APPENDIX A LIST OF HERITAGE PLACES



Appendix A – Heritage Places

This appendix lists the heritage places within the State Project Land and also includes the following:

- A detailed overview of the description and values of the heritage places that are within, or directly adjacent to, the State Project Land but which will not be impacted by the project.
- A list of the HO places included in the 500m Investigation Area in Sunshine/Albion.

VHR Places in the State Project Land

Table A.1 VHR places within State Project Land

VHR number	Name	Address
H0667	Massey Ferguson Complex	Devonshire Road and Hampshire Road and Harvester Road, Sunshine
H0829	John Darling and Son Flour Mill	74 Sydney Street, Albion
H1197	Albion Viaduct (Rail Bridge)	Keilor East and Sunshine North
H1563	Footscray Railway Station Complex	Irving and Hyde Street, Footscray
H1953	H V McKay Memorial Gardens	Anderson Road, Sunshine
H1966	H V McKay Offices	2 Devonshire Road, Sunshine

VHI Places in the State Project Land

Table A.2 VHI places with State Project Land

HI number	Name	Address
H7822-0004	Brimbank Park Ruins	Western Ring Road, Keilor East
H7822-0842	Former Tottenham Station	Ashley Street and Sunshine Road, Tottenham

HO places within State Project Land

Table A.3 Brimbank (VHR places indicated by italics)

HO number	Name	Address
НО3	Former Massey Ferguson Complex, including Visy Care Hub and Clock Tower and gates	Land bounded by Devonshire, Hampshire and Harvester Roads, Sunshine
HO4	John Darling and Son Flour Mill	74 Sydney Street, Albion
HO5	Rail Bridge over Maribyrnong River	Melton-Keilor Road, Keilor
HO10	HV McKay Memorial Gardens	Anderson Road, Sunshine
HO11	H V McKay Offices	Anderson Road, Sunshine
HO18	H V McKay Offices (eastern portion of complex)	2 Devonshire Road, Sunshine
HO20	Concrete Housing Estate Precinct	Leith Avenue, Sunshine
HO22	Sunshine Commercial Area	Sunshine
HO23	McKay Housing Estate	Durham Road, Sunshine
HO24	McKay Housing Estate	King Edward Avenue, Sunshine
HO25	Railway Estate Precinct	Sunshine
HO26	War Service Homes Heritage Area	Albion
HO28	Albion VR D.C. substation	Talmage Street, Albion
HO37	Steel Creek Rail Embankment	Off Roberts Road, Keilor



HO number	Name	Address
HO39	Sunshine Railway Signal Box	off Hampshire Road, Sunshine
HO40	Black Arch rail bridge	Sunshine Road, Sunshine
HO42	Sugar Gum Row	Talmage Street, Albion
HO47	Dodds Homestead Ruins	end Dodds Road, Brimbank Park, Keilor
HO51	Sunshine Advocate Office	11-15 Sun Crescent, Sunshine
HO53	HV McKay Memorial Gates	Anderson Road, Sunshine
HO54	HV McKay Memorial (Presbyterian) Church	120 Anderson Road, Sunshine
HO55	Sam McKay house and garden	147 Anderson Road, Sunshine
HO56	Former Sunshine Technical School	Derby Road, Sunshine
HO57	Former Sunshine Girls Technical School	Derby Road, Sunshine
HO61	House	48 Station Place, Sunshine
HO63	ANZ Bank, former ES&A Bank	115 Durham Road, Sunshine
HO65	Derrimut Hotel	132 Durham Road, Sunshine
HO67	Robinson House	33 Sun Crescent, Sunshine
HO71	Curracloe	11 Adelaide Street
HO75	Sunshine Baptist Church	42 Ridley Street and 16 Sydney Street, Sunshine
HO76	Cameron house and dairy	49 Sydney Street, Albion
HO77	House and Trees	22-24 Talmage Street, Ardeer*
HO91	Sunshine Market	13-19 City Place, Sunshine
HO107	Hannah McKay House	145 Anderson Road, Sunshine
HO108	Chemist Shop	234 Hampshire Road, Sunshine
HO115	Our Lady's School	Station Place/Monash Street, Sunshine
HO120	Presbyterian Manse/Kirby House	127 Durham Road, Sunshine
HO121	William McKay House	150 Durham Road, Sunshine
HO125	Former Church of Christ	81-83 Hampshire Road, Sunshine
HO126	Former Masonic Lodge No.226	93 Hampshire Road, Sunshine
HO127	Sunshine Picture Theatre	126-128 Hampshire Road, Sunshine
HO130	Shops	193-199 Hampshire Road, Sunshine
HO133	Shops	207-219 Hampshire Road, Sunshine
HO139	House	50 Forrest Street, Sunshine
HO144	Hampshire House	233-241 Hampshire Road, Sunshine**
HO145	Richard's Dairy	44 Hampshire Road, Sunshine
HO151	Grand Junction Estate and Matthew's Hill	Sunshine

^{*}Note this place has been demolished

Table A.4 Hobsons Bay

HO number	Name	Address
HO11	Halls Farm Heritage Precinct	2-52 Collingwood Road, 2-40 Tait Street, 313-353, Douglas Parade, Elphin Street, Farm Street, 48-112 Hall



^{**}Note no citation has been uncovered for this place

		Street, 69-101 High Street, 14-66 and 23-81 Home Road and River Street, Newport
HO22	Newport Civic and Commercial Precinct	Hall Street (part), Mason Street (part) and Melbourne Road (part), 1 Walker Street, Newport
HO136	Newport Railway Station Complex (& Pepper and Lily Trees)	Hall Street and Melbourne Road, Newport
HO175	Victorian Railways Type A Electricity substation (former)	1 Market Street, Newport
HO186	WC Thomas & Sons Flour Mill (former)	1 McRobert Street, Newport

Table A.5 Maribyrnong

HO number	Name	Address
НО7	Old Footscray Township residential heritage area	Footscray
HO49	Footscray Railway Station Complex	Irving and Hyde Street, Footscray
HO70	Row Houses	102-106 Victoria Street, Footscray
HO108	Elm and ash street tree avenue	Bunbury Street, Footscray
HO125	Bradmill	341-351 Francis Street, Yarraville
HO159	Cremota	19 Sunshine Road, West Footscray
HO160	Australian Estate Wool Store	47-61 Sunshine Road, West Footscray
HO161	Goldsborough Mort Wool Store	63 Sunshine Road, West Footscray
HO162	Olex Cables	207 Sunshine Road, West Footscray
HO163	Wiltshire Files	213 Sunshine Road, West Footscray
HO164	Black Arch Rail Bridge	Off Sunshine Road, Braybrook

Table A.6 Moonee Valley

HO number	Name	Address
HO107	Railway Bridge (Albion Viaduct)	Over Maribyrnong River between Jacana and Albion Stations, East Keilor
HO342	Railway Trestle Bridge	Moonee Ponds Creek, Strathmore Heights

Table A.7 Moreland

HO number	Name	Address
HO219	Trestle Bridge	Moonee Ponds Creek, Glenroy

Footscray rail corridor

HO places

There are eight HO places in the Footscray rail corridor that intersect with the edge of the State Project Land. All are located within the City of Maribyrnong and are as follows:

- Old Footscray Township residential heritage area (HO7)
- 102-106 Victoria Street, Footscray (HO70)
- Elm and ash street tree avenue (HO108)
- Creamota, 19 Sunshine Road, West Footscray (HO159)
- Australian Estate Wool Store, 47-61 Sunshine Road (HO160)
- Goldsborough Mort Wool Store, 63 Sunshine Road (HO161)
- Olex Cables, 207 Sunshine Road (HO162)
- Wiltshire Files, 213 Sunshine Road (HO163)

The Old Footscray Township residential area (HO7) and the Elm and Ash Street Tree Avenue (HO108) are located to the south-east of the Footscray Railway Station and intersect only at the very edge of the Assessment Area (Figure A.1). The Old Footscray Township (HO7) is a collection of small Victorian and Edwardian single story attached and detached houses. The street layout in this area reflects the 1849 township plan. The elm and ash street tree avenue extends down Bunbury Street, Footscray and is characterised by mature street trees.



102-106 Victoria Street, Footscray (HO70) is a group of three brick and render terrace houses at 102-106 Victoria Street, Footscray (HO70, Maribyrnong). The house row was constructed in the late nineteenth century and is notable for its elevated siting, brick retaining walls and fencing which likely dates from the construction of the rail underpass at Victoria Street in the 1920s (Butler, 1989). The row is located directly to the south of the rail corridor and south-west of the underpass (Figure A.2).

Five industrial factories/warehouses are located along Sunshine Road to the south of the rail corridor.

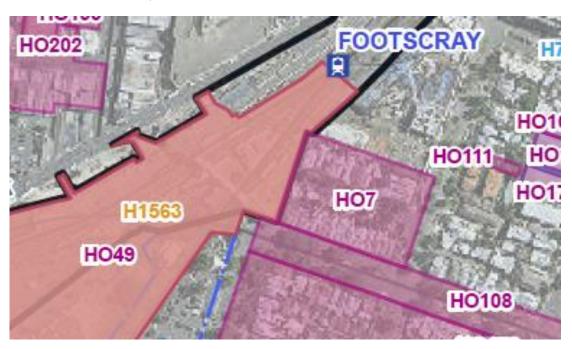


Figure A.1 Detail of the heritage layers mapping showing the intersection of HO7 and HO108 with the edge of the Sunshine Project Land (Source: Mapping by AJMJV, MAR-AJM-PWD-PWD-MAP-XCH-MMN-049041, Rev A.1)



Figure A.2 Aerial photograph showing the extent of HO70 as it applies to the three terrace houses at 102-106 Victoria Street, Footscray (Source: VicPlan)





Figure A.3 Detail of the heritage layers mapping showing the intersection of the industrial places along Sunshine Road with the edge of State Project Land (Source: Mapping by AJMJV, MAR-AJM-PWD-PWD-MAP-XCH-MMN-049041, Rev A.2)

Newport rail corridor

HO places

Newport Railway Station Complex (HO136, Hobsons Bay)

The HO control at the Newport Railway Station Complex includes the station buildings, platforms and associated Pepper and Lilly Pilly trees and land. The station was constructed by the Victorian Railways in c. 1912 and is identified as being of historical, aesthetic and social significance to the City of Hobsons Bay (Hobsons Bay Heritage Study, amended 2017) (Figure A.4 and Figure A.5).

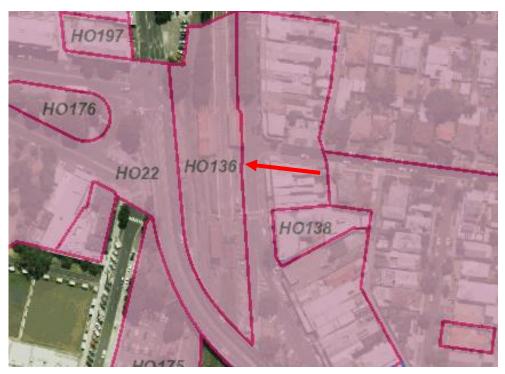


Figure A.4 Aerial photograph overlaid with extent of HO136 as it applies to the Newport Railway Station Complex (Source: VicPlan)





Figure A.5 View of the west side building at the Newport Railway Station from Melbourne Road

Victorian Railways Type A Electricity Substation (HO175, Hobsons Bay)

The former Victorian Railways Type A Electricity Substation at Newport ('Newport Substation') was constructed by the Victorian Railways in c. 1915-16 (Figure A.6). It is associated with the period of electrification of the Melbourne suburban railway system and is one of five surviving similar structures. Another of these substations is included within the State Project Land at Albion (HO28, City of Brimbank; refer Section 5.2.3.4.1. The substation is now operated as an arts and events space, though the building and site are owned/managed by VicTrack. It is identified as being of local historical significance for its association with the electrification of the railways and aesthetically as a 'massive landmark building' (Hobsons Bay Heritage Study, amended 2017).

The project works will not impact on the heritage values and fabric of the Newport Substation and it is not considered further in impact assessment.



Figure A.6 View of the former Victoria Railways Type A Electricity Substation at Newport



Border intersecting places

There are an additional three HO places in the Newport rail corridor that intersect with the edge of the State Project Land. The majority are located within the City of Hobsons Bay, with one located in the City of Maribyrnong, and are as follows:

- Halls Farm and Heritage Precinct (HO11, Hobsons Bay)
- WC Thomas and Sons Flour Mill (HO186, Hobsons Bay)
- Bradmill (HO125, Maribyrnong)

There is also one HO precinct that intersects with the State Project Land through the inclusion of roadways with the precinct.

• Newport Civic and Commercial Heritage Precinct (HO22, Hobsons Bay)

No impacts are anticipated to occur to these places as a result of project works and they are not considered further in impact assessment.

Newport Civic and Commercial Heritage Precinct (HO22, Hobsons Bay)

The Newport Civic and Commercial Heritage Precinct includes commercial and civic buildings to both sides of the railway station (Figure A.7). It also includes associated roadways, road reserves and the road bridge across the railway line, which is included within the State Project Land. The citation also includes direct reference to the Newport Railway Station Complex and (former) Newport Railway Substation as contributory elements within the precinct (Hobsons Bay Heritage Study, amended 2017). The road bridge is not identified as being of significance to the precinct, but bluestone kerb, channelling and laneways are identified where they exist.





Figure A.7 View of buildings within the Civic and Commercial Heritage Precinct (HO22) in the vicinity of the railway station; shops to the east side of the heritage precinct (at left) and to the west (at right)

Halls Farm Heritage Precinct (HO11, Hobsons Bay)

This heritage precinct intersects at the edge of the State Project Land and is largely comprised of residential properties constructed in the Victorian through to the Edwardian/interwar eras (Figure A.8). The estate was subdivided in the 1880s, although development was slowed by the 1890s depression. The subdivision largely developed by the 1920s (Hobsons Bay Heritage Study, amended 2017).







Figure A.8 View of residential buildings within Halls Farm Heritage Precinct (HO11)

WC Thomas and Sons Flour Mill (former) (HO186, Hobsons Bay)

The WC Thomas and Sons Flour Mill (former), 1 McRobert Street, Newport is located to the edge of the State Project Land (Figure A.9). The statement of significance identifies the two-storey brick storage and dispatch building constructed c. 1903, three early concrete silos constructed c.1908 and associated buildings from the Interwar period (Hobsons Bay Heritage Study, amended 2017). The site is currently undergoing adaptation and redevelopment (Figure A.10).



Figure A.9 View of HO186 (pink overlay) as it applies to the former WC Thomas and Sons Flour Mill (Source: VicPlan)





Figure A.10 View of new development at the former WC Thomas and Sons Flour Mill (HO186)

Bradmill (HO125, City of Maribyrnong)

In addition to the HO places which directly intersect with the State Project Land there is one additional HO place located directly adjacent to the State Project Land (the rail corridor). This is Bradmill at 341-351 Francis Street, Yarraville (HO125, Maribyrnong). The site is subject to an incorporated plan under the Maribyrnong Planning Scheme.

The existing HO was implemented at a time when the site was substantially intact to its c. 1960s state. Council's citation for the place reflects this situation (Maribyrnong, 2001, Vol. 3). In recent years, the site has been mostly cleared retaining only the substantial boiler house with its associated conveyor structure, and some masonry manufacturing buildings (Figure A.11 and Figure A.12) in the southern section of the site.



Figure A.11 Aerial photograph with extent of HO125 indicated (pink overlay); the majority of the remaining heritage buildings are located in the southern part of the site (Source: VicPlan)





Figure A.12 View of former Bradmill boiler house and conveyor (Source: Lovell Chen Archives)

Sunshine/Albion

Places at the edge of State Project Land

Many HO places in the Sunshine/Albion area intersect with the State Project Land only at the property boundary or through the inclusion of roadways. These are described in below, noting that they have been grouped by geography or typology as appropriate.

Sunshine Commercial Heritage Area Precinct (HO22) and surrounds

To the west of Sunshine Station is the Sunshine Commercial Heritage Area (HO22), centred on City Place (Figure A.13). As planned, this group of shops provided access to the level crossing and station, linking the residential estate with the Sunshine Harvester Works (Vines et. al, 2000). The key period of significance for the precinct is 1912-1925. A number of individual HO places are also located close to the station to the west of the rail reserve, including the Derrimut Hotel (c. 1929, HO65), the Sunshine Advocate Office (1926, HO51) and the Sunshine Market (c. 1950, HO91). The former ES&A Bank (1960, HO63) is located within the precinct; however, this building is identified as being of individual heritage significance in its own right rather than contributing to the precinct (Figure A.14).



Figure A.13 Aerial photograph showing location of HO places in the commercial area: Sunshine Commercial Area (HO22), Derrimut Hotel (HO65), Sunshine Advocate Office (HO51), Former ES&A Bank (HO63), Sunshine Market (HO91); the State Project Land is indicated by the green overlay (Source: RPV GIS)













Figure A.14 Views of the shops within the Sunshine Commercial Precinct (HO22) (top row), Sunshine Advocate Office (HO51) and Sunshine Market (HO91) (middle row), and the Derrimut Hotel (HO65) and ANZ Bank, former ES&A Bank (HO63) (bottom row)

Community, Religious and Educational Grouping

Located edges of the State Project Land, to the south-west of and distant from Sunshine Station, is a group of community, religious and educational HO places. These include, the former Church of Christ (1936, HO125), the Masonic Lodge (1926, HO126) and the Sunshine Picture Theatre (c. 1925, HO127). The former Sunshine Technical School (1912, 1941; HO56) and the former Sunshine Girls Technical School (1938, HO57) (Figure A.17) are located south-east of the railway line. Refer to plans at Figure A.15 and Figure A.16)

A further religious building to the north-west of this group is the Sunshine Baptist Church (HO75), at 42 Ridley Street and 16 Sydney Street, Sunshine. This place is also included within the broader King Edward Avenue residential precinct (HO24) (Figure A.18).

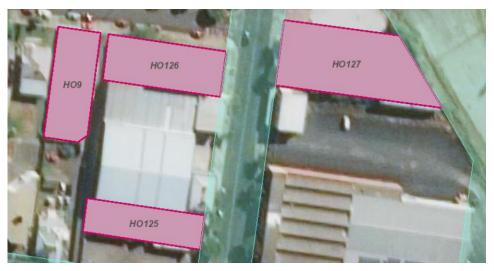


Figure A.15 Map showing locations of heritage places as part of the community, religious and educational grouping south-east of the railway corridor: Former Church of Christ (HO125), Masonic Lodge (HO126) and Sunshine Picture Theatre (HO127) (Source: RPV GIS)

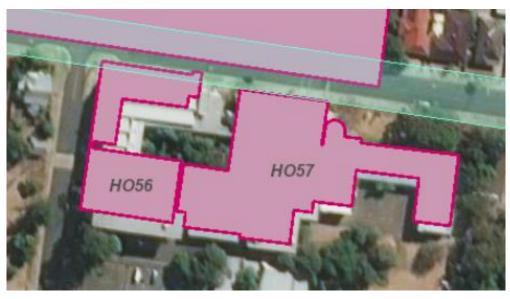


Figure A.16 Aerial photograph showing location of buildings part of the community, religious and educational group south-east of the railway, the former Sunshine Technical School (HO56) and the former Sunshine Girls Technical School (HO57) (Source RPV GIS)













Figure A.17 Views of the former Sunshine Technical School (HO56) and the former Sunshine Girls Technical School (HO57) (top row), the Masonic Lodge (HO126) and the Sunshine Picture Theatre (HO127) (middle row) and the former Church of Christ (HO125) (bottom row)



Figure A.18 Aerial photograph showing extent of HO75 (red outline) as it applies to Sunshine Baptist Church (HO75), note the site is also included within King Edward Avenue residential precinct (HO24) (Source: VicPlan)

Hampshire Road grouping (east of rail corridor)

Further north along the rail corridor there is a distinct cluster of commercial HO places on the eastern side of Hampshire Road and in closer proximity to the Sunshine Harvester Works (Figure A.19 and Figure A.20), including shop rows at 193-197 Hampshire Road (1924, HO130) and 207-219 Hampshire Road (1920, HO133), HV McKay Offices (HO18, the eastern portion of the office complex included on the VHR H1966) and the commercial building known as Hampshire House (date unknown, HO144), 233-241 Hampshire Road. The Chemist Shop at 234 Hampshire Road (1925, HO108) is also located just within the State Project Land.



Figure A.19 Aerial photograph overlaid with State Project Land Boundary and HO places: 193-197 Hampshire Road (HO130), 207-219 Hampshire Road (HO133), Hampshire House (HO144), HV McKay Offices (eastern portion of the office complex) (HO18) (western portion (VHR listed section) shown at HO11). The Chemist Shop at 234 Hampshire Road (HO108) is indicated by red arrow











Figure A.20 Views of shops at 193-199 Hampshire Road (HO130) and the shop row at 207-219 Hampshire Road (HO133) (top row), HV McKay Offices (eastern portion of the office complex) (HO18) and Hampshire House (HO144) (middle row) and Chemist Shop (HO108) (lower left)

Residential HO Precincts and Houses

A number of residential heritage precincts are located partially within or on the edges, including roads within the precinct, of the State Project Land. These include the Concrete Housing Estate (HO20), the McKay Housing Estate, Durham Road (HO23), the McKay House Estate, King Edward Avenue (HO24) and the Railway Station Estate (HO25) (Figure A.21 and Figure A.22). The Grand Junction Estate and Matthew's Hill Precinct (HO151) is a residential precinct located on the eastern side of the railway corridor (Figure A.23).

The Railway Station Estate (HO25) was subdivided in the late nineteenth century with the establishment of the township of Braybrook Junction. The estate developed over a long period, from the initial 1890s phase through to the 1920s to 1930s. A small area of the precinct as it extends along Hampshire Road is included in the State Project Land, the precinct is otherwise included in the additional investigation area.

The McKay Housing Estate, Durham Road (HO23) skirts the edge of the State Project Land. The related McKay Housing Estate, King Edward Avenue (HO24) is to its north. Both are HV McKay housing estates and contain building stock from the Edwardian period and later. The Concrete Housing Estate (HO20) is a small precinct of State Savings Bank housing (similar to the much larger Garden City development in Port Melbourne) developed in the 1920s on land owned by HV McKay. Included within HO25 and intersecting with the edge of the State Project Land as it extends along Hampshire Road is Richard's Dairy, 44 Hampshire Road (HO145). This individually listed building is identified as a 'Moderne style dairy' with some notable brickwork on the north porch (Vines et. al, 2000).

There is an additional individual residential property which intersects with the edges of the State Project Land in Sunshine, this is a house at 50 Forrest Street, Sunshine [Albion] (HO139) (Figure A.24). Note that the schedule notes this place as being in Sunshine, however it is technically located in Albion.

The potential for roadworks to have an impact on heritage places is considered in Impact Assessment.



Figure A.21 Aerial photograph showing location of residential HO precincts: Concrete Housing Estate (HO20), McKay Housing Estate, Durham Road (HO23), Railway Station Estate (HO25) and Richard's Dairy, 44 Hampshire Road (HO145) is indicated by arrow (Source: RPV GIS)





Figure A.22 Aerial photograph showing HO24 and intersection with the State Project Land (shown in green); note HO75 is discussed as part of the Community, Religious and Education Grouping (Source: RPV GIS)



Figure A.23 Map showing intersection of State Project Land (blue overlay) with Grand Junction Estate and Matthew's Hill Precinct (HO151) (pink overlay) (Source: RPV GIS)



Figure A.24 Aerial photograph overlaid with extent of HO139 to the property at 50 Forrest Street, Sunshine [Albion] (Source: VicPlan)

Albion

There are four HO places located in Albion at the boundary of the State Project Land; Curracloe, 11 Adelaide Street (HO71), Cameron's house and dairy (HO76) and the now demolished house and trees at 22-24 Talmage Street (HO77). The War Service Homes Heritage Area (HO26) is located to the west of the rail corridor and intersects with the State Project Land through the inclusion of roads within the precinct (Figure A.25)

Cameron's house and dairy (HO76) is a former farm building originally located on land rented from HV McKay. It is located at 49 Sydney Street, west of the railway line. Curracloe, 11 Adelaide Street, Sunshine [Albion] (HO71) is included in the HO mapping but is not listed in the Schedule to the HO (Figure A.26). It is unclear why this anomaly has occurred. Regardless, this property is located on the edge of the State Project Land and is well-separated from the railway line.

The War Service Homes Heritage Area (HO26) is located to the west of the railway line and dates from the later 1910s and 1920s. The precinct was constructed by the War Service Homes Commission to provide housing for returned soldiers who fought in World War One. The houses are largely simple bungalow-style weatherboard residences with minor variations to detailing evident across the precinct.



Figure A.25 Aerial photograph overlaid with State Project Land and HO places as follows: House and Dairy (HO76), Former Albion VR D.C. Substation (HO28), now demolished house and trees at 22-24 Talmage Street (HO77), War Service Homes Heritage Area (HO26) and King Edward Avenue (HO24). The John Darling and Son Flour Mill (VHR H0829) is included on this map as HO4 (Source: RPV GIS)



Figure A.26 Map showing intersection of HO71 Curracloe, 11 Adelaide Street with State Project Land (Source: RPV GIS)



Places Outside State Land (500m investigation area)

Outside of the State Project Land and within the 500m investigation area, are a number of heritage places in Sunshine and Albion. These places are listed in Table A.8.

None of these places will be impacted by the project works and are not considered in impact assessment.

Table A.8 List of HO places Outside State Project Land (within 500m investigation area)

HO number	Name	Address
HO9	Sunshine Mechanics Institute Library	1 Corio Street, Sunshine
HO64	Sunshine Metropolitan Fire Station and Flats	330 Hampshire Road, Sunshine
HO70	St Theresa's Catholic Church and School	26 Adelaide Street, Albion
HO73	Former Wunderlich, now West End Market	47-49 McIntyre Road, Sunshine
HO74	Selwyn Park	61A Selwyn Street, Albion
HO80	Lions House of Sunshine	8 Watt Street, Sunshine
HO106	Macedonian Community Centre	45 Fourth Avenue, Sunshine
HO105	Methodist church and hall	32 Devonshire Road, Sunshine
HO109	Sunshine Municipal Offices	6-18 Alexandra Avenue, Sunshine
HO110	Sunshine State Primary School 3113	111 Derby Road, Sunshine
HO111	Standard Steel	12-16 Market Road, Sunshine
HO113	Our Lady of the Immaculate Conception Catholic Church	93 Monash Street, Sunshine
HO114	Parsons House	114 Morris Street, Sunshine
HO116	Palmas	2 Tyler Street, Sunshine
HO122	Albion Primary School No. 4265	61-81 Adelaide Street, Albion
HO134	Victorian Row House	25 Benjamin Street, Sunshine
HO135	Victorian Row House	29 Benjamin Street, Sunshine
HO136	Victorian Row House	31 Benjamin Street, Sunshine
HO137	Victorian Row House	33 Benjamin Street, Sunshine
HO138	Victorian Row House	35 Benjamin Street, Sunshine
HO150	Moderne House	86 Monash Street, Sunshine