

A Planned Estate in Albury

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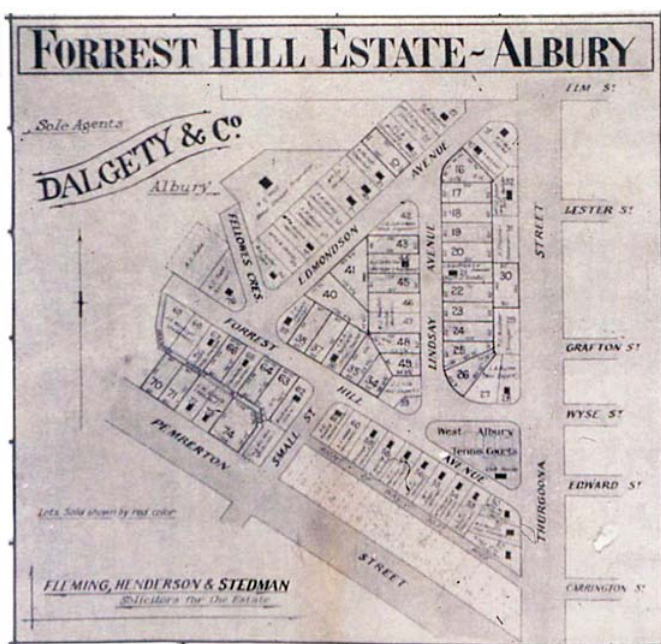
In the 1920s two planned estates were proposed in Albury, the Vallombrosa Estate in East Albury and the Forest Hill Estate.

The Forest Hill Estate, one kilometre north-west of Albury was a thirty-one hectare property containing a two-storey brick home known as 'Forest Hill' owned in 1925 by Emma Edmondson.



Edmondson Avenue in the 1930s looking south west at its intersection with Lindsay Avenue.

Around 1862 Emma and her husband William moved to Albury from England. In 1871, they purchased suburban allotments 60-61, originally granted to John Roper in 1857. William died in 1913.



Following Emma's death in 1926 the property was purchased in May 1928 by Gerald M Stedman and Charles H Griffith. Their aim was to stage subdivide most of the property for housing. They also proposed to put covenants on titles, requiring owners to build "only in brick or stone."

Later in the year, Saxil Tuxen a member of the Town Planning Association of Victoria drew up a plan to subdivide the estate.

Before site planning began, Tuxen announced features to "be embodied in

the subdivision design” included contouring the roads, drainage complementary to land slopes, views of Albury and the hills beyond and not using rights-of-way to remove potential for untidy parcels of land.

In July 1928, Stedman and Griffith were granted subdivision approval for stage one of their subdivision, which they called ‘Forest Hill Estate.’ William Edmondson first used this name in 1892. Soon after ‘Forrest’ was substituted for ‘Forest’ in the estate name.

According to Council’s Engineer in May 1976, “the honour of instigating the first high class residential subdivision in Albury must go to Stedman and Griffith.” In November 1929 Council issued its Certificate for stage one of the subdivision that included Edmondson, Lindsay and Forrest Hill Avenues. Lots sold ranged from two hundred dollars to six hundred dollars with the average purchase price being around four hundred and eighty dollars.

Unfortunately for the developers, the 1930s economic depression impacted on their enterprise. In September 1940 Charles Griffith passed away at the age of 61.

It was not until about one year after the end of World War II that the next stage of the subdivision fronting Pemberton Street was released.

Over twenty-one years later, in July 1967, the final sixteen lots of the estate, including the newly created Uralla Place, were released.