

**Project Name:** The Farm House, Down's Estate, Seaford

**Project Owner:** The Down's Estate Community Project Committee



**Prepared by:**

Fran Prem and the Committee, Down's Estate Community Project Inc.

*We respectfully acknowledge that we are situated on the traditional land of the Boon Wurrung and Bunurong in this special place now known by its European name, Frankston. We recognise the contribution of all Aboriginal and Torres Strait Islander people to our community in the past, present and into the future.*

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### 1 Introduction

This Business Case to save and restore the Farm House at Down’s Estate has been written during a time of immense community and business disruption. Despite the difficulties Covid-19 has imposed on our capacity to collaborate with stakeholders and each other, DECP has persevered with this task. We believe it is imperative to keep this infrastructure and heritage building as part of the larger Down’s Estate Community Project vision and plan.

The pandemic has brought into sharp relief the gaps and weaknesses in our current systems. The impact on our entire business and social community is severe, widespread and long lasting, particularly affecting those most vulnerable, and adding to the challenges already existing as underlined in the Climate emergency declared by Council in 2019. DECP’s purpose in strengthening our community connections, being innovative in local food security and social enterprise and contributing to a sense of local identity and belonging through place making has never been more relevant.

***The Farm House is a central element in achieving this purpose.***



## 2 Executive Summary

While the restoration of the farmhouse will deliver a long term community asset, this proposal for its use is best considered in context as a sub-project of the Down’s Estate Community Project. A Business Case for the whole of site, due to be presented to Council in November 2020, will provide this context, including provision of site infrastructure.

DECP greatly values the collaboration, support and investment that Councillors and Council Officers have made into this project since 2016. In this next phase, we hope to continue this very productive relationship with both Council and our other stakeholders as we believe it will lead to the fullest realisation of the potential of the Downs Estate project.

### 2.1 The Downs Estate Community Project

Down’s Estate is a 20.8 hectare property on Old Wells Road, Seaford, located alongside the Ramsar listed Seaford Wetlands and situated in a Green Wedge planning zone<sup>1</sup>. It was purchased by Frankston City Council in 2007 at a cost of \$1.25M and designated for Community benefit use. The site was previously owned by renowned horse breeder and saddler, Harry Down. It is part of the area’s cultural heritage, forming a backdrop to the history of settler farm development in Seaford/Frankston.

Shortly after Incorporation, the Down’s Estate Community Project (DECP) won second place in “Think Big Frankston”, a community voting initiative run by the Frankston City Council (FCC) to inform its Council Plan 2017-2021 with the “ten ideas to shape the themes and priorities for long term ‘Community Outcomes, a Planned City and Liveable City’”.

DECP was granted a licence from FCC in 2017 for approximately 3 hectares of the original farm site on the east side of the shared user path. This is now an active gathering place and community garden in a farm setting. The next phase of the project will include a substantially scaled up food growing component.



DECP Committee and membership have undertaken significant agricultural planting, revegetation works, commenced indigenous food growing trials for research and local sale, developed a strong partnership with the University of Melbourne as well as facilitating workshops, seminars and community events.

### 2.2 Whole of site purpose

#### 2.2.1 Vision

From its inception as Down’s Estate Community Working Group in 2014, the vision of this group has been to realise the potential of this former farm site while honouring its cultural heritage and creating a community gathering and learning place.

<sup>1</sup> Under the regulations, we may not be an “Education Centre”, The DEWLP defines an “Education Centre” as a Child care centre, Employment training centre, Primary school, Secondary school or Tertiary institution. The DECP is confident that our proposed educative use of the Down’s Estate land for field work, workshops and seminars will not contravene Green Wedge regulations in fact or intention.



### Executive Summary (Cont.)

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DECP’s recognition that connection to each other and to nature will build a more healthy and resilient community, environment and city is underpinned by eco-sensitive development and sustainability values.

#### **2.2.2 Consultation**

In our monthly conversations at Seaford Farmers Market since 2014, the overwhelming view is that community members support the Down’s Estate site activation for use as a “community farm” and that they would much prefer to see the house saved and repurposed along with the shed, as part of the old farm landscape. Further consultation is being undertaken for DECP’s whole of site Business Case.

When consulting with local groups who know the site and have participated in activities at DECP, again the view is that having a functional house space is a positive and would provide new opportunities for community to engage on site and for groups to contribute and promote their own programs.

#### **2.2.3 Future Direction**

With the Farm House and whole of site Business Cases we are outlining a move ahead from our establishment phase 2017-2020, to an expansion and consolidation phase through 2021-2025 and beyond. In the future the Farm House could include other facilities in line with project objectives and community needs. With additional resourcing and support we look to strengthen and grow our community and regional connections by increasing DECP activities and hosting other organisation’s events. In this way, we will contribute substantially to a sustainable natural environment, local food security, and community health and wellbeing.

***“We show respect for our cultural heritage by retaining and managing places that have importance to us as a community”  
Heritage Victoria <sup>2</sup>***



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<sup>2</sup> <https://www.heritage.vic.gov.au/about-heritage-in-victoria/heritage-in-victoria> (accessed 26/06/2020)

## Executive Summary (Cont.)

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### **2.3 The Farm House project goals**

The DECP seeks to restore, renovate and re-purpose the original farm house located on the site, both to protect its heritage and to activate its use as an all-weather, indoor base for site activities.

The large storage shed and farmhouse are the vista greeting visitors at the gate – they are authentic landmarks, marking the strong farming history of this site and the surrounding area, and forming part of collective community memory. These two buildings are the last significant built structures on the Estate.

As evidenced by the growing community museum movement,<sup>3</sup> there is clear recognition of the value of cultural heritage in building community cohesion, resilience and wellbeing, particularly through the preservation of a sense of place, including both landscape and built structures<sup>4</sup>. This value is realised most strongly when it reflects a living heritage. The Farm House offers a vital opportunity for continuation of this living heritage through DECP.

***Retaining and preserving the original structures is therefore far preferable to demolition or replacement from a cultural heritage perspective.***

Activities on the site are significantly limited by the lack of permitted indoor space. The only current option for holding meetings or workshops is a circle of chairs in the grass, with people going home if it rains heavily or is unpleasantly cold, hot or windy. The ability to offer a warm, comfortable and welcoming space for members and visitors to gather on site for conversation, meetings, and workshops, seek relief from inclement weather and provide a respite space is a critical step in advancing the reach of this community project and ensuring it can meet its goals.

***We see the Farm House as an opportunity to repurpose a valuable, existing asset to meet these needs.***

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*In accommodating both heritage and utility, the DECP holds the strong view that repurposing the existing House provides the best opportunity to achieve broad based community benefit in this licenced space.*

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<sup>3</sup> Australian Museums and Galleries Association Inc., <https://www.amaga.org.au/events/article-club-towards-more-communitycentred-museum> (accessed 29/6/20)

<sup>4</sup> Thomas 2016.

## Executive Summary (Cont.)

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### 2.4 Project Benefits

DECP goals for Placemaking, Community Use and Wellbeing, and Urban Agriculture and Science are closely aligned with Frankston City Council’s Environment strategy “Greening our future”, the Open Spaces Strategy, Community Plan, Health and Wellbeing Plan and Community Strengthening objectives.

The Farm House will be a catalyst for the success of these goals. An indoor meeting space will enable the whole of site project to grow, facilitating the development of social enterprises and supporting DECP’s financial goal to be self-sustaining.

Benefits from the whole of site project, facilitated by the Farm House amenity, will include:

#### i. Placemaking

- Save a unique part of Seaford’s history for future generations.
- Enhance the safety, amenity and crime prevention elements of the site.
- Create a safe, accessible and welcoming public space.
- Provide an indoor community gathering, workshop and meeting space; a place to shelter for workers, volunteers and visitors when the weather turns bad.
- Collaborate with FCC to restore, revegetate and regenerate the site.
- Develop eco-sensitive horticultural and infrastructure projects.
- Cultivate community interest in the stories which form our local identity.
- Facilitate eco and cultural tourism capacity on site and the surrounding area.



#### ii. Community Use and Wellbeing

- Increase local and diverse community participation at Down’s Estate and the Wetlands.
- Inspire community members to connect with nature and each other
- Encourage increased membership of the Project
- Contribute to local food security and improved community health.
- Expand programs to include arts, crafts, music and other related activities.
- Strengthen and enrich local and regional community networking.





## Executive Summary (Cont.)

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### iii. **Urban Agriculture and Science**

- Support partnerships and collaborations for projects, including UoM.
- Produce high quality organic (non-certified) food for member use, sale and donation.
- Research, produce, promote and sell indigenous foods crops.
- Extend food growing into market gardens.
- Support local food distribution chains
- Conduct scientific research in agriculture and environmental management.
- Provide opportunities for citizen science.
- Provide education and work experience to disadvantaged or disengaged community.
- Use and promote sustainable technologies and practices.
- Become part of Melbourne’s Food Bowl.



### **2.5 Stakeholders and Supporters:**

The City of Frankston community

Frankston City Council (FCC) – owns site, holds DECP licence, major funder and auspice.

University of Melbourne (UoM) – major funder and partner in site projects.

Peta Murphy (Federal member), Sonya Kilkenny (State member).

Western Port Biosphere, Belvedere Community Centre, Edigrocer, Seaford New Harvest, Frankston Food Access Network (FFAN), Seaford Farmers Market (Frankston Rotary), Seaford Community Committee, Richards Family Trust.

Approximately 35 other groups, individuals, organisations and businesses who are already involved or are awaiting the opportunities that will come with further activation of the site and project.

### **2.6 Required works**

While the homestead has been assessed by Council’s structural engineer as compliant in most structural aspects<sup>5</sup>, it is deteriorating because it has not been in active use for some years. It is currently subject to graffiti and other vandalism, has need of some structural repair and requires significant renovation.

This work will include restoring the building façade to its original condition as far as is practicable, while accommodating current regulatory and building requirements, including accessibility and security. The interior needs to be renovated to make it fit for purpose.

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<sup>5</sup> Officers Report (2019), Engineering Attachment D



### Executive Summary (Cont.)

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A feasibility study commissioned in 2019 by Council <sup>6</sup> assessed the suitability of the Farm House for the purpose proposed by DECP at that time. This purpose included aspects that were found to be beyond financial reach or outside Council officer recommendation and these have now been amended accordingly. Purposes that have been removed from this Business Case include:

- Caretaker residential use
- Café
- Commercial Kitchen
- Internal toilet (site composting toilet is fully accessible and compliant)

The premises will instead be repurposed as a gathering place for community groups, visitors and DECP members. This more modest proposal will resolve the difficulties identified in the feasibility study.

#### **2.7 Farm House Project Deliverables**

- A restored cultural heritage asset
- Year-round, all weather sheltered space for community groups, visitors and workers
- Indoor areas for workshop, class and meeting spaces (with some internal, non-load bearing walls removed)
- A small (non-commercial) kitchenette and food storage area
- A hand washing sink
- Display facilities for posters, information resources and artefacts
- Display facilities for sharing/swapping/selling fresh produce, seeds, seedlings, sustainable products
- An office/laboratory space for research work and citizen science
- Administration space and resource storage area

#### **2.8 Timeline**

This Business Case is scheduled to be considered by Council in August 2020. A comprehensive whole of site Business Case is being prepared for consideration by Council in November 2020. DECP requests that the decision relating to the future of the Farm House be made in relation to the whole of site Business Case.

Grants will be sought for this project commencing in 2020/21 contingent upon Council approvals.

If successful in obtaining funding, a building program will commence as soon as practicable. While overall accountability for this work will rest with FCC as owners of the asset, DECP will work in close collaboration in relation to the design, scheduling and funding of the project.

#### **2.9 Budget**

The 2019 Frankston Council Officers report<sup>7</sup> indicated a cost of between \$1.17M and \$1.38M to upgrade the Farm House, based on its use as, respectively, a café/commercial kitchen or Caretakers residence. Costs for this new proposed use will be significantly lower.

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<sup>6</sup> Frankston City Council (2019, Attachment B)

<sup>7</sup> Frankston City Council (2019, unpagged)

### Executive Summary (Cont.)

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A summary of the costings provided below are based on the detailed costings report prepared by Council Officers for the higher cost options, with some items adjusted to reflect the change of use. Preliminary enquiries on the reduced scope of works indicate that the budgeted cost can still be significantly lowered for the more modest purpose outlined in this proposal. Should Council approve this Business Case, actual quotes will be sought for planned works to meet Council requirements.

• Safety and Compliance	\$200,000
• Services to site <sup>8</sup>	\$ 80,000
• Separately requested works	\$ 85,000
• Contingency (20%)	\$ 73,000
• Permits etc. (15%)	\$ 54,750
• Project fees (10%)	\$ 36,500
Sub-total	\$474,500
• Interior fitout <sup>9</sup>	\$ 15,000
• Landscaping <sup>10</sup>	\$ 500

**TOTAL** **\$490,000**

***The reduced total does not yet fully reflect the anticipated lower cost of the restoration.***

## 2.10 Funding

### 2.10.1 The Farm House

Funding to cover the renovation of the house including the fit out of the kitchenette and Disability Discrimination Act (DDA) requirements will need to be sourced from a combination of grants from Federal, State, local and philanthropic bodies as well as contributions from local business and community support.

The wide ranging purpose of the whole of site project offers a variety of grant sources including community infrastructure, crime prevention, community sustainability and development initiatives, food hub establishment, community health and wellbeing, urban agriculture and environmental education. DECP will also seek in kind support from organisations, including FCC. In consultations with stakeholders for the DECP Business Case, project funding will be discussed including options for the Farm House.

### 2.10.2 Ongoing costs

Ongoing costs such as utilities will be met with income from sale of produce, venue hire and fees paid for some events and activities. The DECP committee will continue to provide management of the site, while membership and collaborators will enact activities in a voluntary capacity until such time as the site requires and can fund a paid co-ordinator and/or other staff.

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<sup>8</sup> Water and sewer removed as costs

<sup>9</sup> Not costed in FCC report

<sup>10</sup> *ibid*

### 3 The Farm House Project

\* Refer to appendix for more context regarding the whole of site DECP project. The Business Case for this broader project will be considered by FCC in November 2020.

#### 3.1 Identified needs

The re-purposing of the Farm House will play a crucial role in ensuring that the whole of site project can succeed and become sustainable over the long term.

- i. After braving the outdoor elements since 2017, the Committee has experienced the adverse impact of inclement weather on many planned activities and events and recognises our strong need for an indoor venue for hosting seminars, workshops and recreational activities.

Every group and organisation needs a home base in order to operate effectively. Whether it is a neighbourhood house, a Scout group or the CWA, members, volunteers and visitors need a place where they have a sense of belonging and an adequate level of facilities and comfort.



Alongside agriculture and sustainability goals, DECP seeks to support community resilience and wellbeing. There is clear evidence of the “resilience that comes from regenerating land, growing food, making friends and sharing space” <sup>11</sup>, and a study in Norway found “therapeutic horticulture” to be twice as effective as clinical anti-depressants <sup>12</sup>.

A home base that encourages such community gathering is critical to realisation of the whole of site project purpose.

***We see the Farm House as an opportunity to repurpose a valuable existing asset to meet this purpose.***

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<sup>11</sup> Beckwith, Sieta (2020 P 68)

<sup>12</sup> Gonzalez et al. (2019)

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- ii. The “community museum” movement<sup>13</sup>, recognises the value of cultural heritage in building community cohesion, resilience and wellbeing, particularly through the preservation of a sense of place, including both landscape and built structures. Community museum activities extend beyond the traditional practice of collecting and exhibiting, to incorporate both the place and activities conducted there, such as festivals, storytelling, art and music making. In Seaford, the only museum type facility that currently exists is the memorabilia display at the RSL.

At Downs, the Shed and House make a statement entrance for visitors to the Estate – they are authentic landmarks, well known and visible from old Wells Rd, the wetlands Shared User path, the far side west and north sides of the Estate. These two buildings are the last significant built structures on the Estate, aside from the functional tanks which have been employed to store water for the gardens.

***Retaining and preserving the original structure is therefore far preferable to demolition or replacement from a cultural heritage perspective.***

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*Repurposing the original farm house will both consolidate the historic farm identity of Harry Down’s Estate and provide a much needed indoor space to facilitate DECP goals for place making, community use and wellbeing, urban agriculture and science.*

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### 3.2 Organisational Overview

The Down’s Estate Community Project (DECP), is an incorporated Association managed by a community Committee of Management. It operates at the Down’s Estate under an annual licence with Frankston City Council.

### 3.3 Stakeholders and supporters

The City of Frankston community - strong ongoing community connections and networking with individuals and groups through newsletter mailing list, FB followers, site visitors, volunteers and members.

Frankston City Council (FCC), including Community Strengthening, Commercial Services, Planning and Environment, Parks and Reserves, Facilities, and Sustainable Assets – owns site, holds DECP licence, major funder and auspice.

University of Melbourne (UoM) – major funder and partner in on site projects

Melbourne Water - managers with FCC of the neighbouring Ramsar wetlands

Peta Murphy (Federal member), Sonya Kilkenny (State member),

Western Port Biosphere, Belvedere Community Centre, Frankston Food Access Network (FFAN), Seaford Farmers Market (Rotary), Seaford Community Committee.

State and Federal Govt. Departments, Peninsula Health, Collective Impact and Community Plate projects, Permaculture Carrum Carrum, Farmer Incubator, Frankston Community Garden Network, Frankston Environmental Friends Network (FEFN), Friends of Edithvale-Seaford Wetlands Inc. (FESWI), The Pines Men’s Shed, Nairn Marr Djambana, Frankston North Community Centre (FNCC) Peninsula Field Naturalists, Birdlife Australia, Patterson

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<sup>13</sup> Thomas 2016.



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River Secondary College, Reality Bites Network, Permaculture Vic, Port Philip and Westernport Catchment Management Authority (PPWCMA), Edigrocer, Seaford's New Harvest grocery, Sunrise to Sunset Gardening, Scotsburn Nursery.

### Potential future collaborations, participation and support:

Connection has been made with many diverse interest groups, individuals and businesses including:

Chisholm TAFE, Monash University, Kingston Council, Natured Kids, Yimba Yumba, Rotary Frankston Sunrise, Bunnings Carrum Downs, Sustainable Building Concepts Seaford, Ash Martin, Bendigo Community Bank Carrum Downs, Sustainability Victoria, Melbourne Water, SE Water, Scott Seymour's Aquatic Systems Management, Defenders of SE Green Wedge, Environment Vic, Frankston Historical Society, Bunurong Land Council, CERES, Eeny Meeny cafe, Gardens for Wildlife, mental health support and community wellness groups, Arts, crafts, music and movement groups.

## 4 Farm House Project deliverables

### **4.1.1 Practical Deliverables:**

- i. A restored and repurposed cultural heritage building
- ii. A small (non-commercial) kitchenette and food storage area with the possibility of additional facilities being required to meet future need
- iii. A display/education space for posters and information resources as provided by DECP and local community groups related to ecology, indigenous and settler history, and current site activities as well as broader stories, performing the function of a community museum by transferring knowledge between the generations and presenting local culture
- iv. Modest indoor and outdoor spaces for sharing/swapping/selling fresh produce, seeds, seedlings, sustainable products
- v. An office/laboratory space for University of Melbourne (UoM) research work adding to the environmental monitoring capacity on the Estate and facilitating citizen science
- vi. Administration space and resource storage areas

### **4.1.2 University of Melbourne collaboration**

The Farm House will provide critical infrastructure to support and enable one of DECP's projects, the Community Food and Science Hub, which is being developed in collaboration with the University of Melbourne.

The University of Melbourne has received a grant to develop a Sustainable Indigenous Agriculture (SIA) project from the Helen McPherson-Smith Trust supporting the development of an Indigenous market garden and food hub at the Down's Estate.

This site has great potential as a field studies destination for students of Agriculture & Food, Engineering, Landscape Architecture and Medicine with workshops, seminars and other hands-on learning opportunities open to students, local and indigenous community members. Undergrad and post-grad students would be able to study peri-urban agriculture,



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Ramsar wetlands and Indigenous food crop trials, innovative ways of managing our water sustainably, public health, and novel indigenous medicine.

There are also opportunities for designing collaborative research, and connection with other similar projects around the country and the world, where education, community and government have been successful in transforming places saved from development into viable destinations for people and thriving ecological systems.

For effective delivery of the project objectives and outcomes, an indoor learning and research space is imperative to achieve UoM’s vision of sustaining food production and environments and to fulfil the vision of the Down’s Estate.

### **4.2 Existing arrangements**

All activities on the Down’s site are currently held outdoors, because there is no indoor space available, with the house currently unsafe to use and the shed designated as storage only.

Marquees have been trialled for events with limited success. Council is supporting the provision of a large open verandah on the side of the shed, and this will provide a degree of shade and shelter from rain for outdoor activities, and for the camp kitchen. Because it is not a lockable structure, significant weatherproofing would potentially impact on site security and so will not be undertaken.

Planning for events and activities has been problematic without the option for retreat from inclement weather. People do not want to commit time or money to an event where they may be cold, wet and uncomfortable. As a result, we have had to cancel events or decline hosting other groups’ events which are weather dependent. This risks damaging our profile in the community and lessens interest in using the site or responding to invitations.

### **4.3 Constraints**

The Downs Estate is located in a Victorian Green Wedge planning zone and in Council reports regulations not permitting an “Education Centre” have been noted.

*The DECP is confident that our proposed use of the Down’s Estate land will not contravene Green Wedge regulations in fact or intention.*

1. The Victorian Department of Environment, Land, Water and Planning (DELWP) defines an “Education Centre” as a Child care centre, Employment training centre, Primary school, Secondary school or Tertiary institution.<sup>14</sup> While DECP will run seminars, workshops and hands-on courses this will not be equivalent to a TAFE or University Centre.
2. The DELWP regulation’s purpose statement includes to “recognise, protect and conserve green wedge land for its agricultural, environmental, historic, landscape, recreational and tourism opportunities”, among others. In accordance with these requirements<sup>15</sup>, FCC enacted their Green Wedge Management Plan in 2019.
3. As quoted in the FCC plan<sup>16</sup>, Plan Melbourne states its intention to:
  - Protect agricultural land from incompatible uses, maintain farm size, promote the continuation of farming and provide a secure long-term future for productive and sustainable agriculture.

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<sup>14</sup> Victorian Planning Provisions 73.03, 24/01/2020, VC160

<sup>15</sup> <https://www.planning.vic.gov.au/policy-and-strategy/green-wedges> (accessed 24/6/20)

<sup>16</sup> Frankston Green Wedge Management Plan P18

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- Provide for the protection and management of sites of Aboriginal and post-European settlement cultural heritage to ensure that links with the past are preserved for present and future generations to appreciate. A wide range of cultural-heritage assets are found in buildings, structures, scattered relics, trees and gardens, landscapes and geological formations, archaeological and fossil sites and areas associated with historical events.
  - Create socially sustainable communities and support an active community working towards reducing greenhouse gases and responding to climate change
4. Frankston City Council’s Open Space Strategy indicates that the site can be used for “environmental education purposes” <sup>17</sup>

## 5 Project Delivery

### 5.1 Options considered

#### 5.1.1 Farm House

- **Restoration** of the Farm House asset and making it fit for purpose. This will both protect heritage and activate the larger site project. It will require substantial financial investment for renovation and modest ongoing maintenance costs.
- **Demolition.** This will destroy local heritage and leave DECP with no home base, significantly diminishing its capacity to deliver agreed project goals. It will address the unresolved issues of vandalism and upkeep of the asset. It will also immediately raise the issue of an alternative on site home base for DECP activities.
- **“Mothballing”** of the building long term. This is not practicable as it would lead to further deterioration and vandalism.
- **A new built structure.** This would not meet the DECP goals of cultural placemaking and heritage protection. It would provide an all-weather, indoor space for the project. However, it would not be in keeping with DECP values for repurposing, it would not be in keeping with the landscape and it would require significant financial investment.

#### Preferred Farm House Option:

***Repurpose the existing House as this provides the best opportunity to preserve local cultural heritage and support the activation of goals for broad based community benefit in this licenced space.***

#### 5.1.2 Services to site

Options considered by FCC to date:

- **Electricity supply**
  1. Mains from the nearby pole – 3 phase only, single phase not quoted
  2. Solar array and battery only
  3. Mains connected to solar array with battery, feeding excess back into the grid
- **Water**
  1. Mains water from nearest connection
  2. Unfiltered tank water with ported containers brought to site for drinking
  3. Tank water with treatment system (eg reverse osmosis or UV treatment)
- **Sewage**
  1. Use of existing toilet on site
  2. Installation of septic tank

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<sup>17</sup> Frankston City Council (2019, Legal/Policy/Council Plan Impact section, unpagged)

**Preferred services options:**

***Some decisions for site services have already been made, or are in progress, as mentioned below. Preferred services to the house are considered in relation to these:***

- Use existing accessible composting toilet. Additional similar facilities can be installed as demanded by future growth in visitor numbers.
- Electricity supply (FCC already planning), via a solar array on the shed verandah roof for some site purposes at this stage. **For the Farm House, consideration may be given to connecting to solar or for connection to the grid which is a short distance away** (single phase electricity adequate).
- Water supply (FCC already planning), using shed roof collection and tank water storage for the site, some of which can be made safe for drinking using treatment system.  
**Recommend also collecting water from the Farm House roof.**

## **5.2 Dependencies**

- As a Frankston City Council owned asset, the site land and structures are subject to Council’s repair and maintenance regimes in the renovation stage and ongoing.
- If this Business Case is approved, making the house fit for purpose will be reliant on the availability of funding, grants, sponsorships and in kind contributions.

## **5.3 Risks and mitigation**

- 1. RISK: The financial cost of the reduced budget forecast could exceed what is anticipated, thereby making the project unviable.**
  - Create a collaborative partnership with FCC, DECP and potential business contractors to maximise competitive quotes for the required scope of works.
  - Work with FCC to ensure the application of building and infrastructure standards meet and do not exceed the needs of the project.
- 2. RISK: Achieving sufficient grants and in kind contributions for house renovation project costs in proposed timeframe.**
  - Enlist support from Govt. agencies to access appropriate grants.
  - Use community networks to gain contributions and sponsorships to lower the overall cost of the project.
  - Promote this undertaking as a community benefit project to widen reach for assistance.
  - Work with FCC to find cost savings and possible in kind contributions to assist funding of the project.
- 3. RISK: That any company undertaking works fails to deliver the project element/s to the standard or in the timeframe agreed**
  - That a Project Manager is tasked with quality assurance and scheduling compliance of service providers.
  - That FCC and DECP collaborate to find suitable and approved providers for the works.
  - That works and progress are monitored during implementation by DECP and FCC Officer/s. (This collaborative monitoring was successful during the installation of the permanent toilet on site)
  - That any obstacles to planned progress are promptly resolved.



### 4. RISK: Safety on site during works

- Supervision of WHS by the Project Manager.
- Storage of materials and tools in the shed at end of day.
- Maintain safety and security barriers around the work site.
- Appropriate signage warning the public of works in progress.
- Use monitored CCTV after hours.
- Bring the building to lock up stage as quickly as possible.

### 5. RISK: Vandalism risk to works and finished project

- Installation of monitored CCTV (to be installed for the shed and verandah nearby)
- Take crime prevention measures on site to improve the appearance of the overall House area and obtain a grant for some street art on the tanks and a graffiti education program for local schools.
- Put up appropriate signage to explain the works being done and community use and benefit of the house with contact number for DECP.
- Have regular, frequent attendance on site by DECP, local volunteers and Officers and report any damage immediately.
- Activate utilisation of the renovated house by programming activities and sharing use and access with other groups.



### 6. RISK: Continued utilisation of the Farm House

- DECP to encourage new groups and residents to engage on site via gardening projects and other varied programs.
- Continue attendance at monthly Rotary Seaford Farmers Market Seaford Community Committee stall for promotion of DECP and local recognition of project.
- Maintain social media presence and other communications to promote community opportunities at the Estate.
- Collaborate on projects with other groups and organisations/agencies to enliven the site and house usage.

### 7. RISK: Lack of potable water on site constrains the full activation of the Farm House

- Ensure potable water supply is included in the infrastructure plan.

### 8. RISK: The site is low lying and is predicted to face increased inundation risk in next 50 years as climate changes occur

- Ensure the Down's Estate is included in the Frankston and Kingston Councils' Climate Emergency preparation plans and that the site is developed with this consideration in mind.

## 6 Commercial aspects

### 6.1 Specifications

Provision of site infrastructure including verandah, water tank, driveway and parking, pathways, signage, lighting, security and camp kitchen are covered by the whole of site Business Case.

The house will not, for its intended purpose, require an internal toilet or bathroom. The site composting toilet is fully accessible and compliant and will be available to visitors using the house.



The following specifications are drawn from architectural and engineering reports commissioned by Frankston City Council in 2019 <sup>18</sup>.

The Farm House was constructed sometime between the 1950’s – 1960’s. It is around 96sq.mts. in floor area, has brick veneer external walls (double brick around the storage area) supported by off strip footings, and has a galvanised iron roof. The internal walls are all stud framed and lined with fibrous plaster. It has a timber floor supported by joists, bearers and stumps.

While the structural engineering report states that the existing residence is generally compliant with current day standards, it identifies some structural elements requiring further investigation and/or rectification.

In addition to this structural work, the Farm House renovation will include:

- Interior fit out including cupboard, hotplate, refrigerator, hand wash sink, painting, window coverings, furnishings, storage and modest display facilities, meeting resources
- Improving the safety, amenity and crime prevention elements of the whole site with improvements around the House including grounds landscaping

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<sup>18</sup> Frankston City Council (2019, attachment B, D, E)

### 6.2 Timeline

This Business Case is scheduled to be considered by Council in August 2020. A comprehensive site Business Case containing background information and future project objectives, as well as plans and costings is being prepared for consideration by Council in November 2020. Grants will be sought commencing in 2020/21 following Council approval for the Farm House and whole of site Business Case.

If successful in obtaining sufficient grant funds, a building program will commence in 2021/22 or as soon as practicable. While overall accountability for this work will rest with FCC as owners of the asset, DECP will work in close collaboration in relation to the design, scheduling and funding of the project.

It is anticipated that indoor community and organisational seminars, workshops and events can commence immediately following completion of the house.



## 7 Financials

### 7.1 Budget

The Frankston Council Officers report<sup>19</sup> indicated a cost of between \$1.17M and \$1.38M to upgrade the Farm House, based on its use as, respectively, a café/commercial kitchen or Caretakers residence. If the building is approved for the use proposed in this Business Case, costs will be greatly reduced.

Costings provided below are as per the report based on the higher cost options, with some costs deleted where clearly not required. We believe a number of items can still be significantly reduced when obtaining secondary quotes for works required for the purpose outlined in this this proposal. Therefore the reduced total (below) does not yet reflect the anticipated lower cost of the restoration.

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<sup>19</sup> Frankston City Council (2019, unpagged)

## Business Case – The Farm House, Down's Estate

### **Budget costings:**

<b>Works</b>	<b>Item</b>	<b>Costing</b>	<b>Comment</b>
Safety and Compliance items	Building Structural	\$120,000	As per Commercial kitchen option because of floor works requirements for public use
	Services structure (wiring, plumbing, DDA access)	\$80,000	Removed toilet (not required)
Services to site	Electricity	\$80,000	Cost for 3 phase (single phase/solar reduces cost?)
	Water	\$0	Connection to tank only – incl. in plumbing works
	Sewer	\$0	Use existing toilet
Separately requested works	General opening up interior	\$30,000	May already be covered in Building structural above?
	Floorcoverings	\$20,000	
	Internal elec. and light	\$25,000	Lower without café?
	Kitchenette	\$10,000	Commercial kitchen not required
	Toilet	\$0	Use of existing toilet outside
	Sub Total	\$365,000	
Contingency	20%	\$73,000	
Permits, licences, prof fees	15%	\$54, 750	Potential for Council to subsidise these costs?
Project management fees	10%	\$36,500	
<b>Sub-total</b>		<b>\$474,500</b>	
Interior fitout	Interior furbishing and fittings	\$15,000	Donations of materials, labour already offered
Exterior	Landscaping	\$500	Donations of materials and labour already offered
<b>TOTAL</b>		<b>\$490,000</b>	

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***The reduced total does not yet fully reflect the anticipated lower cost of the restoration.***

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## **8 Achievability**

### **8.1 Evidence of similar projects**

Examples below are not direct matches for the vision of DECP, but demonstrate the potential for success of this place based approach.

#### **8.1.1 The Briars**

The Briars was one of the first farms established on the peninsula. It offers outdoor recreation, a visitor centre, free community events, a café and restaurant, retail nursery, tours, Eco-Living Display Centre, Wildlife Sanctuary, Homestead, Astronomy Centre and spaces for hire for events, functions, festivals and markets. It runs on a combination of Council, grant, sponsorship and partnership funding as well as sale of goods, venue hire and entry fees.

#### **8.1.2 CERES**

CERES is an environmental education centre, urban farm and social enterprise hub located on Wurundjeri land alongside the Merri Creek in Melbourne. Established in 1982, almost 500,000 people come each year to share ideas about living well together, and directly participate in meeting their social and material needs in a sustainable way. They offer social enterprises, education and training, employment and community engagement. Their vision is for people to fall in love with the Earth again.

#### **8.1.3 Collingwood Children’s Farm**

Collingwood Children’s farm was established in 1979 as a not-for-profit, inner city farm situated on Crown land beside the Yarra River in Melbourne. Its founding purpose was to assist children living in an urban environment, to learn to care for animals and nature and also have fun outdoors. It runs on grants, local Government support, donations and local in-kind support. The farm practices sustainable, organic farming, producing vegetable and fruit crops that are sold or used in food prepared for family days. It also practices sustainable land care, growing trees to provide habitat for insects, birds and other wildlife. It runs community events such as family days, food swaps, farmers markets, school holiday programs, community events and farm animal interaction.

### **8.2 Project roles**

- As asset owner, FCC will make the decision on whether the Farm House is restored, and to what extent. FCC will also make the final decision on how utilities will be provided to the site and the house. FCC will play a lead role in the approval of structural work plans, granting of contracts and oversight of works. It therefore makes sense for FCC to also auspice related grants.
- As licensee, the DECP will be responsible for negotiating and sourcing funding, overseeing the non-structural interior fit out and collaborating with FCC on preferred renewable services models, preferred design to maintain the useability and heritage aspects of the building and overall design of its place setting.
- The University will be responsible for setting up their own research space and providing monitoring equipment.
- Some qualified volunteer labour may contribute trade or other expertise to defray costs through community organisations such as Men’s Shed and Rotary, local tertiary institutions and Melbourne University, subject to Council approval. Some businesses have also indicated support.

### **8.3 Project plan**

If FCC decides to implement this proposal, a project plan will be developed prior to commencement of works, including roles, responsibilities and timelines.

### **8.4 Project management**

Funding applications will include project management costs.

### **8.5 Contingency plan**

1. Should the proposal be rejected, FCC has indicated that the house will be demolished. This will be a FCC responsibility.
2. Should the proposal be accepted but insufficient funding sourced in the agreed timeframe, the first contingency will be enacted.
3. Should the house be restored and the DECP then lose or return their licence, the asset will return to FCC to be redeployed for another community organisation's use.

### **8.6 Governance**

The building remains a Council asset and conditions in the Licence setting out respective roles and responsibilities for FCC and DECP will be formulated.

Daily management of secure access to the Farm House will be managed by the DECP. It is anticipated that a system involving a lock box or similar will be instituted.

### **8.7 Evaluation**

- Major Grants will include funding for formal evaluation of this project by an external party.
- Evaluation of long term benefit will necessarily be reflected in evaluations of the whole of site project.



## **9 Appendices**

### **9.1 Whole of site context for Farm House project**

#### **9.1.1 Historical**

The 40 acre (20.8 hectare) property, adjacent to the internationally significant Ramsar listed Seaford Wetlands and locally called Down’s Farm is the last public farmscape in Seaford. Previously owned by renowned horse breeder and saddler, Harry Down, it retains only a few buildings and structures that are part of its farming history and holds an important place in Seaford’s settler history. The large storage shed and the farmhouse built around the 1950’s, along with the concrete water tanks are all well-known local landmarks.

The buildings and land are part of the area’s cultural heritage – they form the backdrop to the history of settler farm development in this part of Seaford/Frankston after the subdivision of the land in 1919. Harry Down himself had many claims to fame apart from his horsemanship and Saddlery business, including as captain of the victorious Frankston Football team in 1938 and also as a member of one of the most elite secret Australian military bodies, Z Force during WW2.

In the early 1990’s Frankston City Council (FCC) moved to purchase the land after significant encouragement from the local community and the acquisition was finalized in 2007 at a cost of \$1.25M. In 2011, a tender from the FCC was called to establish a vision and recommendations for use of the site and a series of community consultations were held in 2011 and 2012. The community broadly agreed that the site needed to accommodate the following considerations in any proposed site activation:

- a. The site needs to act as a buffer zone for the wetlands and not compromise the wetlands in any way.
- b. That the site would contribute to food security for the local communities of Frankston and neighbouring communities through food growing, distribution and community education relating to food production including the production of indigenous foods.
- c. The site would be activated in genuine collaboration with the community, with activities to evolve over time and eventually become a thriving community based social enterprise with a range of options including education and job opportunities.
- d. That the management of Down’s Estate would be considered in relation to the wetlands as a “whole of site” package (i.e. both wetlands and the Down’s Estate), that could align in ecological management, community education and ecotourism.

The DECP commenced producing food for the community in October 2017 (under FCC licence). Its re-establishment as an active gathering place and community garden in a farm setting recognises its role in Frankston’s living heritage – a space inherited from past generations, and modified and enriched by contemporary human activity.

#### **9.1.2 Cultural**

Alongside settlement history, the Indigenous history of this site requires further research in collaboration with other Indigenous locals and academics. According to local indigenous knowledge, the original inhabitants of the Frankston/Mornington Peninsula area, the Bunurong and Boon Wurrung people, gathered together and collected food in the Seaford Wetland/Down’s Estate area which formed part of the Carrum Carrum Swamp. The cultural history of both indigenous people and white settlers at this place provides a rich vein of heritage, as well as providing an opportunity for a local reconciliation project.

## Business Case – The Farm House, Down's Estate

### 9.1.3 Environmental

The project is also contributing to the environmental regeneration of the original ecology on site. Natural weed management and revegetation with native and indigenous species are creating wildlife and bird habitat, replacing some areas of farm paddock grasses. The natural environment of Down's Estate is notable for being adjacent to the Ramsar listed Seaford Wetlands, forming part of Frankston's Green Wedge and is part of the Westernport Biosphere, a worldwide network of sites recognised under UNESCO's Man and Biosphere (MAB) Program. One of the primary objectives of MAB is to achieve a sustainable balance between the goals of conserving biological diversity, promoting economic development, and maintaining associated cultural values.

### 9.1.4 Socioeconomic

As a response to climate change becomes more and more urgent, and now the Covid-19 virus sweeps the world and closes international, national and even local borders, global trade and economies are being forced into rapid, permanent change. Well before this pandemic, the localisation movement was responding, growing in strength, providing opportunities for small scale, large local impact change in economies, environment, food security and community wellbeing. DECP is one of this vanguard, working since its earliest conversations in 2012 to provide a unique, valuable and inclusive gathering and learning place for diverse community members. Our group creates opportunities for the general community to connect with the natural environment and with each other, participating in farming practices and enjoying a range of social, skills based and recreational activities.

New connections with other groups and organisations are being formed locally and regionally on an ongoing basis, due in large part to the uniqueness of the site and the community energy and values driving the project. DECP seeks to support social enterprises, contributing to the local economy for community benefit.

**In summary**, the project and place, both known as Down's is reflecting our living cultural heritage, demonstrating how the resources inherited from the past can be an expression of our constantly evolving values, beliefs, knowledge and traditions through time<sup>20</sup>. This visible expression of human activities over time in one common place demonstrates what is important from the past and what is possible and desirable in the future, and supports a sense of belonging, self-awareness, local identity and community resilience.



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<sup>20</sup> Examples – Museu Comarcal de l'Horta Sud, Spain and Museo Colonos de Nuestra Tierra, Chile



## 9.2 Whole of site Achievements to date

### 9.2.1 Funding

Grants received to date include funding to establish DECP and infrastructure funding that will increase the value of the site as a council asset for community use into the long term.

\$456,450	FCC contribution (major Infrastructure, Business Case, community grants)
\$100,000	FCC funds allocated for Infrastructure, but subject to review process
\$ 66,545	Federal and State Government, private donors and other organisations (Start up, establishment, equipment, materials, education and revegetation)

### **\$622,995 TOTAL**

\$ 90,000	Helen McPherson Trust grant to UoM for a collaborative project with DECP.
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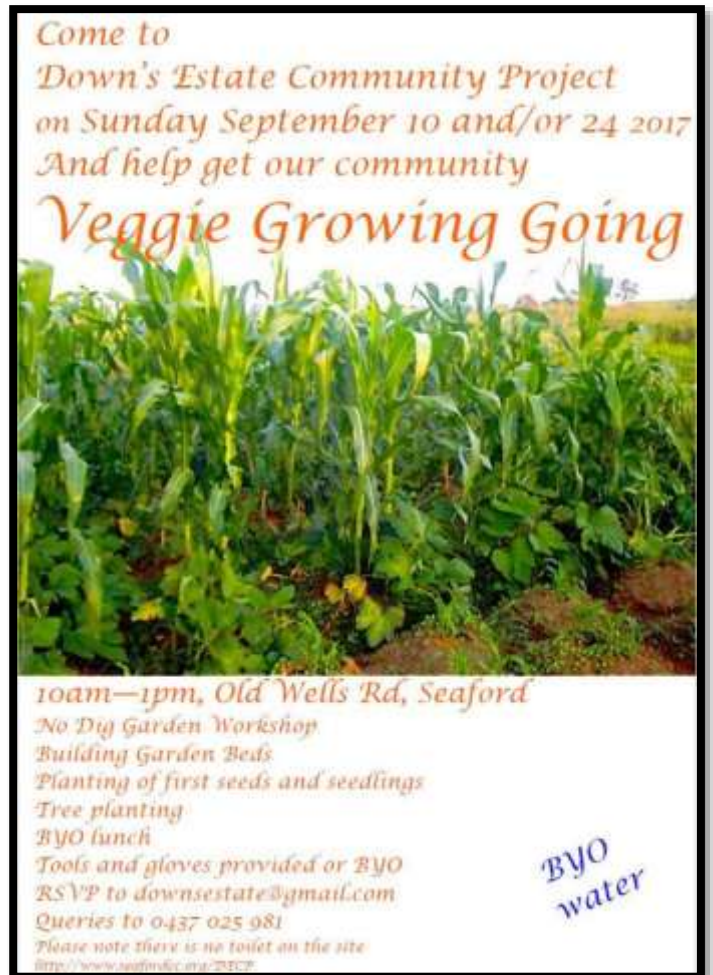
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\$700	Frankston City Council	2016 Start-up grant
\$3,000	Alan Richards Trust	2016 Start-up grant
\$5,455	Federal Govt.	2016 Stronger Communities Program
\$10,000	Western Port Biosphere	2017 Tree planting
\$750	Frankston City Council	2017 Community Grant, establishment
\$8,600	Federal Govt.	2018 Stronger Communities Program
\$1,500	Aust Hotels Assn.	2018 Orchard establishment
\$990	State Govt.	2018 DELWP
\$25,000	Frankston City Council	2018/19 for development of a Business Case (funds released 2020)
\$80,000	Frankston City Council	2018/19 to install a composting toilet (Acquitted)
\$350,000	Frankston City Council	2019/20 for site infrastructure
\$100,000	Frankston City Council	2020/21 for site infrastructure (Allocated but subject to budget Review process)
\$25,000	University of Melbourne	2019 Business Case for a Food and Science Hub
\$90,000	University of Melbourne	2019 Sustainable Indigenous Agriculture (SIA)
\$12,000	Federal Govt.	2020/21 Community Environmental Project for weed management and Education



### 9.2.2 Project highlights (2017 – 2020)

1. Three picnic tables with benches for site, sourced from the Pines Men's shed
2. Some replanting of native species at several locations in licenced area
3. Establishment of a large (approx. 600 sq. mtr.) communal garden with weekly working bees and successful seasonal harvests (since October 2017)
4. An orchard of 15 plus trees
5. Two large community events (2018)
6. Three substantial community education workshops on environmental monitoring (2019)
7. A community Soil Health day workshop with Mary Cole from Agpath (2019)
8. Research on Harry Down and white settler history, as well as the historical ecology of the site
9. Engagement with Nairn Marr Djambaba on a local food security project (2018-9)
10. Donation received from a private fund to purchase materials and equipment to support the project rollout (2016-9)
11. Significant ongoing DECP engagement with a variety of community groups
12. Participation of community in a range of skill building workshops (2017-present)
13. Collaboration with University of Melbourne and SIA project (2019-21)
14. First four farmer incubator trainees growing a total of 2000 garlic on site (2019)
15. Accessible compostable toilet installed (2019)
16. FCC budget allocated for major infrastructure including verandah on the shed and a large water tank (2019) Implementation phase 2020.
17. Approval for joint funding for a comprehensive Business Case from FCC and UOM (2018, funds available and delivery 2020)



### 9.3 Letter of Support – Sonia Kilkeny

## Sonya Kilkeny MP

LABOR MEMBER FOR CARRUM DISTRICT

Bangholme • Bonbeach • Carrum • Carrum Downs • Patterson Lakes • Sandhurst • Seaford • Skye



John McKenzie & Maureen Griffin  
Down's Estate Community Project  
190 Old Wells Road  
SEAFORD VIC 3198

29 June 2020

Dear John and Maureen

#### Downs Estate Community Project

I would like to commend the Down's Estate Community Project for all of the work you have done to bring life to the historic Down's Estate in Seaford.

I recall meeting with you just a few short years ago to hear about your plans for the Estate. Since then, you and your incredible team of volunteers, together with the local community, have worked tirelessly to reactivate the area creating an accessible community garden and holding workshops, picnics and other community get-togethers to discuss and promote this community-led project centred on food security, environmental education and community buildings.

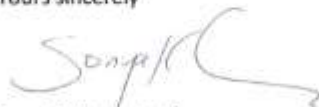
I understand the Down's Estate Community Project is seeking funding to help restore and refurbish the original farmhouse to not only preserve a piece of Seaford's unique history but to create an exciting all-weather facility for holding events, such as horticulture and wildlife workshops, as well as a space for the local community.

I am not currently aware of any Victorian Government grants that are available for this purpose. However, I will update you as soon as I hear of any. In the meantime, you may wish to contact the Victorian Government Grants Information Hotline on 1300 366 356 or online via <https://www.vic.gov.au/grants> for more information and to subscribe for the latest funding grant updates.

I wish you every success with your plans to restore the old farmhouse and to further develop this community space. I am delighted to support and promote projects that seek to foster greater community engagement, as well as local jobs.

If I can provide any additional information or assistance, please do not hesitate to contact me.

Yours sincerely



Sonya Kilkeny MP  
State Member for Carrum District



622 Nepean Highway, Carrum VIC 3197

P: 9773 2727 E: [sonya.kilkeny@parliament.vic.gov.au](mailto:sonya.kilkeny@parliament.vic.gov.au)  SonyaKilkenyMP



#### **9.4 Letter of Support – FESWI**



**Friends of Edithvale-Seaford Wetlands Inc.**

ABN 95 886 101 621

Incorporation No. A0017388A

29 June 2020

The Farmhouse at Down’s Estate

*Friends of Edithvale-Seaford Wetlands Inc* (FESWI) would like to support this initiative by the *Down’s Estate Community Project* (DECP) to preserve and renovate the Down’s farmhouse.

In the very beginning, when the Down’s Estate was first purchased by Frankston Council, FESWI advocated for the immediate securing of the building against vandals (and further deterioration) in preparation for eventual renovation and community usage, which ideally should have happened years ago.

Renovated, this building would make a marvellous community asset, firstly as a means of preserving some of Seaford’s (rapidly diminishing) history; and then as central facility not only for the DECP but for other local voluntary groups and organisations. It could be used for their meetings; for advertising and informing about their presence in the area and their programs; and for the potential to establish close collaborative ties with like-minded organisations.

This is too good an opportunity to let slide. There are so many positives to be gained by retaining and renovating this building. FESWI urges Frankston Council to take advantage of this opportunity to gain a valuable asset and to provide for enhanced community involvement.

Robin Clarey  
Vice President  
Friends of Edithvale-Seaford Wetlands Inc

Website: [www.edithvale-seaford-wetlands.org](http://www.edithvale-seaford-wetlands.org)

## 9.5 Letter of Support – Peta Murphy



**Peta Murphy MP**  
FEDERAL MEMBER FOR DUNKLEY



25 June 2020

### **Retention of the Farmhouse at Down’s Estate**

Dear Sir/Madam,

I am pleased to write in support of the retention of the farmhouse at the Down’s Estate in my electorate of Dunkley.

The Estate and its buildings, particularly the former home of world-renowned saddler Harry Down, have an important role to play in maintaining connection with the farming history and cultural heritage of the Seaford area and of Victoria.

As well, a refurbished farmhouse could become the hub for a range of much-needed community activities. Most importantly, it would become the base the Down’s Estate Community Project which has already been able to achieve significant improvements on the estate, and are committed to continuing this work.

I have seen first-hand the great work that has been achieved on the Estate and I wholeheartedly support the Project’s efforts to retain this significant building.

Should you require any additional information, please do not hesitate to contact me on 9781 2333.

Yours faithfully

**Peta Murphy MP**  
Federal Member for Dunkley



## **9.6 Letter of Support - Belvedere Community Centre**



Belvedere Community Centre  
36 Belvedere Road, Seaford 3198  
Ph: 9776 8922  
E: [centre\\_manager@belvedere.org.au](mailto:centre_manager@belvedere.org.au)

To whom it concerns,

25/6/2020

Belvedere Community Centre (BCC) Committee of Management would like to offer our support to the Downs Estate Community Project (DECP) in retaining the use of the Farmhouse at the Down's Estate, for the benefits it will provide the community.

Our two organisations have forged a strong association over the past 5 years, BCC providing a space for their meetings throughout the years, attending each other's AGM's and engaging our community in each other's projects and programs.

BCC receives funding through Dept of Education to run pre-accredited vocational courses including language, literacy, computers and programs designed to support learners to return to work or further study.

We have had initial discussions with DECP about the Down's Estate area providing a unique opportunity to deliver pre-accredited courses such as Introduction to Horticulture. The horticulture industry in the surrounding regions provides many employment opportunities and by having access to practical work experience and learnings at this venue it would add value to the wider community. We are also conscious that our community has become more receptive to sustainable living objectives and practices throughout the COVID-19 pandemic and again this would provide both BCC and DECP an opportunity to further inform and educate people.

Having access to a dry and safe indoor space for the community members to retreat to for shelter, workshops or learning opportunities is important to ensure the viability of such potential programs. We also feel it is important to retain the Farmhouse as part of Seaford's history.

If you would like more information regarding our support of DECP, please call our manager, Meredith MacKenzie on 0423 909 950.

*Meredith MacKenzie*

On behalf of Belvedere Community Centre Committee of Management.

## 9.7 Letter of Support – Seaford Community Committee



### Seaford Community Committee (SCC)

[seafordcc@gmail.com](mailto:seafordcc@gmail.com) - [www.seafordcc.org](http://www.seafordcc.org)

 <https://www.facebook.com/SeafordCommunityCommittee>

Friday, 26 June 2020

To whom it may concern

#### RE: Retention of Down's Estate farmhouse

We write to offer our full support for the retention, repurposing and future use of Harry Down's house as described in the Down's Estate Community Project (DECP) farmhouse business case.

The Seaford Community Committee's (SCC) prime role is to liaise with residents and local community groups to protect and enhance Seaford.

The SCC and the DECP have had an extremely close relationship for many years now. They have shared our stall at Frankston Rotary's Farmers Market each month since 2014.

The DECP members have demonstrated a strong commitment to enhancing community values in Seaford. Their business case for Harry Down's house is in keeping with this sentiment and in line with SCC goals.

Far too often, historical sites fall victim to the old adage "act in haste, repent at leisure". Please don't let this be another example of opportunity lost.

Please do not hesitate to contact me should you wish to discuss the proposal further.

---

Noel Tudball  
Chairman,

Please feel free to contact us if you have an event or issue you would like added to our Forum and/or sent to the more than 500 groups and individuals currently on our mailing lists

0412 111 251  
[seafordcc@gmail.com](mailto:seafordcc@gmail.com)

The Seaford Community Committee aims to improve communication and create a stronger community in Seaford  
[www.seafordcc.org](http://www.seafordcc.org) - Page 1 of 1

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