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# ICI Housing Estate Precinct



45845 ICI Housing Estate  
Precinct

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## Location

City Place, Sun Crescent and Durham Road, Sunshine. Brimbank City

## Municipality

BRIMBANK CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO22

## Heritage Listing

Brimbank City

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## Statement of Significance

Last updated on - January 1, 2000

This Sunshine commercial precinct is of historical and social significance as a part of a suburb created by Australia's leading industrialist, which set a milestone in the development of the industrial suburb under the influence of the Garden City movement. Sunshine became a yardstick for planning and housing reformers, with H.V. McKay being regarded as an expert on planned industrial housing. The McKay estate is of historical significance as it marks a crucial phase in the development of Sunshine, reflecting a period when McKay encouraged or directly provided services to the resident work force, such as recreation and retail facilities, in

order to develop a stable local economy.

The precinct is of architectural significance in representing the prevailing interwar style of relatively unadorned parapeted single storey shop fronts. The precinct includes community, civic and commercial premises. While the building stock provides a representative sample of generally typical small shops of the period, Sunshine does contain some more elaborate designs (such as the Derrimut Hotel), some of which can be ascribed to J Raymond Robinson, who fulfilled the role of company architect for the McKay Sunshine Harvester Works.

Characterised generally by low flat corrugated iron clad roofs, cantilevered verandahs, the buildings are also set on typical narrow frontage allotments, with small rear yards (now generally redeveloped for storage or parking). The provision of commercial allotments close to the station was consistent with the garden suburb character that was intended in the original town planning designs, and perpetuated in the perceptions of Sunshine's character. In the early 20th century Sunshine's generous suburban estates were atypical of working class housing of the period.

Heritage Study/Consultant	Brimbank - Brimbank City Council Post-contact Cultural Heritage Study, G. Vines, 2000;
Construction dates	1950,
Hermes Number	45845
Property Number	

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## Physical Description 1

This group of c.1950 houses built as part of the ICI housing estate, on curvilinear streets, is based on the Garden City approach with streets named accordingly relating to other examples of the movement such as 'Welwyn Garden City', 'Slough Industrial Estates' and Millbank and Billingham. Other streets relate to Nobel's parent company and original plant in Scotland (Irvine, Ardeer, Kynoch, Dumfries).

The original subdivision was bounded by Billingham Road to the north and west, Station Road on the East and Kororoit Creek on the south, although the early development was confined to the area south of Sassella Reserve, later expanding beyond Dumfries Street, Welwyn Parade and Millbank Drive, to the west and then north.

By the time these areas were built, however, it appears ICI no longer was involved in the development. The houses are generally weatherboard, terracotta -tiled roofed with alternating hipped and low gabled roof forms and simple rectangular floor plans. They are built on generous blocks with substantial reserves provided in the subdivision along the creek (only one side of Millbank Drive has been developed) and at Sassella Reserve.

The surviving places that are contributory to the precinct include the following:

ADDRESS, PLACE, DESCRIPTION, DATE

1 Dumfries Street, ICI House, Timber houses, 1950c

3 Dumfries Street, ICI House, Timber houses, 1950c

5 Dumfries Street, ICI House, Timber houses, 1950c  
7 Dumfries Street, ICI House, Timber houses, 1950c  
9 Dumfries Street, ICI House, Timber houses, 1950c  
11 Dumfries Street, ICI House, Timber houses, 1950c  
13 Dumfries Street, ICI House, Timber houses, 1950c  
15 Dumfries Street, ICI House, Timber houses, 1950c  
17 Dumfries Street, ICI House, Timber houses, 1950c  
19 Dumfries Street, ICI House, Timber houses, 1950c  
21 Dumfries Street, ICI House, Timber houses, 1950c  
23 Dumfries Street, ICI House, Timber houses, 1950c  
25 Dumfries Street, ICI House, Timber houses, 1950c  
27 Dumfries Street, ICI House, Timber houses, 1950c  
29 Dumfries Street, ICI House, Timber houses, 1950c  
31 Dumfries Street, ICI House, Timber houses, 1950c  
33 Dumfries Street, ICI House, Timber houses, 1950c  
1 Huddersfield Road, ICI House, Timber houses, 1950c  
3 Huddersfield Road, ICI House, Timber houses, 1950c  
5 Huddersfield Road, ICI House, Timber houses, 1950c  
1 Irvine Street, ICI House, Timber houses, 1950c  
2 Irvine Street, ICI House, Timber houses, 1950c  
3 Irvine Street, ICI House, Timber houses, 1950c  
4 Irvine Street, ICI House, Timber houses, 1950c  
5 Irvine Street, ICI House, Timber houses, 1950c  
6 Irvine Street, ICI House, Timber houses, 1950c  
7 Irvine Street, ICI House, Timber houses, 1950c  
8 Irvine Street, ICI House, Timber houses, 1950c  
9 Irvine Street, ICI House, Timber houses, 1950c  
10 Irvine Street, ICI House, Timber houses, 1950c  
12 Irvine Street, ICI House, Timber houses, 1950c

13 Irvine Street, ICI House, Timber houses, 1950c  
14 Irvine Street, ICI House, Timber houses, 1950c  
15 Irvine Street, ICI House, Timber houses, 1950c  
16 Irvine Street, ICI House, Timber houses, 1950c  
17 Irvine Street, ICI House, Timber houses, 1950c  
18 Irvine Street, ICI House, Timber houses, 1950c  
19 Irvine Street, ICI House, Timber houses, 1950c  
20 Irvine Street, ICI House, Timber houses, 1950c  
21 Irvine Street, ICI House, Timber houses, 1950c  
22 Irvine Street, ICI House, Timber houses, 1950c  
23 Irvine Street, ICI House, Timber houses, 1950c  
24 Irvine Street, ICI House, Timber houses, 1950c  
25 Irvine Street, ICI House, Timber houses, 1950c  
26 Irvine Street, ICI House, Timber houses, 1950c  
27 Irvine Street, ICI House, Timber houses, 1950c  
28 Irvine Street, ICI House, Timber houses, 1950c  
1 Kynoch Street, ICI House, Timber houses, 1950c  
2 Kynoch Street, ICI House, Timber houses, 1950c  
3 Kynoch Street, ICI House, Timber houses, 1950c  
5 Kynoch Street, ICI House, Timber houses, 1950c  
6 Kynoch Street, ICI House, Timber houses, 1950c  
7 Kynoch Street, ICI House, Timber houses, 1950c  
8 Kynoch Street, ICI House, Timber houses, 1950c  
9 Kynoch Street, ICI House, Timber houses, 1950c  
10 Kynoch Street, ICI House, Timber houses, 1950c  
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12 Kynoch Street, ICI House, Timber houses, 1950c  
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22 Kynoch Street, ICI House, Timber houses, 1950c  
23 Kynoch Street, ICI House, Timber houses, 1950c  
24 Kynoch Street, ICI House, Timber houses, 1950c  
25 Kynoch Street, ICI House, Timber houses, 1950c  
26 Kynoch Street, ICI House, Timber houses, 1950c  
27 Kynoch Street, ICI House, Timber houses, 1950c  
28 Kynoch Street, ICI House, Timber houses, 1950c  
29 Kynoch Street, ICI House, Timber houses, 1950c  
30 Kynoch Street, ICI House, Timber houses, 1950c  
31 Kynoch Street, ICI House, Timber houses, 1950c  
32 Kynoch Street, ICI House, Timber houses, 1950c  
33 Kynoch Street, ICI House, Timber houses, 1950c  
34 Kynoch Street, ICI House, Timber houses, 1950c  
35 Kynoch Street, ICI House, Timber houses, 1950c  
36 Kynoch Street, ICI House, Timber houses, 1950c  
27 Kynoch Street, ICI House, Timber houses, 1950c  
38 Kynoch Street, ICI House, Timber houses, 1950c  
39 Kynoch Street, ICI House, Timber houses, 1950c  
41 Kynoch Street, ICI House, Timber houses, 1950c  
43 Kynoch Street, ICI House, Timber houses, 1950c  
45 Kynoch Street, ICI House, Timber houses, 1950c  
2 Millbank Drive, ICI House, Timber houses, 1950c

4 Millbank Drive, ICI House, Timber houses, 1950c

6 Millbank Drive, ICI House, Timber houses, 1950c

8 Millbank Drive, ICI House, Timber houses, 1950c

12 Millbank Drive, ICI House, Timber houses, 1950c

14 Millbank Drive, ICI House, Timber houses, 1950c

16 Millbank Drive, ICI House, Timber houses, 1950c

18 Millbank Drive, ICI House, Timber houses, 1950c

20 Millbank Drive, ICI House, Timber houses, 1950c

22 Millbank Drive, ICI House, Timber houses, 1950c

24 Millbank Drive, ICI House, Timber houses, 1950c

26 Millbank Drive, ICI House, Timber houses, 1950c

28 Millbank Drive, ICI House, Timber houses, 1950c

30 Millbank Drive, ICI House, Timber houses, 1950c

32 Millbank Drive, ICI House, Timber houses, 1950c

34 Millbank Drive, ICI House, Timber houses, 1950c

1 Slough Street, ICI House, Timber houses, 1950c

3 Slough Street, ICI House, Timber houses, 1950c

5 Slough Street, ICI House, Timber houses, 1950c

6 Slough Street, ICI House, Timber houses, 1950c

7 Slough Street, ICI House, Timber houses, 1950c

8 Slough Street, ICI House, Timber houses, 1950c

9 Slough Street, ICI House, Timber houses, 1950c

10 Slough Street, ICI House, Timber houses, 1950c

11 Slough Street, ICI House, Timber houses, 1950c

12 Slough Street, ICI House, Timber houses, 1950c

13 Slough Street, ICI House, Timber houses, 1950c

119 Station Road, Sassella Park war memorial, Park with grandstand (1960s - 70s.), 1950c

Station Road, Vic Weaver Sugar Gum plantations, plantation in median, 1930s

1-17, 2-36, Welwyn Parade, ICI House, Timber houses, 1950c

2 Welwyn Parade, ICI House, Timber houses, 1950c  
3 Welwyn Parade, ICI House, Timber houses, 1950c  
4 Welwyn Parade, ICI House, Timber houses, 1950c  
5 Welwyn Parade, ICI House, Timber houses, 1950c  
6 Welwyn Parade, ICI House, Timber houses, 1950c  
7 Welwyn Parade, ICI House, Timber houses, 1950c  
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11 Welwyn Parade, ICI House, Timber houses, 1950c  
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13 Welwyn Parade, ICI House, Timber houses, 1950c  
14 Welwyn Parade, ICI House, Timber houses, 1950c  
15 Welwyn Parade, ICI House, Timber houses, 1950c  
16 Welwyn Parade, ICI House, Timber houses, 1950c  
17 Welwyn Parade, ICI House, Timber houses, 1950c  
18 Welwyn Parade, ICI House, Timber houses, 1950c  
20 Welwyn Parade, ICI House, Timber houses, 1950c  
22 Welwyn Parade, ICI House, Timber houses, 1950c  
24 Welwyn Parade, ICI House, Timber houses, 1950c  
26 Welwyn Parade, ICI House, Timber houses, 1950c  
28 Welwyn Parade, ICI House, Timber houses, 1950c  
30 Welwyn Parade, ICI House, Timber houses, 1950c  
32 Welwyn Parade, ICI House, Timber houses, 1950c  
34 Welwyn Parade, ICI House, Timber houses, 1950c  
36 Welwyn Parade, ICI House, Timber houses, 1950c

While not built at the same time as the ICI houses, some other community services were soon established, including the Kindergarten and Anglican (now Uniting) Church. While not essential contributory elements of the precinct, they relate to the later growth and development of the community.

## ADDRESS, PLACE, DESCRIPTION, DATE

1, Millbank Drive, Deer Park Kindergarten, Timber clad low-pitched roof, 1960c

44-8, Welwyn Parade, Deer Park Uniting Church & Kindergarten, Timber houses, 1960c

Other houses of the period are also present on the north side of Dumfries Street, (Numbers 2-26), 1 Blakley Street, on Welwyn Parade (Numbers 19-31, 32-42) north of Salmond Street and along the west side of Station Road between Dumfries Street and Billingham Road. These are outside of the proposed precinct boundary. Also the Vic Weaver plantation in the Station Road median, was formerly part of the Albion Explosives Factory and contributes to the wider landscape character of the precinct.

## Physical Conditions

Almost all of the original houses from the first stage of the estate are still extant although many have undergone cosmetic changes and some are more substantially altered. The most common alterations are imitation brick fibro cement cladding, replaced windows, extended or enclosed verandahs, and additional rooms at the rear.

## Historical Australian Themes

4 Building settlement, towns and cities

4.1 Planning urban settlements

*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/>*