



**PROPOSAL FOR VERANDAH EXTENSION AND PV CELLS ON  
DINING HALL BUILDING (B1)  
CAMP MANYUNG H1895 MORNINGTON**

## Heritage Impact Statement (HIS) for A Heritage Permit Application

20 June 2024

North side verandah extension to Dining Hall + Solar Cells (PV) to hall roof.

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### Preparation of the HIS

This HIS has been prepared by heritage ALLIANCE, heritage consultants of North Melbourne.

### Client

The client for this proposal is the YMCA (aka The Y Victoria), located at Box Hill Victoria.

### Location of proposal

Camp Manyung (H1895) is located on Sunnyside Road, just north of the township of Mornington on the Mornington Peninsula and is within the Shire of Mornington Peninsula. The site is above and beside Port Philip Bay.

A youth camp has been located here since the 1920s with the earliest structures from around the late 1920s when the first buildings were completed and then subsequently in the early 1930s when there was more substantial works undertaken such as the early bunkhouses although the concrete block and tiled roofed bunkhouses were not built until the late 1930s. These were built in a special produced concrete block of type now considered to be national interest with the block moulds held at the National Museum in Canberra.

The proposal is set out on drawings by Mt Martha Drafting showing the extension works and PV cell works to B1 Hall + Dining area. Drawings GN-01, 02 + A01 to A05 inclusive.

The relevant drawings cover the verandah extension and the proposed PV cells.

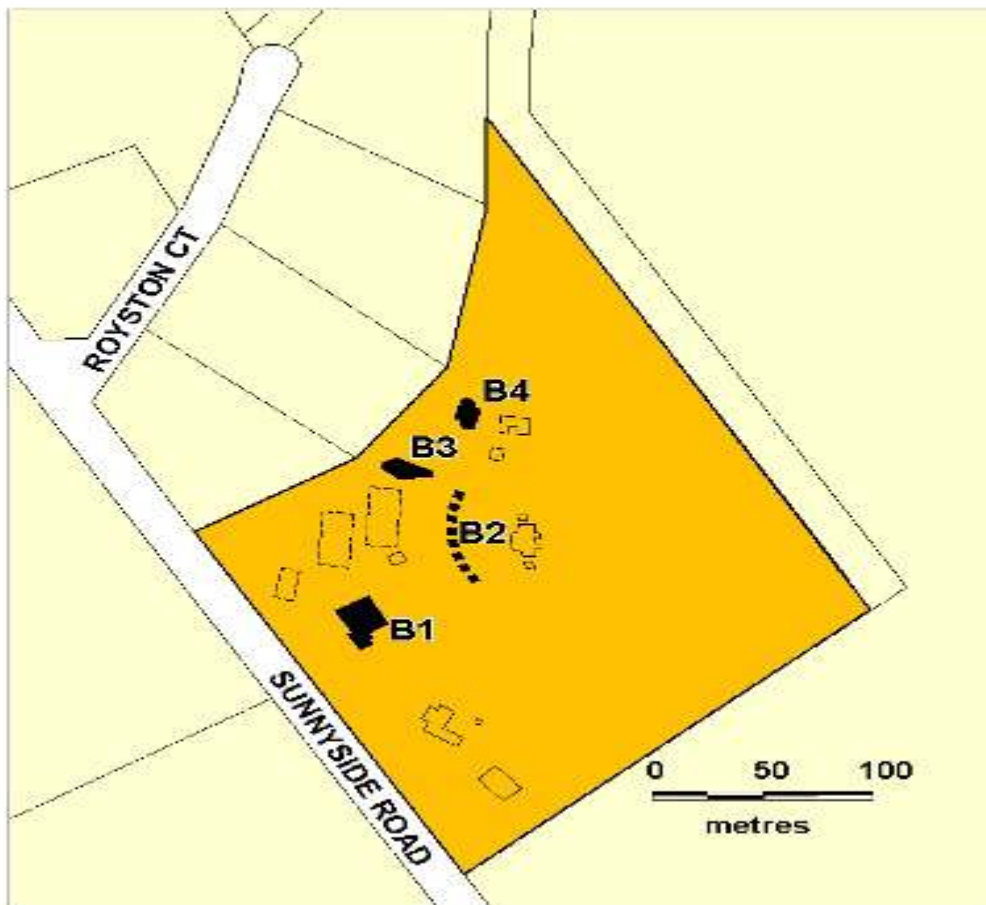
There is also a 27 page document titled

#### ***Solar PV Design and Installation brief for The Y.***

It is noted that this document has no authorship or details of the design engineering company involved.



## Registered Site plan.



*On this registration Plan, B1 is the hall and subject to this application, B2 are a range of single huts, B 3 is the outdoor chapel + B4 is the Managers Residence.*

### Purpose of the HIS:

This heritage impact statement is to accompany an **application for a PERMIT** from Heritage Victoria for alterations to a heritage registered place; in this case the Hall (B1) by way of a shaded built extension to the north side and inclusion of 31 PV cells on the north facing roof. These PV cells are part of a plan by the Camp to reduce energy costs across the site and become more self-sustaining. The proposal predicts a 100% savings in energy costs and a probable income from energy reintroduced to the grid.

The application follows from initial work on the shaded verandah proposal first discussed with Emily Good of Heritage Victoria (2021) and then outlined in drawings shown in Attached **Appendix B** but these were then revised and have now reached a stage for an application (dated as May 2024).

### Statement of Significance for Camp Manyung 2023

In addition, a Conservation Management Plan was prepared by HLCD in 2000 and recommends the preservation of the bunk houses and the original hall structure portion of

the building B1 although it is now integrated into a larger hall structure as well as the outdoor Chapel and the former managers residence.

### **Published Statement of Significance 2023**

What is significant?

Camp Manyung is of significance to the State of Victoria for the following reasons: - Camp Manyung is one of the longest operating youth camps in Victoria. It provides evidence from the late 1920s onwards of aspects of Victoria's camping history. It has great social value for its associations with several generations of Victorian campers. Many remember Camp Manyung as a special place where the YMCA camp experience changed their lives. - The Camp Manyung complex is one of two permanent camps which demonstrates the YMCA's involvement in the welfare of young people and their families over more than 70 years in Victoria. In its scale and grand vision for future development, Camp Manyung demonstrates the strong commitment of the YMCA to youth camping in Victoria. It is the only remaining early Victorian property managed today by the YMCA as the city headquarters has been demolished and Camp Buxton is now in private ownership. - Camp Manyung is a rare example of a purpose built, permanent seaside youth camp in Victoria. A number of innovative programs were introduced at Camp Manyung, including leadership training courses and family camps. - Although imperfectly realised, Camp Manyung demonstrates aspects of its ambitious original design concept by notable architect, Eric Nicholls in conjunction with the YMCA's Ivor Burge. Burge wanted Camp Manyung to meet American YMCA camp ideals. Nicholls' design demonstrates the influence of his employer and later business partner, one of Australia's most prominent architects, Walter Burley Griffin and Marion Mahony Griffin in its use of formal geometry and informal landscapes, architectonic motifs and low cost construction methods. It also exhibits some key aspects of the Garden City design movement. Aspects of the original landscape design by David Mathews, curator of Footscray Gardens, may remain.

Camp Manyung is a rare example of a large youth camp complex built by voluntary labour (with the help of architect Griffin who designed the concrete brick making machine). - It is a rare example of a Victorian youth camp complex which provided affordable holiday accommodation. - Camp Manyung was associated historically with a number of prominent Victorians. These included its founder, Thomas Baker, founder of the Australian branch of Kodak and of the Alice and Thomas Baker Institute of Medical Research; Ivor Burge, Physical Director of the Melbourne YMCA and Camp Director at Manyung, who became important in the sporting history of Victoria (and indeed, Australia); the notable architects Eric Nicholls and Walter Burley Griffin; and the cycling champion, Hubert Opperman, who often demonstrated his skills at Camp Manyung. It was associated also with two prominent Melbourne businessmen, Bruce Small and Jack Handley. Camp Manyung also has high local historical and social significance: - Camp Manyung was associated with the development of Mt. Eliza from the 1920s as an important Victorian seaside resort.

### **Existing Condition**

The site is well managed and has an onsite team which deals with both everyday issues and longer term grounds and infrastructure projects including the constant repair of listed

structures. The most recent works have included hard landscape works to redirect ground water away from the bunkhouse buildings aka B2 on the registration map.

### **Note on Existing Fabric of Dining Hall**

The main hall is in good condition and recent applications have been made to redevelop areas in the east end portion (toilets zone) under a permit exemption this being an area that was built as an extension to the hall in circa 1990 by the Ministry of Housing and Construction Victoria (MoHC).

The remainder of the building is in good condition and well used on a constant basis.

The verandah extension proposal is to add to the interior space for dining.

### **Other Factors**

How will the work be done?

The verandah extension is to be completed by a company such as Louvretech Melbourne

The PV cells work has not been determined as this is secondary matter yet to be resolved.

## Heritage Act 2017 Considerations *S.101 determinations*

### 101 Determination of permit applications (relevant issues bolded)

- (1) After considering an application the Executive Director may—
- (a) approve the application and—
    - (i) issue the permit for the proposed works or activities; or
    - (ii) issue the permit for some of the proposed works or activities specified in the application; or
  - (b) refuse the application.
- (2) In determining whether to approve an application for a permit, the Executive Director must consider the following—
- (a) the extent to which the application, if approved, would affect the cultural heritage significance of the registered place or registered object;**
  - (b) the extent to which the application, if refused, would affect the reasonable or economic use of the registered place or registered object;**
  - (c) any submissions made under section 95 or 100;**
  - (d) if the applicant is a public authority, the extent to which the application, if refused, would unreasonably detrimentally affect the ability of the public authority to perform a statutory duty specified in the application;
  - (e) if the application relates to a listed place or to a registered place or registered object in a World Heritage Environs Area, the extent to which the application, if approved, would affect—
    - (i) the world heritage values of the listed place; or
    - (ii) any relevant Approved World Heritage Strategy Plan;
  - (f) any matters relating to the protection and conservation of the registered place or registered object that the Executive Director considers relevant.**
- (3) In determining whether to approve an application for a permit, the Executive Director may consider—
- (a) the extent to which the application, if approved, would affect the cultural heritage significance of any adjacent or neighbouring property that is—
    - (i) included in the Heritage Register; or**
    - (ii) subject to a heritage requirement or control in the relevant planning scheme; or**
  - (b) any other relevant matter.

### **Effect on Significance S.101 (2) (a)**

The works will have some impact in that the already extended hall (extended out of its original small arrangement), will be further extended in a simple manner but one not of the same form. The verandah on the north side also appears to have been built after 1990 as it doesn't appear on MoHC plans of that date.

This has been subject to discussions both at the initial planning stage and then at the 1<sup>st</sup> iteration of the drawings which had included some unnecessary upstand architectural forms (sections of blade support walls) have been modified to become simple supporting posts. All the new work is to be done in a simple timber construction (even if laminated timbers).

With the PV cells these have been placed on the most obvious side (north facing) – unfortunate as this is also the most effective side for solar collection.

The cells are being placed below the ridging by approx. 1200 on the higher roof but the drawings show that on the lower roof the PV cells are located at the ridge line – these Cells (4 number) should be moved some 200-300mm below the ridge – this will have no influence on the outcome of the proposal in terms of PV input but should be undertaken to reduce the visual impact. The removal of these 4 cells altogether of the original roof portion (the lower set of roofs) might also be of little consequence on the cumulative input collection from the roofs but this would need to be ascertained from the applicant.

### **Information Provided pursuant to S. 101 (2) (b) Heritage Act 2017**

In regard to the PV cell works, much of the work is to happen on non-listed buildings but including the one heritage listed building which is highly visible at the entrance area and then the PVs are being placed on the north facing slopes – unfortunate as this is the most visually obvious slope – the south facing slopes are not as effective as solar gathering but at the same time is the lesser seen side of the building facing as it does the adjacent property whereas the northern slopes face onto an open play area.

### **Related Matters**

Savings on electrical costs via the PV works.

The applicant has included some information about amortisation of the cost of works and savings on energy supplies. The amortisation is of lesser consequence in this application as most of the costs applies to the non-listed buildings.

The on-going savings projected show that there is a 100% saving on the energy input supply as is currently required at this site (i.e the proposal for the PVs built across the site will supply all the necessary 2024 site electrical energy) and there is a small supply back to the grid or battery collection source. This does not include any projection on any new energy to be provided to the site's further requirements which may come into use (such as EV vehicles) as fossil fuel resources are wound back. Heat pumps could be another new drain on electrical requirements.

On this matter it is difficult to be precise on actual money savings due to shifting supply and return to grid costs and actual dollar savings as these vary according to the energy supplier and the daily energy market. The applicants consultants have put a \$\$figure on the possible return to the camp but this could be an unstable prediction.



**Summary of Overall Effect:**

It is expected that the annual energy outlay will be radically lowered to a net income rather than an outgoing BUT this is factored on current energy market and any increase in the site's energy use may lower any savings. The supplied 9 page document Titled **82.28kW Solar System** (no author) has an additional financial analysis that indicates a 100% energy saving based on today's energy market. It also indicates a net income CREDIT of very minor amounts but again this is based on no radical increase in electrical call on the system and a relatively predictable and stable energy market.

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**APPENDIX A: Pictures of works area**



*View from recreation area to northern roofs of the Hall Dining building (B1)*



*Close-up view from recreation area to northern roofs of the Hall Dining building (B1)*

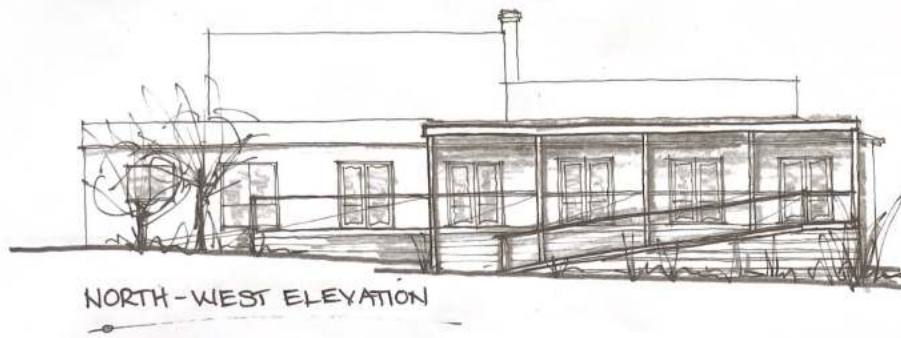
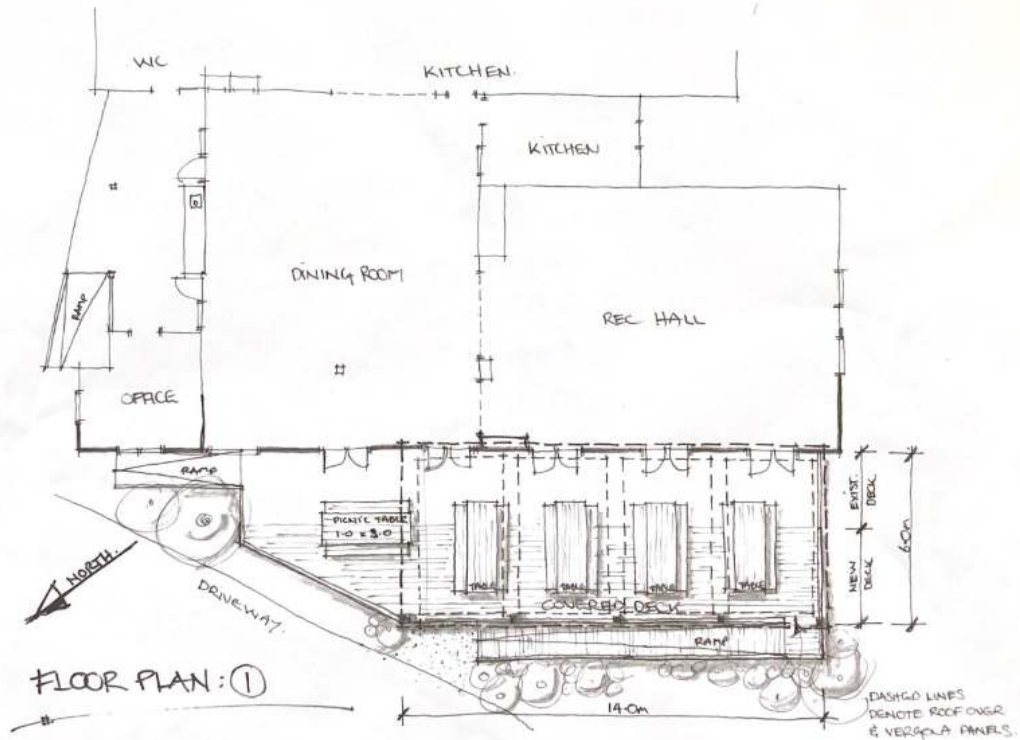




*Verandah area to be placed under proposed shelter extension Building B1*



*Southern side roofs of B1 showing existing kitchen vents in the 1990s extensions made to the building.*



Drawings of north side verandah discussed with Heritage Victoria in circa 2021.