycling, whatever your aspirations. We provide lunch,...

Albert Park Bowls Club Open Day

Families of the Future: The two wheel revolution

This 6 session training course will teach parents how to cycle with their children. The course will encourage more cycling by families and build the skills, knowledge and confidence needed for parents to take their young children cycling with them.

Please let us know what you want in Ardoch News ...

The new Communications Subcommittee is keen to find out what you'd like to see in Ardoch News. Please provide your frank and fearless views on the following,, tear off this section and pop it in letterbox 7/8 Pilley St, 1/6 Pilley St, or 1/1 Ardoch Ave. Or, you can email your thoughts to the Editor at mdoig@alphalink.com.au. Thanks!

1. Do you like receiving the Ardoch newsletter? Yes / No
2. What do you like about it?
3. What don't you like about it?
4. What type of content would you like to see included in it in the future?
5. How often do you want to receive it?
6. Please provide any further comments on how the newsletter could be improved, or other ways the Communications Subcommittee can meet your needs for information about what's happening at Ardoch —