KEEPING BUNSWICK’S HERITAGE

Vol. 1

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KEEPSING BRUNSWICK'S HERITAGE

A Report on the Review of the Brunswick Conservation Study

VOLUME 1

1990

Prepared for
BRUNSWICK CITY COUNCIL

by

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NOTE TO THE READER

This report was prepared by Ms Chris Johnston - a consultant specialising in the conservation of historic places - to provide the City of Brunswick and the local community with an update of the 1982 Brunswick Conservation Study.

This report does not repeat many aspects of the 1982 study and the interested reader may wish to borrow a copy of the 1982 study from the Brunswick Public Library.

This report explains the review process and the results. It is supported by Volume 2 which details each of the individual places and Volume 3 the Heritage Areas and other features recognised as significant in this review, and Volume 4 which provides a Schedule of significant places in each street. Other data, such as the consultant's field survey materials, have been lodged with the Planning Department of Council.

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STUDY TEAM

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Research assistance provided by Liz Keirs, Janet Pilested and Bruce Greenhill.
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The study is contained in four volumes as described below.

VOLUME 1
Volume 1 provides an overview of the study including:
- the history of Brunswick and its built environment
- community views on heritage and conservation
- recommendations for protecting Brunswick's heritage.

VOLUME 2
Volume 2 contains information on significant individual places.

VOLUME 3
Volume 3 contains:
- Heritage Areas
- Street Features
- Council's Heritage Assets
- Historic Places Checklist
- Maps

VOLUME 4
Volume 4 contains a street by street list of significant places.
TERMS USED IN THIS REPORT

Adaptation: Adaptation means modifying a place to suit proposed compatible uses (Australia ICOMOS Burra Charter Article 1.9).

Artefact: An object produced by human activity (is often spelt artifact).

Compatible Use: Compatible use means a use which involves no change to the culturally significant fabric, changes which are substantially reversible, or changes which require a minimal impact (Australia ICOMOS Burra Charter Article 1.10).

Conservation: Conservation means all the processes of looking after a place so as to retain its cultural significance. It includes maintenance, and may according to circumstances include preservation, restoration, reconstruction and adaptation and will be commonly a combination of more than one of these (Australia ICOMOS Burra Charter Article 1.4). The aim of conservation is to retain or recover the cultural significance of a place (Article 2). Conservation is based on a respect for the existing fabric and should involve the least possible physical intervention. It should not distort the evidence provided by the fabric (Article 3).

Cultural environment: Cultural environment refers to the aspects of our surroundings (environment) created, influenced or changed, or imbued with special meaning by humans. Under this definition, natural features may also be regarded as part of the cultural environment.

Cultural significance: Cultural significance means aesthetic, historic, scientific or social value for past, present or future generations. (Australia ICOMOS Burra Charter Article 1.2).

Evidence: The evidence or information - about the past is all around us. The word evidence is used in the guide to refer to the information that can be found about the past by examining the fabric of places, historical sources, and people’s recollections and stories.

Fabric: Fabric means all the physical material of a place (Australia ICOMOS Burra Charter Article 1.3). For example, the fabric of a garden would include all the plants and trees, garden furniture, paths and edgings, lawns.

Heritage: The word ‘heritage’ is commonly used to refer to our cultural inheritance from the past, that is the evidence of human activity from Aboriginal settlement through successive periods of European and Asian migration, up to the present day. Strictly speaking ‘heritage’ can be used to cover natural environment as well.
Interpretation: Interpretation is becoming a common word in relation to heritage conservation. It describes a way of communicating meaning and relationships using original artefacts, by first-hand experience and by illustrations.

Maintenance: Maintenance means the continuous protective care of the fabric, contents and setting of a place. It is distinguished from repair - which involves restoration or reconstruction. (Australia ICOMOS Burra Charter Article 1.5). For example, maintenance in relation to roof gutters would include regular inspection and cleaning of gutters.

Material Culture: The artefacts produced by a society.

National Estate: The National Estate is defined in the Australian Heritage Commission Act (1975) as 'those places, being components of the natural environment of Australia or the cultural environment of Australia, that have aesthetic, historic, scientific or social significance or other special value for future generations as well as for the present community'.

Place: Place means a site, area, building or other work, group of buildings or other works together with associated contents and surroundings (Australia ICOMOS Burra Charter Article 1.1). A place could include a structure, ruin, archaeological site, garden, or landscape modified by human activity.

Prehistory: The study of the human past before written records, as inferred from archaeological evidence or oral history. It should be noted that the term can be somewhat misleading since it can imply that societies which do not have written records have no history.

Preservation: Preservation means maintaining the fabric of a place in its existing state and retarding deterioration (Australia ICOMOS Burra Charter Article 1.6).

Reconstruction: Reconstruction means returning a place as nearly as possible to an known earlier state and is distinguished by the introduction of materials (new or old) into the fabric (Australia ICOMOS Burra Charter Article 1.8). Reconstruction is not the same as recreation or conjectural reconstruction - in simple terms creating something that has never existed.

Relic: Deposit, object or material evidence of the human past. Thése term can cause offense to some groups in the community e.g. Aborigines in that it implies a residue or remnant of a 'dead' culture.

Restoration: Restoration means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without
the introduction of new material (Australia ICOMOS Burra Charter Article 1.7).

**Site:** A particular focus of past human activity, usually (but not exclusively) characterised by physical evidence of this activity.
SUMMARY OF RECOMMENDATIONS

The central goal of a heritage strategy for Brunswick is to protect the municipality's cultural heritage so as to enrich the lives of locals and visitors alike.

To achieve this goal, the following policy objectives are proposed:

1. To recognise heritage conservation as an essential component in local planning and development
2. To seek protection for significant places and heritage areas
3. To encourage increased community awareness of and knowledge about Brunswick's history and heritage
4. To provide incentives for heritage conservation and promote its economic and environmental benefits
5. To better co-ordinate public and private efforts towards conservation
6. To promote proper conservation practices and techniques.
7. To encourage and initiate studies and research into aspects of Brunswick's history and heritage.

Work on the Brunswick/Northcote Local Conservation Strategy (LCS) will complement the development of a heritage strategy.

These objectives could be pursued through a series of policies and actions, some of which have already been initiated by Council.

The primary actions required to support these objectives are described below.

1. Council should adopt a broad policy position that requires heritage conservation to be a factor considered in all of Council's activities. Such a policy would influence all aspects of Council's endeavours - planning, building, engineering, parks and gardens, information, and community arts.

2. Council should seek to protect the Heritage Areas and individual building identified in this Study through the Local section of the Brunswick Planning Scheme. Council should also nominate certain places to the Historic Buildings Register and Register of the National Estate.

3. The Council should encourage increased community awareness of Brunswick's heritage and how it can be
conserved:

- Development of a conservation reference collection in the Library and at the Planning counter.
- Publication of this report and preparation of a broadsheet on the study for wide distribution.
- Publication of a broadsheet on caring for older buildings (underway).
- Preparation of a published history on Brunswick.
- Presentation of annual heritage awards recognising important contributions to conserving Brunswick's heritage.

4. Council should provide incentives to support property owners and managers in conserving significant places, and encourage recognition of the economic benefits of conserving older commercial and residential buildings through targeted programs.

5. Council should seek to link its heritage programs with those of government, the community and business to provide a more holistic approach. Initial steps could include better integration of Council's internal systems, offering in-house training for staff, Councillors and interested people from the community.

6. Council should take a lead to promote proper conservation practices and techniques through its own works programs. This requires:

- Development of a policy on the retention of bluestone and traditional street materials.
- Conservation of Council owned properties.
- Use of Council projects as demonstration projects.
- Preparation of a new street tree policy.

7. Council should encourage further research into Brunswick's history and heritage.

The following policy areas have been developed in more detail in the report:

Policy 1: Heritage planning controls
Policy 2: Community information and advice
Policy 3: Street character and works
Policy 4: Heritage policies for Council properties.
1. INTRODUCTION

This Section describes the approach taken in this Study.

BACKGROUND

In 1980 Brunswick City Council obtained a grant through the National Estate Grants Program to fund a study of historic buildings and areas worth conserving in the municipality.

This study aimed to:

(a) Survey and identify historic buildings, groups of buildings, industrial and commercial buildings and works, infrastructure, open space and landscape areas

(b) Recommend appropriate means of protecting the historic character of the municipality

(c) Generate public interest and involvement in the conservation of the historic character of Brunswick.

The Brunswick Conservation Study was undertaken by consultants Nigel Lewis & Associates and completed in 1982.

The two volume report comprised:

Volume 1: A brief history of Brunswick
Areas and buildings worthy of protection

Volume 2: Guidelines to advise property owners on ways of conserving older buildings

Brunswick Council adopted the Brunswick Conservation Study in December 1987, and has resolved to implement its recommendations to protect aspects of Brunswick's heritage through planning controls.

In 1989 Council decided that the Study should be reviewed to provide a firmer foundation before its implementation. This decision reflected a concern that many buildings may have been altered or demolished since 1982, as well as a recognition that many aspects of Brunswick's heritage were not well considered in the 1982 study and that there was now stronger community interest in heritage.

THIS STUDY

The Review was commissioned in 1989 based on Council's study brief. Council's Heritage Advisory Committee acted as the Steering Committee for the project.
The review was to cover four broad areas:

1. A critical assessment of the areas proposed as conservation areas in the 1982 Study

2. A critical assessment of the 1982 Study’s list of historic buildings and sites

3. An investigation of buildings and sites outside the areas identified in the 1982 study

4. Update of the recommendations on statutory controls appropriate under the new Planning and Environment Act 1987.

METHODS

The Review Project involved a number of steps:

1. **Community Consultation**
   Brunswick people were encouraged to share their views on what they valued about Brunswick’s heritage via a display at several locations, letters to community groups and information in the media. The views expressed are contained in Section 3 of this report.

2. **History**
   The heritage of a locality reflects its history, making an understanding of local history an essential first step. Written information sources were consulted (see References at the end of this volume) and a list of the main elements (themes) in Brunswick’s history prepared.

   Other history sources, particularly the Council ratebooks, were consulted after an interesting building or area had been spotted during field work.

3. **Field Survey**
   Field survey involved checking places identified in the 1982 Study in terms of their present condition and integrity, and then looking at other areas and buildings within Brunswick.

4. **Assessment**
   Areas or buildings identified then have to be assessed and their heritage value ranked. This task is done during field survey and may be modified based on historical information.

   From looking at a building or group of buildings it is possible to recognise unusual or a typical designs, how much of the original remains, and previous functions. The location may also reveal a connection with a past industry or activity.
Section 2 of this report provides an overview of Brunswick’s history and heritage, including the assessment of significance.

Important buildings and areas were carefully recorded on a comprehensive street-by-street list. Detailed descriptions of the most important buildings and areas were prepared (see Volumes 2 and 3).

5. Recommendations
A conservation planning framework was developed that incorporates statutory and non-statutory measures appropriate to help conserve each place or area. This is contained in Section 4 of this report.
2. BRUNSWICK'S HERITAGE

The history of Brunswick is reflected in its environment in many different ways. This section of the report looks at a number of aspects or themes in Brunswick's history and describes some examples of places that still exist today. The process of investigating and assessing significance is also described.

BRUNSWICK TODAY

The Community

Brunswick today is regarded as a multi-cultural community. Nearly 40% of the population was born overseas and English is not their first language. It is a community with a diversity of values and aspirations; this diversity affects how people view conservation and what they believe is worth conserving.

It is also a changing community. In the five years between 1981 and 1986 the number of people living in Brunswick declined by more than 3000, reducing the population to 41,000. Other changes over this time include an increasing percentage of smaller household sizes, an increasing number of home owners and purchasers and fewer tenants, increasing vehicle ownership, and a changing pattern of occupations, possibly reflecting changing aspirations of second generation Australians and movement of more middle class and professional groups into Brunswick. If the community is changing quite rapidly, then the trends suggested by comparing the 1981 and 1986 census data may be an underestimate of the degree of change that has already occurred.

Brunswick's built environment

Brunswick is bounded by two creeks - the Moonee Ponds and the Merri. It is relatively flat, with steep escarpments down to each creek. Underlying suburban Brunswick is the geology that enabled bluestone and clay quarries to flourish. Bluestone was quarried from the volcanic basalt flows that cover much of the north and west of Melbourne, and clay was extracted to the west to make the bricks and pottery that made Brunswick famous.

The urban form of Brunswick reflects both its physical features and the overlying pattern of land survey and subdivision, industry and housing. Today Brunswick has over 20,000 buildings.

1. Melbourne Facts and Figures p24
There are 11,512 houses and 5,968 flats or units in the municipality, together representing 88% of Brunswick's building stock.

Timber housing dating from pre-1870 to 1930s, both double and single fronted usually with iron roofs, is very common. Brick and bluestone single storey terrace housing usually with slate or iron roofs, are found in some sections of the municipality. There are also a small number of larger houses, predominantly brick, dating from 1880s-1910s, mainly built as residences by the proprietors of major businesses or industry.

Brunswick has 706 factories^2 (some with attached dwellings) in the municipality, representing 3.5% of Brunswick's building stock.

Substantial industrial complexes constructed of bluestone or brick, generally by industries that had a good or dominant market position; examples include Millers Ropeworks, Downs Ropeworks, Hoffmans (now Clifton) Brickworks, Moreland Grain Stores, Peerless textile mills (and various other large textile mills).

There are 1029 commercial premises (some with attached dwellings) in the municipality, representing 5.2% of Brunswick's building stock.

Small business premises, including shops, predominantly small brick buildings, often with dwelling attached or forming second storey; few timber buildings remain; examples include various clusters of buildings forming local shopping and commercial areas, and the main shopping area that stretches along Sydney Road (literally the road to Sydney, but like much of Brunswick not intended to be that way!)

Public buildings in the municipality, including churches and schools, represent .4% of Brunswick's building stock.

Major public buildings - churches, town hall, baths, schools, Mechanics' Institute - are quite substantial and predominantly brick and/or bluestone. Smaller community buildings, such as halls, are predominantly simple timber structures.

There are also 179 open land areas including parks. Virtually all of the parks in Brunswick were established post-1920 on the sites of filled clay or stone quarries. There are few street plantings pre-1930.

Many types of buildings no longer exist, or have been changed substantially so that they retain little early fabric. Examples include early (1850s-60s) buildings, small industrial buildings, pottery works.

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2. City of Brunswick 1985/86 land use information; includes 'other' category which has not been included in calculations but represents 2.1% of buildings/sites.
The predominantly timber housing stock is sometimes regarded as being less substantial or more difficult to maintain than masonry and brick buildings. The nature of the real estate market and the lower values placed on timber buildings offers opportunities for demolition and rebuilding not available in many other localities as close to a capital city. Such redevelopment is changing the built form of Brunswick.

Factories are changing in both form and type. Many buildings are being redeveloped, and some completely demolished. Some of the larger factories, such as the Millers Ropeworks complex are in the process of being developed for a new use, resulting in the removal of a number of earlier buildings, and substantial alterations to others.

Public buildings, especially schools, may require renovation to meet current standards on fire safety or working conditions. Changing community needs have led to State school closures and private school expansions; public buildings are also affected by these changing needs.

HISTORY & PLACES

Our history is all around us - in the pattern of the streets, the styles of our houses, the location of industries, the bluestone lanes, our gardens and street trees. Today we can still see houses people have built since the 1850s; remnants of the early village of Phillipstown; the grand Victorian facades of the Sydney Road shopping centre; remnants of the brick making industry that helped build Melbourne; houses, businesses and community centres built by those who migrated after World War 2; and much more.

There are places in Brunswick that are important to the history of Victoria. For example, in Brunswick Road are a pair of iron cottages that were imported from England, erected in 1854 and still stand today. In Sydney Road, the (former) Hooper's Stores is an early example of the use of a steel frame construction; it also adds to the fine building facades along Sydney Road, many of which date from the 1880s.

Other places are mainly significant to Brunswick people - for example the old Brunswick Market in Ballarat Street, and McGeorges Terrace in Rosser Street.

Even small elements remind us of our local history - bluestone kerbs and gutters, and fine cast iron fencing.

The major themes in Brunswick's history considered in this study are:

1. Colonising the country: the initial contact with Aboriginal peoples; dispossession and displacement from around the immediate areas of settlement 1835 - 1840.
2. **Surveying, subdividing and servicing:** exploring and surveying the land; constructing the urban patterns; early villages; roads and the road to Sydney; utility services; changing concepts of residential areas and subdivision design.

3. **Farms for the city:** from the estates of gentlemen farmers and investors, to closer settlement, market garden, and CERES.

4. **Creating a home:** changing concepts and fashions in housing - inside and outside the home; housing for workers; residential 'suburbs'; the impact of new technologies on home life; housing to meet people's needs; gardens.

5. **Building community:** community and commercial services and facilities; council; community action.

6. **A place for industry:** quarrying the basalt and clay for building materials for Melbourne; manufacturing products - pottery, rope, metal, textiles and clothing - diversification into light industry; people in industry; changing work processes and workplace; industrial re-location.

7. **Creating a better environment:** re-using the quarries; creating parks; re-creating nature; protecting amenity.

Each theme is briefly discussed below with some examples of places remaining today which help us understand that aspect of Brunswick's past.

**Colonising the country**

Colonising the country: the initial contact with Aboriginal peoples; dispossession and displacement from around the immediate areas of settlement c1835 - 1840.

Prior to the arrival of Europeans, Brunswick was part of the tribal land of the Kulin people, a group of four tribes each with similar languages and defined territories. Together their country extended beyond the Port Phillip region to the Otways in the west and to the Baw Baw mountains in the east. The Woiworung lived in the area drained by the Yarra River and its tributaries. There were several groups within the Woiworung. These people were also referred to in historical literature as the Wurundjeri, and their descendants use this name today.

3. Presland Land of the Kulin pp.25 - 31
Their country offered rich food resources. Streams such as Merri Creek would have provided a range of freshwater fish and molluscs, waterbirds, and edible plants. The forests and the basalt plains offered a different range of plant and animal foods.

It was the Wurundjeri who met with John Batman in 1835 in his attempt to purchase their land for himself and the Port Phillip Association. The meeting place, long believed to be the Merri Creek (Northcote), was elsewhere. The sale was not recognised by the British government which had adopted the view that there were no prior owners of any of the continent.

The Merri Creek is known to have been an important camping place for Aboriginal people, but the location of these camp sites is not known, nor is it clear whether these sites had a long history of use or were established in relation to the new European settlement at Port Phillip.

William Thomas, Assistant Protector of Aborigines camped on the Merri Creek (near Yarra Bend) in the 1840s and recorded the locations of some camps. It may be that he was trying to relocate Aboriginal people to their traditional camping areas. He records camping areas near Dights Falls, at North Fitzroy and on the Merri Creek near the Heidelberg Road crossing. Thomas established the Merri Creek Aboriginal School near the confluence of the Yarra River and Merri Creek with the support of the Wurundjeri. In 1847 Aboriginal parents withdrew their children from the school, complaining that the teacher (Peacock) worked the children like convicts. Soon after all the Wurundjeri left the Merri Creek camp.

European colonisation quickly brought changes to the Aboriginal landscape, altering the fire regimes, introducing new plants and animals, clearing trees for houses and fuel. Some Aboriginal plant foods rapidly disappeared due to the effects of grazing stock. Swamps and lagoons were filled in, the courses of the Yarra and smaller creeks were altered, and more and more land was built on for housing. The impact of colonisation and subsequent dispossession of Aboriginal people from their land is not specific to Brunswick but was part of a larger process.

Interactions between the two communities - Aborigines and Europeans - were complex from the beginning. Through both deliberate and unintentional actions the European settlers made life difficult for Aborigines. Hunting the sheep that were quickly replacing their traditional food sources was not allowed by the law, and European retributions were often harsh. In 1837 the first mission station was set up by George Langhorne an Anglican missionary, on part of what is now the

4. Broome Coburg: between two creeks p.17-18
5. Ball Merri Creek Parklands p. 10
6. Broome p29
7. Broome p.30
8. Presland An archaeological survey of the Melbourne metropolitan area pp.13-14
Botanic Gardens. In 1839 the Government set up a more ambitious scheme of Aboriginal Protectorates. The Chief Protector was George Augustus Robinson, the man responsible for the removal of Tasmanian Aborigines onto Flinders Island where he oversaw their decline. The aim was the same in the Port Phillip settlement - to persuade Aboriginal people to leave their land and move to special Aboriginal settlements. There were four Assistant Protectors. William Thomas was responsible for the Aborigines in the Melbourne, Westernport and Gippsland regions. Thomas attempted to move Aborigines from Melbourne but failed. By 1840 Thomas estimates that there were fewer than 150 Wurundjeri remaining. A government reserve and ration depot was established at Pound Bend (Warrandyte) in the 1850s but it was rarely used. After seeking land near the Goulburn River (which was refused by the government) Aborigines from the Port Phillip district finally went out to Coranderrk (near Healesville) and settled there.

Because of the destruction of traditional Aboriginal society in many parts of Australia very soon after European colonisation, Aboriginal people today in Melbourne do not have personal knowledge of Aboriginal sites that may remain. Information has to be pieced together from field surveys to look for sites and artefacts, records made by early European colonisers and the oral history from Aboriginal people.

In 1844 there was a large gathering of Aboriginal people from many tribes along Merri Creek. There have been local claims that there were Aboriginal camps on the site of the present Town Hall and near Brunswick Railway Station; it would seem likely that if true these camps may have been located so as to be near the European colony rather than being traditional camping places.

Past discoveries of Aboriginal sites in the area include an Aboriginal midden uncovered in 1934 inside the walls of Penridge; it contained shellfish, bones, and stone axe-heads and blades. A Wurundjeri initiation site was discovered as recently as the 1970s in Sunbury. There are no known Aboriginal sites remaining in Brunswick, and few within neighbouring municipalities. A recent Merri Creek survey found a few Aboriginal occupation sites containing small stone tools and several scarred trees near the Merri Creek, but to the north of Brunswick. Probably many occupation sites have been destroyed or buried by landfill and landscape works near the creek, and development throughout the rest of the municipality.

9. Broome p.21
10. Broome p.26
11. Barnes It Happened in Brunswick p.7 refers to these as 'claims'
12. Broome p.5
13. Broome p.10
14. Hall
Surveying and subdividing

Surveying, subdividing and servicing: exploring and surveying the land; constructing the urban patterns; early villages; roads and the road to Sydney; utility services; changing concepts of residential areas and subdivision design.

Being close to the new colony at Port Phillip, Brunswick was surveyed in 1839 to provide farming allotments, 16 of around 100 acres and four larger allotments to the north ranging from 174 to 350 acres. The surveyed allotments each had with a frontage to either the Moonee Ponds or Merri Creeks and to a north-south track (now Sydney Road). These were quickly sold in three auctions, mostly to speculators.

The only purchaser to settle on his land was James Simpson, who quickly began to subdivide, marking out Albert (then Carmarthen) and Victoria (then Llandillo) Streets on the west side of Sydney Road and unsuccessfully attempting to sell off this subdivided land. Thomas Wilkinson purchased the allotment opposite on the eastern side of Sydney Road and also subdivided marking two streets, Albert and Victoria, to provide access. This pattern was repeated many times, with each subdivider dividing and redividing the land into smaller and smaller allotments. Not all the subdividers' roads met at Sydney Road.

The shape of the suburb has been influenced markedly by the original survey pattern and early ownership by professional and business men interested in land speculation not farming. Unlike areas intended by the Government Surveyor as towns and villages — with their typical grid pattern and reserves for public purposes — Brunswick was subdivided haphazardly.

Private subdivision created a legacy of street patterns not appreciated today. East-west streets extended down the centre of the large farming allotments to enable subdivision into residential allotments. The best evidence of the processes of land subdivision and survey is the form of the suburb itself. The pattern of the first allotments can still be discerned; for example many of our east-west roads ran down the centre of the original allotments, whereas other roads like Newman Street — which varies from a street to a lane in width and sometimes disappears — indicate the approximate boundary between two original allotments.

By the 1840s a number of 'estates' had been subdivided. The colony was rapidly growing with 10,000 immigrants arriving in 184015, and the demand for land and housing was strong. Small farming communities had adopted their own local 'village' names. Philipstown in the south east around Union Street (named for its role connecting Philipstown and Brunswick)16 was settled in the late 1840s, with brickmakers such as Thomas

15. Broome p.37
16. Barnes Street names of Brunswick p.142
Manallack setting up his works there in 1849. Philipstown was apparently surveyed in 1852, with a spelling change to Phillipstown 17.

The proposed village of Sweet Hope was subdivided in 1858. It was proposed by landowners Stewart and Brown, and would have been located on land to the west of Sydney Road on Albion Street. The Wrigglesworth estate directly to the south of Sweet Hope was another early proposal for a settlement; it was subdivided by Frederick Duckett in 1856 and a number of street remain (Duckett, Florence, Frederick, Breese Streets). Neither project succeeded.

The only surveyed north-south road, intended to service farms, soon became the main route to Sydney (replacing Pascoe Vale Road) and to the goldfields. Shops, hotels and businesses were built on sites along the length of the road, quickly establishing Sydney Road’s commercial and civic role which remains today.

The task of building Sydney Road fell to the convicts in the Pentridge Stockade. Locating the stockade at Pentridge (the name of the village settlement at what is now Coburg) meant the inmates could use the readily available bluestone to build roads and bridges. Pentridge was also on Sydney Road, by now the official route north. Road construction started at the southern end at the Sarah Sands Hotel in 1851; the constant convict escapes from work gangs meant the end of this source of road construction labour by 185318.

Activities outside Brunswick often had a strong influence on the suburb. Weston and Albion Streets were part of the tracks to the goldfield. The Brunswick Hotel, on the corner of Sydney and Weston Streets, opened in 1852 to catch those travelling from Collingwood, and the bluestone Edinburgh Castle Hotel (c.1854) provided a stopping point on Sydney Road before travellers turned down Albion Street towards Caroline Chisholm’s shakedown in Essendon19.

The sequence of subdivision generally followed transport and access routes. Development of the railway in 1884 and a cable tramway along Sydney Road direct to the centre of the city in 1887, encouraged an expansion of suburban Melbourne, as well as the location of major industries along the railway to gain easier access to markets.

The process of land subdivision advanced rapidly in the 1880s, a time of economic prosperity accompanied by a boom in land prices. Land was subdivided and offered as suburban allotments. A typical advertisement, such as that for the ‘Mooralinda’ Estate emphasised the convenience of public transport (trams in Sydney Road), the quality of the allotments as ‘villa sites’ and the infrastructure already provided (‘all the streets metallled and channeled, footpaths

17. Barnes It happened in Brunswick p.12
18. Broome p.106
asphalted and rights-of-way pitched'). Moorabinda Estate comprised Cooraminta and Ratawa Streets; today these streets retain these street features and contain a number of fine houses.

Other areas offered during the land boom did not sell before the 1890s depression. One example is the Hopetoun Estate in the north west corner of Brunswick. It was subdivided but not sold, and then acquired by the government and resubdivided in 1900 into farmlets as part of a Closer Settlement Scheme.

Our lack of parks and open space also reflects the private subdivision process. Government surveyed towns were always provided with reserves for recreation, public buildings and churches. Most of Brunswick's parks are former quarry holes and indicate the pattern and extent of these former land uses.

Even well into the twentieth century large areas of Brunswick were still held in large allotments - as farms or by industry. For example the Hoffman Land and Investment Company owned large areas to the west of Pearson Streets, preventing suburban expansion into potential clay quarrying areas, and reducing the opportunities for competitors.

Much of the 'outlying' parts of Brunswick were subdivided between the 1920s and 1940s. These areas tend to have larger allotments. The footpaths were often paved with concrete blocks rather than asphalt. Some streets had nature strips and street trees, reflecting the influence of garden city ideals, but in a much diluted form. Trees from these subdivisions now provide shelter and shade in a number of Brunswick streets.

Two areas developed after World War I - one in Stewart Street and the other in Hall and Westbourne Streets - were made available to returned servicemen; many of these houses remain.

Farms for the city

The first purchasers of Brunswick allotments were investors not farmers. James Simpson settled, but proceeded to seek subdivision, and had left Brunswick by 1852. Another original purchaser, Farquhar McCrae, held two allotments, one in Brunswick and the other in Coburg. He leased some of his land, but not his Brunswick allotment. The McCrae's lived on allotment 141, known as La Rose, and built his house there in 1842. The building, altered and extended over the years, remains today in Le Cateau Street Coburg. By 1858 his Moreland Estate was divided into farms of between 5 and 50 acres20.

While early purchasers were mainly speculators, the next series of purchasers were often gentlemen seeking a large

20. Broome p.62
estate. Michael Dawson acquired a whole allotment as his Phoenix Park Estate and built a large mansion. The subdivision of the estate in the 1880s lead to the construction of Dawson Street and the demolition of the house. Dawson was a building contractor of substantial means.

Other estates established in the 1840s and 1850s included Edward Whitby’s Whitbyfield; Whitby House remains today as one of Brunswick’s earliest remaining buildings. Theodorus Sumner purchased part of the land original bought by Rucker, and established the Stony Park estate in 1852. He built a grand mansion. The estate was not subdivided until 1924 and the house later demolished.

Edward De Carle built Lyndhurst Hall in 1852 at the northern end of Nicholson Street. He was a former squatter, and actively speculated in and subdivided land in Brunswick. His house was removed to Coburg in the 1860s.

Gentlemen continued to establish in Brunswick into the 1870s. Donald Melville built his Manor in 1871 on a large property west of Pearson Street on the north side of Albion Street.

While the gentleman farmers were building mansions on their properties, others were farming. Much of Brunswick was grazed during 1850s-80s until the demand for land offered development opportunities. William Lobb started grazing cattle on his farm, located on the hill near Stewart Street (originally Lobbs Lane) around 1843. John Daly established his Hill Farm in 1854 on the slopes of the Moonie Ponds Creek west of Margaret Terrace (now Pearson St). To the north, centred around Albion Street were the dairy farms of Fred Cadman, George Liversidge, T Hentschell’s Sweet Hope dairy farm (named after the failed village). To the south of Union Street near Moonie Ponds Creek, was the farm of John Fleming.

Piggeries were often associated with dairy farms, the cream being sent for butter production and the skim milk used to feed pigs. Several piggeries and bacon curing works were established in Moreland Road in the early 1870s, one operated by Samuel Grimes and another by James Hutton. Hutton moved to Preston after Coburg Council moved against noxious trades in the early 1880s; presumably his operations extended into both Brunswick and Coburg. Grimes continued his piggery until the 1890s and the house associated with this piggery has survived. Other activities related to farming including tanning of skins. A cottage associated with a tannery located on Merri Creek in the 1870s exists today.

Land along Merri Creek was used extensively for market gardening. Ah Long (or Ling) rented land and a wood house in Harrison Street in the late 1880s. The first Chinese garden

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21. BCC Rate books
22. BCC Rate books
23. BCC Rate books
was that run by Quan Long in Stewart Street in 1885; it remained in operation until 1923.24

In response to the 1890s depression, the government sought to provide ordinary people with greater opportunities to buy small farms, believing that this would provide a healthier life and add wealth to the community by increasing agricultural production. An 1893 scheme by F J Sintock to create a village farming settlement for the unemployed on French Island failed, as did many of the initial village settlement schemes. In 1900 land in the north west of Brunswick was acquired and subdivided as the first urban Closer Settlement Scheme. A second scheme was soon started further south in Brunswick. Houses from both settlements remain, although all allotments have been subdivided.

Another form of city farm has been created over the last few years on the site of an old stone quarry in Stewart Street. The CERES farm provides city children and adults with an opportunity to participate in environmental and conservation oriented activities.

Creating a home

Creating a home: changing concepts and fashions in housing - inside and outside the home; housing for workers; residential 'suburbs'; the impact of new technologies on home life; housing to meet people's needs; gardens.

Brunswick's houses reflect most of the styles common between 1850s and 1940s.

Early housing would have been simple timber houses or cottages, probably of two or three rooms. In the south east of Brunswick, where the bluestone quarries were located, bluestone was used as a building material.

The colony was rapidly expanding in the early 1840s, and again in the 1850s with the gold rushes. In the twenty years between 1846 and 1865, Brunswick's population grew from 146 to 3080. The first need for a new immigrant was a roof over their heads - probably a tent or a room in an inn. Their first houses would have been a simple structure, with speed of construction and cost essential considerations. None of these early structures survive.

Some people arrived with a prefabricated house ready to be erected; others quickly sent back to England for such a structure. Prefabricated houses came in many shapes and sizes; two examples still remain. Firstly the group of four simple cottages in Brunswick Road which were imported by James

24. Barnes It happened in Brunswick p.29
25. Broome p.155
Blackburn architect and erected on their present site in 1854. Edward De Carle, a property speculator, agent and auctioneer, erected the two-storey Lyndhurst Hall at the north end of Nicholson Street in the early 1850s. This house was moved in the 1960s, and remains today in Walhalla Street, Coburg.

Brunswick’s earliest remaining houses demonstrate the distinctions of class and privilege. The bluestone cottages remaining in Barkly and nearby streets probably date from the 1850s. These houses are solid, but small and modest in style. Grander houses were also built by the merchant classes. Whitby House, a two-storey gothic house, was built for Edward Whitby, a Flinders Lane merchant. While this house remains, other grander mansions built in this period such as Dawson’s Phoenix Park and Sumner’s Stony Park have not.

Most of the older houses remaining in Brunswick date from the later part of the nineteenth century, from the 1870s and 1880s when much of Brunswick was subdivided and timber framed houses constructed. In some parts of Brunswick, terrace or row houses predominated, usually in brick, but occasionally in timber.

Timber framed houses, introduced from America in the 1850s, were quick to build, and the materials were light and easy to handle. Timber became the most common Brunswick building material, despite the dominance of Brunswick in brickmaking.

While most houses were small, some larger houses were built, particularly on Lobbs Hill (along Blyth, Stewart and adjoining streets) and on some larger remaining sites. Owners of successful industrial enterprises also built large houses. Cornwall’s house in Saxon Street overlooked his pottery in Phoenix Street; Slabon a shirt manufacturer who started out his business in Brunswick, built a large house in Brunswick Road next door to that of James Stroud a prominent brickmaker. Proprietors of smaller brickworks lived in more modest houses, in the same street and type of house as their workers.

Houses were built close to industry. Areas around Albert Street were developed as brickworks, and people employed in these industries lived nearby in Prentice, Talbot and adjoining streets. The major brickworks, Hoffmans Patent Steam Brick Co, held large areas of land. The area to the south of the works was subdivided by Hoffmans land investment arm; the only housing built by the company for its employees was a group of cottages in Munro Street and a manager’s house in Victoria Street.

While the earlier parts of Brunswick are often quite mixed in building styles and forms, the areas developed this century are more consistent in style, reflecting their development as a unit and within a shorter period of time. Much of the fringes of Brunswick were developed in the 1920s, with some small pockets remaining for development in the 1930s and 40s.

Rebuilding and modernising of older houses was favoured from the 1950s, when the fashion for cleaner, modern design led to the stripping of the elaborate decoration from many Victorian
houses. Post war migration meant a great demand for housing, with housing shortages occurring in many areas. New migrants shared houses with other families through necessity.

New houses mean demolition of an older house. While demolition and rebuilding continues today, there is growing interest in the older and the timber houses of Brunswick.

Building community

Brunswick’s first people, the Wurundjeri, were displaced out of this area, but their descendants still live in and around Melbourne.

Since colonisation, Brunswick has attracted people from many backgrounds and cultures, creating today a diverse and rich community life.

As a community, our population grew rapidly from 146 in 1846 to 3000 in 1865. The next twenty years saw a tripling of the population to over 14,000, reaching 24,000 by just after the turn of the century. The population continued to grow rapidly in the 1920s with the further subdivision of large areas of land. By 1928 our population was 55,799; twenty years later it had only grown to 57,546 and since then has gradually declined to around 40,000 largely due to changes in household size.

After the Second World War, Brunswick and other inner suburbs changed rapidly, with new migrants bringing their own culture, language and perceptions to a largely working class community.

Essential community services, particularly those associated with health, were established as early as possible. Water from Yan Yean was piped along Sydney Road in 1858, and sold to the public from stand pipes along the road. Nearby premises had reticulated water within the year. Reticulation of water beyond Sydney Road waited until 1880, when the expansion of the system supported the development of many areas. Sewerage was much later, waiting on the metropolitan service to be laid in Brunswick around 1910. The first sewerage connection was to the Mechanics' Institute.

Creation of Brunswick Council in 1857 was an expression of the community's desire for local representation. Thomas Wilkinson, an early landowner, was the first President and GWF (Frederick) Grylls its first Secretary. An immediate (and continuing) priority was road construction; thirty streets were planned for construction in the first year. Streets were built with bluestone pitcher kerbs and gutters, with the roadways metalled but not sealed.
Gas lighting was introduced to Sydney Road as early as 1860. By the mid 1860s much of Sydney Road had been improved with large, dressed lengths of bluestone were laid as kerbing, bluestone pitcher spoon drains along each side, and asphalt footpaths. Many examples of the skills of Brunswick Council engineers and construction crews remain on the streets of Brunswick today.

Council built its first Municipal Chambers in 1859 on Lobbs Hill; by 1876 a new Town Hall had been built on the corner of Dawson Street and Sydney Road. The first Chambers have been demolished, but the 1876 hall remains within the present Municipal buildings complex.

Sydney Road quickly became a focus of commercial and community life, with shops, churches, hotels and the Mechanics Institute already built along the street by the late 1860s. Brunswick first hotels - the Retreat Inn, Edinburgh Castle Hotel, Brunswick Hotel and Sarah Sands - were built on Sydney Road between 1842 and 1854. Henry Search opened a retail butchers on the south west corner of Albert Street and Sydney Road in 1850, reputedly Brunswick’s first retail shop.

During the 1850s a thriving community was also being created in Phillipstown, with its own hotels - the Phillipstown and the Butchers Arms (opposite Heller’s abattoirs).

Development of the Mechanics’ Institute was initiated directly by interested people within the community who supported the ideals of adult education expressed by the Mechanics Institute movement. Other services were also created by direct community initiative.

The sequence of church construction across the municipality reflects the growth of population. Most early churches were near Sydney Road – Christ Church (1858), Independent Church (1869), Presbyterian Church (1865).

In the western parts of Brunswick, both churches and halls were built in the early years of this century, reflecting the development of those areas. The West Brunswick Progress Association, which grew out of the Moonee Vale Association formed by settlers in the Closer Settlement Scheme, initiated the development of a fine hall in Victoria Street.

After the State government introduced compulsory free schooling in 1872, a massive program of school building commenced. The Albert Street Primary School opened in 1877, incorporating Hayden’s common school; this school was rebuilt in 1972. The earliest remaining schools are Brunswick South (1886) and Brunswick West (1889) Primary Schools.

Post war migration brought new communities and new facilities to Brunswick. The Western Theatre was converted to an Estonian club, churches changed denominations and St Vasilius was built.
The corner shop has long been an important part of Brunswick life. Today as people are able to travel further by car the role of the corner shop has declined; a number of corner shops have been converted to houses but some remain.

The Brunswick market was initially in Dawson Street; it was replaced by the Electric Light Department building in 1916 (now the site of the John Currin building). A new market was opened in 1930 in Ballarat Street, but only survived three years of the depression before closing. The building has since been a factory and warehouse.

Brunswick Park opened in 1906 to provide a sporting oval, croquet lawn and leisure garden for local people. Other parks were created as the quarries and clayholes were filled.

Cinemas and dances were an important entertainment. The first regular cinema was in Penders Hall factory (since demolished). The Lyric Theatre in Sydney Road (now the Brunswick Club) was purpose-built for cinema in 1912. Other cinemas were built in the next ten years. Dances were held in the Town Hall, other halls and specially built dance halls.

A place for industry

| A place for industry: quarrying the basalt and clay for building materials for Melbourne; manufacturing products - pottery, rope, metal, textiles and clothing - diversification into light industry; people in industry; changing work processes and workplace; industrial re-location. |

Recognition that the area contained substantial resources of valuable building materials - bluestone and clay - had a substantial impact on the developing form of the area and its buildings. Large areas were quickly controlled by small and large industries established to exploit these resources.

Housing for workers was facilitated by the bigger companies, subdividing and selling the land to workers, and occasionally by directly providing housing. Other areas were acquired by brickmakers and 'frozen' to prevent competitors from gaining access to the clay resource.

New industries tended to consolidate close to the clay resource, near related industries and preferably near the railway reinforcing a land use pattern of concentrated industrial areas with nearby housing for workers.

26. For example, the Hoffman Land and Investment Association subdivided and sold land for housing for workers in an area to the south of its brickworks.

27. Some of the northern areas of Brunswick were held by brickmakers and when subdivided for housing in the 1920s and 30s each lot was covered by a covenant preventing quarrying for clay or making bricks.
Basalt was quarried in the south of Brunswick as a building material. Wales' quarry at the eastern end of Albert Street was opened by the Wales family c1850s. It was one of a number of quarries along Merri Creek where it was easier to quarry at the edge of the basalt flows. Quarrying in Coburg had surpassed that of Brunswick by the 1890s. Most quarry sites have now been filled, and the Wales quarry (now Whelan's Depot) provides the only remaining Brunswick quarry where a section of the rock face remains exposed.

Brunswick's last remaining brickworks demonstrate a process of brickmaking that has changed little since the 1880s. The works produced bricks and pipes, and a separate pottery section made domestic ware under the brands - Hoffmann and Melrose.

The railway enabled the growth of many enterprises which built new factories and warehouses near the line. Examples include the grain stores in Colebrooke Street, former gas works (now Craig and Seeley), Downs Rope Works in Tinning Street and Millers Rope Works in Dawson Street, Peerless Silk Mills, and Lattner Hat Factory and many others.

Clothing and textile factories established in the early years of this century, expanding rapidly to become a major employer particularly of women. Large and small enterprises were located primarily near Sydney Road and along Lygon Street, with many smaller enterprises based at home. After World War II these industries employed a large number of migrant women. Many buildings remain from this industry and clothing factories are still important employers in Brunswick.

Creating a better environment

Creating a better environment: re-using the quarries; creating parks; re-creating nature; protecting amenity.

The landscape of Brunswick has been changed completely since the first land sales in 1839. Land was cleared for farms and houses, swampy areas drained and creeks enclosed in barrel drains. Brunswick's boundary creeks were treated as sewers and drains, their form being changed and banks being quarried and filled.

The banks of Merri Creek have been quarried for stone, sections have been straightened, filled and the banks reshaped. Moonee Ponds Creek has suffered even more change, with much of the creek being concrete lined and re-routed with the construction of the Tullamarine Freeway. Smaller creeks were contained within barrel drains far earlier. Albert Street follows a natural drainage line, and the construction of the street meant cutting a drain which was covered by 1859.

Another example is the small creek that used to cross Union

28. Barnes 1987 Street names of Brunswick p.3

19
Street near the current location of Millward Street. In the 1950s a small abattoirs opened adjacent to this creek, an ideal location for the penning of stock, but the activity no doubt polluting the creek for the uses downstream such as the Government Experimental Farm in Royal Park. The creek was later enclosed in a barrel drain. On the south side of Brunswick Road, a house was built over the creek by Victor Heiberg.

The Merri Creek has become a focus of attention in improving Brunswick's environment. The Public Interest Research Group's work in 1975 sparked concern about the condition of the creek and lead to co-operation between the community, councils and the State government to protect and re-establish native vegetation along the creek.

Earlier works to improve the Creek aimed to make it a more efficient drain rather than trying to return some of its natural waterway functions. All wastes used to flow into the creek. The formation of the Melbourne Metropolitan Board of Works in 1891 lead to the sewerage of Melbourne (for which Brunswick potteries made many of the pipes) and the removal of some of the more unpleasant wastes from the waterways. In the 1930s sustenance workers were employed in landscaping projects along the creek.

Most of Brunswick's parks were once quarries; the exception is Brunswick Park opened in 1908. Fleming Park was the Brunswick Council's stone crushing works, later operated by a private company when Council moved to another site. The quarry was filled and converted to a park, opening in 1919. Other parks soon became available as quarries were filled.

Improving the amenity of Brunswick streets was initially driven by difficulties of access, and led to Council street construction and drainage schemes. By the 1920s new subdivisions incorporated street trees and nature strips, creating a more pleasant living environment. In the 1980s, native plants have become popular, and many streets are now lined with eucalypts and other Australian plants.

ASSESSING THE SIGNIFICANCE OF BRUNSWICK'S HERITAGE

Types of places assessed

Brunswick's built environment is quite diverse, reflecting its history in its street patterns, building forms, types and styles, and range of land uses.

The study required an assessment of the heritage value of places - meaning buildings, parks and gardens, shops and factories, industrial sites, and areas.

29. Hall p.12
Assessing significance

The importance of a municipality's heritage is assessed in terms of specific criteria. These criteria are based on three concepts — firstly that a place may be important because its physical form illustrates significant aspects of history, secondly a place may been regarded as of great beauty or excellent design, and thirdly that a place may be important because it was associated with significant events even though no physical evidence remains.

These criteria can be expressed more formally as:

1. History: Does the place provide physical evidence of history?

2. Design: Does the place demonstrate a particular design style or tradition in relation to the type of place?

3. Aesthetic value: Does the place demonstrate qualities that are considered to contribute to contemporary aesthetic values?

4. Cultural sentiment: Does the place provide physical evidence of cultural or social sentiments to a majority or minority group within the community?

5. Research value: Does the place provide physical evidence that is of additional value for research and investigation due to its ability to yield important information contributing to the understanding of history?

6. Association: Does the place have associational links related to significant events, significant persons, other cultural activities?

In assessing a place it is usual to describe how the place measures against these criteria in terms of its degree of significance. For example the ability of a place to demonstrate its history through physical evidence (criteria 1) can be evaluated in terms of whether it is early, representative, unusual, rare or uncommon, innovative, singular or a climatic example.

Another example is that the 'association' criteria has to be related to the importance of the associated events or persons on a local to national scale; the extent to which the value of the association depends on the survival of evidence at the place or in other forms elsewhere; the intactness of the place relative to the period of association.

Assessing the degree of significance involves comparison with other examples; thus the higher category is described as a place of national, State or metropolitan value implying comparison of this place with known examples across a wider
region. Such comparison is often difficult due to a lack of information on other similar places.

Intactness modifies significance; a building changed beyond recognition will contain little evidence of its previous history.

The following categories have been used to indicate the relative heritage value of individual places. These categories combine an assessment of the degree of significance and the intactness of the significant aspects of the place.

1. Places of National, State or metropolitan heritage value: such places are almost always of great importance to Brunswick and reflect important aspects of its history.

2. Places of high heritage value within Brunswick, representing important aspects of its history and people.

3. Places that provide a good example of a type, architectural style or historical period/activity, being relatively unmodified in form or function.

4. Places that contribute to the overall historic character of a Heritage Area in Brunswick but are not necessarily intact.

The Heritage Areas identified in the study are not categorised in this way. Rather each Heritage Area represents important aspects of Brunswick’s history and people that remain largely intact from their period/s of development. Some Heritage Areas reflect a single period of development, while others show a sequence of development that may span many years. Significant individual places within a Heritage Area are ranked into the four categories above; buildings that do not contribute to the significance of the Area are unranked.

Results

The results of the Project are summarised in this report (Volume 1). At the end of this report (Appendix 1) is a list of the heritage areas and individual places recommended for protection.

Brunswick has many buildings that retain much of their original form; many of these buildings contribute to the quality of our municipality and provide valuable houses and workplaces. This report aimed to identify the most significant places which if damaged or demolished would be a loss to the Brunswick community. Older buildings not identified in this study may still be of heritage value, and the recommendations in this report seek greater community appreciation of all the historic elements of Brunswick’s environment.
Volumes 2 and 3 contain more detail to provide a useful tool for Council and its staff in considering planning and building applications. Specifically it contains:

1. Individual Places: Some individual properties are considered highly significant. To better facilitate their protection a detailed description (data form) has been prepared for those places significant to the nation or State (level 1) or of great significance to Brunswick and our region (level 2).

2. Heritage Areas: A number of areas - ranging in size from a single street to a small neighbourhood - are considered to have heritage value. These areas and their significance is described on a data form, and the places that contribute to this heritage value are listed (by street number) and their contribution to the heritage value of the Area indicated (1 to 4).

Volume 4 contains a Schedule listing all significant places in each street. Each contributory building (level 1, 2 or 3) is listed by its street number. Level 4 places are only included if within a Heritage Area. These places are listed with the first and last street number (eg. 3 - 17).

The number of significant places identified is indicated on the following chart:

<table>
<thead>
<tr>
<th>Level</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Individual places</td>
<td>4*</td>
<td>53</td>
<td>571</td>
<td>-</td>
<td>628</td>
</tr>
<tr>
<td>Heritage Areas</td>
<td>14</td>
<td>42</td>
<td>571</td>
<td>1300</td>
<td>1927</td>
</tr>
<tr>
<td>Total</td>
<td>18</td>
<td>95</td>
<td>1142</td>
<td>1300</td>
<td>2555</td>
</tr>
</tbody>
</table>

There are 35 Heritage Areas containing a total of 1924 Level 1 - 4 buildings, plus non-graded buildings and sites. *One Level 1 individual place (336 Moreland Road) was demolished in late 1990.
This section describes the views of the Brunswick community towards heritage conservation.

APPROACH TO COMMUNITY CONSULTATION

An important part of the Study was providing a chance for local people to contribute their ideas about Brunswick’s heritage. A display and brief questionnaire was prepared. The introductory display text and questionnaires were translated into Brunswick’s five community languages – English, Italian, Greek, Turkish and Arabic.

The display aimed to inform about the Study and to seek input to the study. The introductory text, which includes the questions asked on the comments form, is included below. The comments form also asked for information on whether the person is a Brunswick resident, was born overseas and if so where, their age and gender.

The display included other text (in English only) describing Brunswick’s history and heritage, and the purpose and likely outcomes of the Study.

Protecting Brunswick’s heritage is an important priority for Brunswick Council. Consultants have been commissioned to investigate Brunswick’s heritage and advise Council on how best to protect it.

This display gives you a chance to let Council know what you think. Please write down your ideas on the following questions on the back of the Comments Form and put your completed form in the Comments Box with the display.

What do you value about Brunswick’s heritage and built environment?

Which places – for example buildings, streets, areas, parks (etc) – do you think are important and should be protected?

Everyone’s comments are important. Please let your friends and neighbours know about the display and encourage them to come along and share their ideas.
The display was used in a number of locations. First it was used as part of a larger display of historical photographs in the central court of the Brunswick (Barclay Square) Shopping Centre. Here it attracted considerable attention and the majority of responses. The display was then moved to Brunswick Market where it also attracted comments over a period of about two weeks. Later the display was used at the Peacock Street Elderly Citizens Centre and some information placed at the Community Health Centre.

In addition to the responses to the heritage display, local residents were provided with a second forum through which to comment on heritage matters. The Brunswick/Northcote Local Conservation Strategy, a project run jointly by Brunswick and Northcote Councils, also attracted a number of comments on conserving our heritage.

This project aimed to develop an action plan for both the community and respective councils on local conservation issues.

WHO RESPONDED?

Heritage Displays

The heritage display prompted 88 responses of which 61 commented on heritage issues and Brunswick in general. Many of these responses included comments and answers to some of the questions but not all.

Three quarters of those who completed the comments form were Brunswick residents. Of the remainder half lived outside Brunswick and the rest didn't nominate where they lived.

The consultants were interested to see whether the range of respondents reflected the broader Brunswick community. People overseas-born were slightly under-represented in the responses; the 1986 census indicate that 41% of Brunswick population were born overseas, 31% of the survey respondents were born overseas.

In terms of age, only 5% of those completing the comments form were aged 20 years or less, whereas that category accounts for more than 30% of Brunswick's population. Those aged between 21 and 40 years was greatly over-represented; 64% of respondents fell into that age group, whereas only 30% of Brunswick's population are in that age group. Only 15% of responses were received from people aged 41-60, yet 22% of Brunswick's population are in that age bracket. No responses were received from people aged over 60 years, in spite of the fact that 16.5% of the people of Brunswick are aged over sixty.

30. The population characteristics in this section are drawn from the Australian Bureau of Statistics 1986 Census.
In short, the views of young people and those over 40 were under-represented, and those over 60 were not contributed. It is not possible to explain this pattern of response, but the display locations should have provided a relatively representative response. The imbalances may reflect differences in the level of interest in heritage issues or other factors such as a greater desire to influence Council’s work, or a greater familiarity with such consultation processes.

Local Conservation Strategy

The Brunswick/Northcote Local Conservation Strategy project used two methods of community consultation. Firstly, a detailed questionnaire was distributed to selected community groups throughout both municipalities. This survey contained a segment entitled Improving City Life. Amongst 14 questions on subjects ranging from perceived image to community links and pet management, were four questions relevant to the concerns of this study:

What do you like about your area?
What changes would you like to see?
How would you like to see your streetscape improved?
Can you identify a ‘heritage landscape’ you like in Brunswick?

Secondly a simple brochure was widely distributed. It invited individuals to make some brief general comments on a three-line return slip.

Fifty-six (23 from Brunswick) community group questionnaires were returned, as were 47 brochure return slips. The latter did not provide any information about those responding (eg. age, gender, where born). Some of these responses to these questions are relevant to the present study.

COMMENTS

The views expressed in response to the heritage display are listed below under subject headings created by the range of responses themselves. Where relevant, comments from the Brunswick/Northcote Local Conservation Strategy project have been included.

Support for heritage conservation

All those responding to the heritage display were supportive of heritage conservation to varying degrees.

Private Houses

Many people believed that residents should be encouraged to keep their houses to the original style, and also be
encouraged to restore if possible. Particular mention was made of facade restoration and conservation.

This was coupled with a concern that strict planning controls are needed, especially demolition controls. Many commented that such permit controls should be extended to incorporate other works and alterations to "older houses". Several people mentioned the desirability of using heritage colours and having controls over exterior paintwork. However, there were some very strong opinions against what was termed "yuppie" renovations of this type, claiming that these actually detract from historic character and do not focus on real heritage issues.

The smaller residential houses and hotels off the main streets were recognised as valuable contributions to Brunswick's history.

Streetscapes

A number of people commented strongly on streetscape issues. Almost a quarter of the total responses expressed concern that the historic character of streetscapes should be maintained, and that any new developments need to be in sympathy with this. Several objections were voiced against "intrusive" and "unsympathetic" developments (both industrial and residential buildings) that have been occurring in the older streetscapes.

Victorian and Edwardian architecture types were singled out as important in a few of the responses, while others were less specific and just said "older areas". Similar comments were recorded in the Brunswick/Northcote Local Conservation Strategy survey. The small streets and old shops were also mentioned as being significant to the character of Brunswick streetscapes.

Sydney Road

Having been such a central communications route and busy commercial focus for so many years, it is not surprising to find that Brunswick residents feel that the appearance and character of Sydney Road is important. This certainly came through from both the display, and Local Conservation Strategy, where 'the Sydney Road shops' was the most popular nominated heritage landscape.

Particular attention was given to the need for restoration and preservation of Sydney Road terraces and shop fronts. A desire was expressed for the return to "old-style verandahs", and for the hotels to be restored or maintained as close to original state as possible. Many objected to unsuitable and imposing advertising on shop fronts.

Sydney Road's streetscape was probably seen as especially significant as it is such a centre of activity for residents, and also because it gives others their strongest impression of Brunswick as they travel through the municipality.
Bluestone Kerb and Guttering

A quarter of the total responses to the Heritage Study, and a number of Brunswick/Northcote Local Conservation Strategy respondents, commented upon the significance of existing bluestone as part of original street construction. The need to preserve and maintain bluestone kerbs, gutterings, and crossings is seen by many residents as essential as these features contribute to the general character of Brunswick.

Trees/Parks

In response to both the Heritage Study display and the Local Conservation Strategy survey, several people expressed the need for more street trees in Brunswick, and complained of the lack of greenery. One person suggested "period" trees as being more suitable than natives in older areas. Another suggestion was that factories should be compelled to maintain their garden plots. There was one very strong objection to the practice of pollarding street trees.

Existing parks in Brunswick are highly valued by residents, and many people would like to see an increase of public open space. Such comments represented a significant component of the responses.

Individual buildings

Whilst no specific buildings were nominated in the Brunswick/Northcote Local Conservation Strategy survey, the majority of Heritage Study responses included at least one comment upon a specific building in Brunswick.

The Town Hall drew the most attention, with residents considering it of great importance and desiring the preservation and maintenance of the exterior as it is.

The next most popular place was the old Brunswick Market. All those who noted it believed the building should be kept and restored if possible, and one person suggested that it be converted for use as a community centre.

The Hoffmans brickworks divided opinion - three responses were in favour of preserving the brickworks, while two responses were strongly opposed to this (one of these was from a nearby resident concerned over continuing excessive noise and pollution).

Two people believed that the Upfield railway line (including gate houses and station buildings) should be kept and maintained. Downs Rope Factory also gained attention in two responses as worthy of conservation. There was some concern over Whitby House, and a proposal to build units at the rear.

Other Brunswick buildings noted by residents as contributing
to Brunswick's character and thus worth keeping are:

- St. Ambrose Church
- Sarah Sands Hotel
- Brunswick Baths
- Grain Stores (Tinning St)
- Presbyterian Church
- former dentist's surgery (503 Sydney Rd.)

One person objected to the new community health centre as an "architectural disgrace". Such negative statements were rare, as most responses concentrated on the need to keep intact what heritage remains.

Some responses were more vague but no less valuable - one objected to the demolition of timber houses in Balmoral Avenue, another was concerned over an "early house" in Ronnie St. (actually in Coburg) that they believe is to be demolished, and another commented on the need to conserve and promote the value of "old schools".

General

Most responses included fairly broad comments and suggestions.

One person noted the contribution of subdivision patterns to the character of Brunswick, and believed they were valuable as examples of early settlement patterns in Melbourne and Victoria. Another recognised value in the diversity of Brunswick buildings and their uses. One response acknowledged and supported the importance of historic streetscapes, but believed that the overall appearance of some streets is unattractive due to general lack of care.

A few suggestions were made, including:

- the presence of more "old fashioned street lamps" in Sydney Rd
- the need to incorporate the heritage of Aborigines by consultation with any Aboriginal groups or individuals in the area
- more underground car parks to avoid demolition of housing and shops
- establishment of a broadly based community board to have real input into the architectural landscape, commercial and development
- the history of Brunswick should be easily available in booklet form in local shops/newsagents
- the construction of more bike paths in Brunswick.

Conclusions

Overall, the responses to the heritage display and Local Conservation Strategy were very positive indeed. Some comments were filled with detail, and were extremely helpful in establishing what residents valued about their own environment.
What emerged was a picture of a community that has clear ideas on the value of diverse aspects of Brunswick's heritage, and wishes to see an active conservation strategy in place.
INTRODUCTION

Protecting Brunswick’s heritage means looking at what remains today, and deciding on its importance. Conserving everything from the past would stop all change. That is not the aim of conservation. But some places provide such important evidence of our history that they should be kept so the we can understand some of that history. Our children also deserve these same opportunities to appreciate our history.

Conserving most historic places in Brunswick will be up to each of us. Brunswick’s timber houses are one example. Any changes should try and keep to the style of the original design. This makes good economic sense - because it helps the resale value - as well as looking more in character. Brunswick Council can help with advice on renovating houses in character with their original style.

Brunswick City Council has already started to help people conserve parts of Brunswick’s heritage through a townscape and heritage adviser scheme. Owners and traders can apply for small grants to help towards improving the appearance and commercial success of Sydney Road shops. A priority is given to the historic buildings that help create the special character of Sydney Road. Council has also appointed an architect to provide advice on conserving historic build in Sydney Road and elsewhere in Brunswick. Support for this work has been provided by the Department for Planning and Urban Growth.

A STRATEGY FOR CONSERVING BRUNSWICK’S HERITAGE

Developing a strategy for keeping the valued parts of Brunswick’s heritage requires careful consideration of three essential questions:

. Which places are significant?
. How should these places be conserved?
. Who should be involved in and responsible for conservation action?

A strategy isn’t a fixed plan. It should be a set of policy directions, with regular opportunities for review and reflection on its success (or lack of success).

This Study recognises many places as contributing to Brunswick’s heritage. These judgements are made based on available information and attempt to reflect community views about what comprises our heritage. No list of heritage places should be regarded as the final list. New information may reveal the previously unsuspected importance of a particular
place, or may indicate a significant place is even more important. The number of buildings from any past era is slowly declining, through slow decay, lack of care or deliberate demolition. This means that a once common building type may become increasingly rare, and of increasing heritage value. Changing community values are also important. Thirty years ago, our heritage was seen to be large mansion houses, such as Como in South Yarra. Industrial buildings were not ‘heritage’; this has now changed and the community appreciates a far wider range of places as being part of its heritage.

The best way to conserve is to enable and encourage a property owner or manager to care for that place and respect its heritage value. There are many different types of property owners in Brunswick - from individual householders to large companies. Each may need particular information or assistance to encourage them to successfully conserve their own properties.

Encouragement may take the form of information, advocacy of the heritage value of Brunswick’s buildings, incentives in terms of advisory services or small loans or grants, and publicity for good examples.

Encouragement is always better than additional regulations although it may not be enough on its own. Most Councils introduce controls into their planning scheme following a heritage study to ensure that developments that may damage the community’s heritage are able to be carefully scrutinised. Such planning controls are rarely prohibitions. Rather, they add the requirement that a planning permit be obtained prior to demolition, removal, alteration or new building work. This means that Council has the opportunity to consult with the owner, consider and, if desired, refuse or put certain conditions on the application. In turn the owners rights are also protected as any decision by the Council can be taken to the Administrative Appeals Tribunal should the owner be dissatisfied by that decision.

Council is an important property owner and managing, controlling Brunswick’s streets, street trees and a number of public buildings and parks. Council’s role should be to set the example.

Government agencies and private corporations also own a number of important heritage assets. While they may perceive heritage controls to be a restriction, owning and taking care to conserve a heritage building can also earn an organisation considerable community respect; this may have direct commercial benefits.

OBJECTIVES & ACTIONS

The central goal of a heritage strategy for Brunswick is to protect the municipality’s cultural heritage so as to enrich the lives of locals and visitors alike.
To achieve this goal, the following policy objectives are proposed:

1. To recognise heritage conservation as an essential component in local planning and development
2. To seek protection for significant places and heritage areas
3. To encourage increased community awareness of and knowledge about Brunswick's history and heritage
4. To provide incentives for heritage conservation and promote its economic and environmental benefits
5. To better co-ordinate public and private efforts towards conservation
6. To promote proper conservation practices and techniques.
7. To encourage and initiate studies and research into aspects of Brunswick's history and heritage.

Work on the Brunswick/Northcote Local Conservation Strategy (LCS) will complement the development of a heritage strategy. The draft LCS proposes the following goals for improving city life over the next five years:

1. Improve the quality of streets.
2. Develop a system of green corridors.
3. Improve industrial areas and minimise conflict between industrial, retail and residential areas.
4. Control domestic pets so that the pleasure of pets is promoted and public nuisance minimised.
5. Provide gardening facilities for residents who do not have access to a garden.
6. Promote heritage conservation both in streetscapes and in individual dwellings.

Actions proposed on goals 1 and 6 are discussed below as they relate to the primary actions proposed to support a heritage strategy.

These objectives could be pursued through a series of policies and actions, some of which have already been initiated by Council.

The primary actions required to support these objectives are described below.
1. To recognise heritage conservation as an essential component in local planning and development

The process of planning for the future of Brunswick - the place and the community - is far broader than just the planning scheme processes.

Council should adopt a broad policy position that requires heritage conservation to be a factor considered in all of Council’s activities. Naturally, heritage would be one of many factors, however the essential requirement is that heritage values be taken into account in decision-making.

Such a policy would influence all aspects of Council's endeavours - planning, building, engineering, parks and gardens, information, and community arts.

2. To seek protection for significant places and heritage areas

Council should seek to protect the Heritage Areas and individual building identified in this Study through the Local section of the Brunswick Planning Scheme.

Places proposed for nomination to the two Government registers - the Victorian Historic Buildings Register and the Federal Register of the National Estate - should be referred by Council to the Historic Buildings Council and Australian Heritage Commission respectively. Where required, Council should act to support these nominations.

A detailed proposal for adding heritage controls in the Brunswick Planning Scheme and a process for their introduction is provided in the next section. In essence, it is recommended that Council seek:

- Level 1 & 2 places: demolition, alteration and new construction subject to a planning permit
- Level 3 places (outside a Heritage Area): no control proposed; owners to be encouraged to conserve their buildings
- Heritage Areas: demolition, some alterations and all new buildings to be subject to a planning permit.

In some areas the existing uses do not reflect the zoning, creating pressures for demolition. Generally this is most apparent in areas retaining residential buildings that are now within industrial zones. Council has already planned a study of this issue.

The process of introducing such controls is described in Policy 1.
3. To encourage increased community awareness of and knowledge about Brunswick’s history and heritage

There is considerable interest in heritage in the Brunswick community as demonstrated by the number of responses to the display prepared as part of this Study. This view is also supported by Council’s consultation on the redevelopment of the Municipal Buildings, responses to the Local Conservation Strategy consultation, the interest in heritage walks run by BCHG, and the debates over conservation of important buildings. This interest is not limited to just some sections of the community, but appears quite widespread.

The draft Local Conservation Strategy proposes that “Council should provide advice and promotion on design, features and colours appropriate to the various styles of building stock in the Municipality”. The further development of such interest could be encouraged by the Council through a number of programs:

1. Information: those seeking to find out about Brunswick’s history and heritage, or about how to conserve their property should be supported through:
   . Development of a conservation reference collection in the library, branch library and at Council’s Planning counter
   . Publication and distribution of Volumes 1, 2 and 3 of this Study; Volume 4 should be a reference available at the Council
   . Publication and wide distribution of information about the study in the form of a broadsheet
   . Preparation (as proposed) of a community information broadsheet on caring for older buildings.

2. History: preparation of a published history of Brunswick offers opportunities for community participation in research, as well as the chance to document significant aspects of Brunswick’s built environment in this publication.

3. Recognition: presentation of annual heritage awards to individuals and organisations to recognise their contribution to conserving Brunswick’s heritage. Such awards should be based on prestige not monetary reward and should recognise effort in relation to resources to ensure that more affluent businesses and individuals are not advantaged.
4. To provide incentives for heritage conservation and promote its economic and environmental benefits

Specific incentives could be offered to support property owners and managers in conserving significant places. Such incentives may also address social justice issues. Some opportunities could include:

- reduction of planning permit fees associated with heritage controls for residential properties
- small grants or loans or in-kind assistance to encourage conservation works to important properties
- support for a continuing heritage advisory service; this service could be provided for a small fee with the fee waived for those on lower incomes.

The economic benefits of conserving commercial heritage buildings are now recognised, but may require some particular promotion in Brunswick to local businesses. The work started by Council on Sydney Road has been a step in the right direction, but as yet has failed to engage many of the traders despite the offer of small grants. The model for this work is the US Main Streets program which relies on a combination of local initiative, heritage advice and combined trader marketing. The work in Brunswick to date has only provided the heritage advice component. A new approach is required to work with, and build the interest and participation of traders in Sydney Road; this may be best achieved by a Council officer acting in an economic (and community) development role. The Sydney Road work could then become a model for working with other commercial groups - corner shop traders, industry, other small shopping centres. As well as the benefits for heritage conservation, such a project could extend into environmental and other energy issues within this same framework.

There are also broader economic benefits in heritage conservation that need to be considered by Council. Conservation works on older buildings are often labour intensive, providing employment in the building trades and in the manufacture of building products. National estimates of the economic benefits from a income tax incentives scheme for conservation works on significant buildings concluded that the benefits would far outweigh the loss of tax revenue. If evaluated in terms of the potential reduction in environmental costs due to production of new building materials, the economic benefits would be even greater.

For the house owner, conservation is also good economic sense. There is a market for older style houses, and as such houses are in limited supply, that market demand is likely to help maintain the value of an older house. Unfortunately, many people reduce the resale value of their house by removing its features, often to reduce maintenance costs, probably not realising that they are also reducing their property’s resale value. The multi-lingual brochure being prepared under the Northern Area Improvement Program will address this issue.
5. To better co-ordinate public and private efforts towards conservation

Council has the opportunity to link together its own efforts with those of government, the community and business to provide a more holistic approach to conservation. One opportunity is to improve Council's administrative systems to better deal with heritage issues and problems. For example, linking the planning, building control and engineering systems with the photograph collection held in the municipal library collection could provide a better information base for the conservation of such buildings.

Another would be to provide in-house training for Council officers, Councillors and interested people from the community (business proprietors, traders, home owners etc.) to inform them about conservation policies and to seek feedback on Council's procedures and advisory schemes.

6. To promote proper conservation practices and techniques.

Council should take a lead to promote proper conservation practices and techniques through its own works programs. This requires:

1. Development of a policy on the retention of bluestone kerb and guttering, and traditional paving materials (asphalt and concrete blocks)

2. Development of a conservation policy for each significant Council property. Such a policy should contain a brief statement of the significance of the place, an analysis of how that significance can be retained, and a schedule of appropriate maintenance works.

3. Use of examples of appropriate works carried out by Council as 'demonstration' projects, and invite community inspection of those projects. Industrial and commercial property owners should be encouraged to do likewise.

4. Review Council's street tree policy to incorporate heritage considerations into the criteria for street tree selection, retention and rejuvenation.
7. To encourage and initiate studies and research into aspects of Brunswick’s history and heritage.

While this Study, with the 1982 Conservation Study, provides an assessment of much of Brunswick’s heritage, there is always more to learn.

A number of student heritage projects have already been conducted on Brunswick; such work offers the opportunity for more detailed investigation at virtually no cost. Access to Council records - ratebooks and street plans - is required for much heritage research, and Council could facilitate such research through the continued microfilming program for the ratebooks and by production of indexes to other materials.

The following policy areas have been developed in more detail:

- Policy 1: Heritage planning controls
- Policy 2: Community information and advice
- Policy 3: Street character and works
- Policy 4: Heritage policies for Council properties
POLICY 1: HERITAGE PLANNING CONTROLS

There are a number of different approaches possible to protecting areas and individual places through the Planning Scheme. The degree of significance and the type of ownership influences the mechanisms that may be used.

The usual method is to incorporate additional planning requirements into the local section of the Planning Scheme as a ‘buildings and works’ overlay on current zonings. Introduction of a special zoning would also be possible if there was also a desire to change the range of uses allowed.

APPROACHES USED BY OTHER COUNCILS

About one-third of metropolitan, provincial and rural municipalities have now introduced heritage controls in some form. Most Metropolitan municipalities have followed a standard format, introducing controls referred to as ‘Urban Conservation Areas’. This has involved adding an ‘overlay’ to the scheme to require that buildings and works in conservation areas require a permit.

Use of an overlay does not affect the zoning, nor the permitted land uses, although it may make some land uses more difficult to achieve.

Generally these controls have been introduced in two stages - an interim control and an exhibited control, each identical to the other. The interim control aims to protect the municipality’s heritage during the exhibition and public comment stage of the exhibition.

For example the Urban Conservation Area 1 controls require:

XX HERITAGE AREAS

Planning Scheme Map: Marked (see Mapping Guide)

Purpose

* To conserve and enhance areas of scientific, aesthetic, architectural and historic interest, including buildings under the Historic Buildings Act.

* To ensure that any new development is compatible with areas containing groups of buildings or features of special character, including parks, special gardens and landscapes.

XX-X Buildings, Works and Subdivision

A permit is required to:
* Construct, demolish or remove buildings or works, including a fence, road works and associated street furniture.

* Alter buildings externally or works by structural work, painting, plastering, sandblasting or in any other way.

* Subdivide land.

* Remove, or destroy vegetation.

This does not apply to repairs and routine maintenance to buildings and works that do not change the external appearance.

**XX-X Guidelines for Permit**

Before deciding on an application the responsible authority must consider, as appropriate:

* The character and appearance of the building or works and its significance to the aesthetic, architectural, historic and scientific interest, character and appearance of the area.

* Whether the location, bulk and appearance of any proposed building or works will be in keeping with the character of the area.

* Whether any proposed subdivision may result in development not in keeping with the character and appearance of adjacent buildings and the area.

* The effect of any proposed sign on the character and appearance of the building on which it is displayed and the area generally.

**XX-X Advertising Signs**

Advertising controls are at Clause XX. This overlay control is in category 2 of the Table at Clause XX-X.

(or insert area specific advertising control).

This means that demolition, alteration and construction requires a planning permit. Alteration means to modify or change the appearance of a building by way of structural or other works, by decoration (including painting and plastering), by sandblasting or cladding. Demolition includes removal of all or part of a building or structure (such as a fence). Construction includes rebuilding, building, enlarging, adding to a building and carrying out structural work to a building.

Some Councils consider that this allows more control than they believe necessary, and may stretch their staff resources. The challenge is how to effectively conserve a locality's heritage.
without diverting substantial planning resources to the task, and without raising community concerns about the imposition of more planning controls.

In some municipalities there has been a strong reaction against heritage controls, generally from those who saw the development potential of their land being reduced. It has been suggested that this may have resulted from a lack of community awareness of the study.

The over-riding aim must be to seek a co-operative and positive working relationship with those in the best position to conserve a locality’s heritage - property owners and managers.

As an alternative to the standard approach the City of Kew is proposing a new approach - a Heritage Residential Zone with clear criteria about what alterations require a permit and the basis for judging such applications. They will be combining this with an active campaign to inform all existing and new owners of the requirements of the zone, heritage information and a heritage advisory service available through the Council, and a quick internal scanning of all building permits lodged to ensure they comply with the conservation requirements in the scheme.

Kew’s underlying objective is to prevent “irreversible damage” - that is actions that will not cause irreversible damage would be as of right, whereas those that do cause such damage should be controlled through the planning permit system.

The key elements of their conservation control are:

- objectives
- criteria
- requirement that all works be to the satisfaction of the responsible authority
- requirement that the Council consider certain matters in considering a permit application.

AN APPROACH FOR BRUNSWICK

Development of an approach for Brunswick requires analysis of the types of change occurring in the municipality, and design of controls or community education programs to focus on the major aspects of change.

Types of change occurring and conservation issues related to these changes can be categorised into:

<table>
<thead>
<tr>
<th>Change</th>
<th>Conservation issue</th>
</tr>
</thead>
<tbody>
<tr>
<td>Internal</td>
<td>No concern unless interior listed</td>
</tr>
<tr>
<td>Structural work</td>
<td>No concern unless results in changes to exterior</td>
</tr>
</tbody>
</table>
| Demolition or removal | Whole or significant part of building 
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Original elements - outbuilding or fence</td>
</tr>
<tr>
<td>Additions to the rear</td>
<td>Loss of significant elements</td>
</tr>
<tr>
<td></td>
<td>Visibility from the street</td>
</tr>
<tr>
<td></td>
<td>Size (bulk) in relation to existing building</td>
</tr>
<tr>
<td>Additions to the front</td>
<td>Loss of significant elements</td>
</tr>
<tr>
<td></td>
<td>Screening of original building</td>
</tr>
<tr>
<td></td>
<td>Impact on street</td>
</tr>
<tr>
<td></td>
<td>Set back</td>
</tr>
<tr>
<td></td>
<td>Materials and detailing</td>
</tr>
<tr>
<td></td>
<td>Size (in relation to existing building)</td>
</tr>
<tr>
<td>Changes to facades</td>
<td>Verandahs</td>
</tr>
<tr>
<td></td>
<td>Fenestration</td>
</tr>
<tr>
<td></td>
<td>(windows/doors)</td>
</tr>
<tr>
<td></td>
<td>Shop-fronts</td>
</tr>
<tr>
<td>Decorative treatments</td>
<td>Changing materials - cladding</td>
</tr>
<tr>
<td></td>
<td>Surface damage</td>
</tr>
<tr>
<td></td>
<td>(sandblasting, painting or rendering unpainted or unrendered surfaces)</td>
</tr>
<tr>
<td>Fences and gardens</td>
<td>Replacing original fences</td>
</tr>
<tr>
<td></td>
<td>Removal of major garden elements</td>
</tr>
</tbody>
</table>

The concept of preventing "irreversible damage" is quite important. If the significance of a building or place rests in its fabric then the removal, damage to or permanent obscuring of that fabric would constitute irreversible damage.

If the significance of a place lies in its history - but that history is not evident in the fabric - then it matters little what happens to the fabric; this is an extreme case and there may be no such examples in Brunswick. (The standard example is the landing place of a Captain Cook; the evidence of his landing may quickly vanish but the general site of his landing has historical value despite the fact that no evidence remains).

The Burra Charter\(^{31}\) defines conservation and the types of actions that comprise conservation; these are described with examples below:

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\(^{31}\) Australia ICOMOS "Charter for the Conservation of Places of Cultural Significance"
Maintenance

Maintenance refers to the continuous and regular protective care of a property.

Maintenance involves activities such as:
- the regular inspection and cleaning of guttering
- repainting of painted surfaces

Repair

Repair may involve restoration or reconstruction.

Restoration means putting back existing elements without the introduction of any new materials - for example re-attaching dislodged iron lacework.

Reconstruction means returning a place to an earlier known state; this may involve the introduction of new (or old) materials, but these materials are identical or nearly identical to the original as is possible to achieve today - for example replacing a rotted verandah post with an identical (new) post.

Structural Repair

Structural repair work - such as underpinning/restumping - except where it will affect the appearance or stability of a building or any significant elements that form part of a property (such as mature trees).

Clearly these actions do not constitute 'damage' much less irreversible damage, however the way in which these definitions are interpreted is critical.

Irreversible damage to the fabric of one building is relatively easy to understand; irreversible damage to an Area is more complex as such damage may be by way of many small changes to many individual buildings, or by several major losses (through demolition, decay or accident), or a combination. Defining the threshold of how much change is acceptable without compromising the heritage value of the Area is quite difficult.

The basic controls contained in the Scheme should require a planning permit to:

1. Demolish or remove any individual building or work identified in the Brunswick Heritage Study and any building within a Heritage Area.

2. Alter externally any individual building or work identified in the Brunswick Heritage Study, and any building within a Heritage Area except where certain conditions ("heritage criteria") can be met.

3. Construct a new building (including a structure, part of a building, out building) in a Heritage Area except where certain conditions ("heritage criteria") can be met.
The controls would have regard to the significance of the building or place. This could be a factor considered by Council in its decision making or it could be written into the controls by designing separate levels of control according to the significance of the place. An example of the latter is presented below.

<table>
<thead>
<tr>
<th>Planning Scheme</th>
<th>Other Registers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dem.</td>
<td>Alt.</td>
</tr>
</tbody>
</table>

**Individual places**

1  *  *  *  *
2  *  *  *

**Within Heritage Areas**

1  *  *  Areas
2  *  *
3  *  *
4  *  *

Unranked  *  construction of new building

**Impact of existing zonings**

Other factors that should be considered in designing heritage planning controls are the dominant land-uses and current zoning.

Within the 35 proposed Heritage Areas there are a total of 14 different zones plus two overlay controls. There are anomalies between existing uses and zones in a number of Heritage Areas and some of thezonings conflict with heritage objectives.

Due to the complex pattern of existing zonings, heritage controls should be introduced as overlay ‘buildings and works’ controls. However, it would also be desirable in the medium term to review the zoning of some areas to provide a zone compatible with both the existing uses and the heritage objectives.

These planning controls should be complemented by guidelines appropriate to the predominant land use.

**PROPOSED CONTROLS**

The controls proposed are summarised in the table below and
then described in the text.

Planning control

Individual Places

Level 1
Demolition, construction and alteration shall require a planning permit; construction on adjoining sites to require a planning permit.

Level 2
Demolition, construction and alteration shall require a planning permit; construction on adjoining sites to require a planning permit.

Level 3
No control. Guidelines to owners to encourage appropriate forms of conservation, alteration and landscaping.

Heritage Areas

All buildings
Demolition, construction and alteration shall require a planning permit. Criteria shall be defined to enable certain works and developments to occur without a permit. Heritage Area objectives must be considered in assessing permit applications.

INDIVIDUAL PLACES: PLANNING CONTROLS

A number of individual places have been identified. Many are outside Heritage Areas. Places outside Areas could be protected from demolition or alteration by listing these places in a schedule and defining the controls that apply.

Level 1 and 2 places

It would be desirable to apply demolition and alteration controls to all level 1 and 2 places. Each of these places is described on a data sheet in Volume 2, and listed in Appendices 1 and 2.

The form of controls for these individual buildings is outlined below.

Proposed controls

Objectives:

1. To conserve those buildings, works, structures and sites identified as being of heritage significance in the Brunswick Heritage Study and listed in Schedule ... (Appendices 1 & 2).
2. To protect and conserve those trees identified as being of heritage significance in the Brunswick Heritage Study and listed in Schedule ...

3. To ensure that any alterations or additions to the listed buildings, works, structures and sites will not adversely affect their overall significance or character

4. To ensure that the character and appearance of the buildings, works, structures and sites of heritage significance in the Brunswick Heritage Study are not adversely affected by any new building on adjacent land.

The location of each building, work, structure and site listed in Schedule ... (Appendices 1 & 2) is shown on the Planning Scheme map by ........

Buildings and works:

A permit is required to demolish or remove a building or works.

A permit is required to externally alter a building or works.

This does not apply where the following criteria are met to the satisfaction of the responsible authority:

* the alterations only involve routine maintenance and repair and will not affect the external appearance; maintenance means to the continuous and regular protective care of a property, and repair means the re-attaching of existing elements without the introduction of any new materials

* the alterations only involve the repainting of painted surfaces, or the re-rendering of rendered surfaces

* the alterations do not involve sand blasting or cladding.

A permit is required to construct a building or works.

A permit is required to construct a building or works on land adjacent to a level 1 or 2 place as listed in Schedule ... (Appendix 4).

Guidelines for permit

Before deciding on an application for a building or works to be constructed, carried out, demolished, removed or altered externally the responsible authority must consider the following matters:
* The character and appearance of the building or works and their impact on the heritage significance, the character and appearance of the site and the area, as described in the Brunswick Heritage Study.

* Whether the location, bulk and appearance of the proposed building or works will be in keeping with the character and appearance of adjacent buildings and the area.

* Whether any landscaping will be in keeping with the character and appearance of the site and the area.

Level 3 places

There are many level 3 places in Brunswick; 573 located outside Heritage Areas have been identified in this study. The minimum level of protection for these places would involve a demolition control in the Planning Scheme. However, it is suggested that no control be applied, and owners be encouraged to conserve their buildings.

Level 3 buildings are essentially intact externally and are good examples of their period, type and style within Brunswick. These buildings are listed in Appendix 2 and are also identified in the Street Lists (Volume 4).

Level 4 places

Level 4 places have only been identified within Heritage Areas, and no individual place controls are required.

HERITAGE AREAS

A single Heritage Area overlay control is recommended; objectives have been defined for each Heritage Area which will focus the application of the controls.

Objectives:

1. To conserve and enhance the significant heritage characteristics of the Heritage Areas defined in the Brunswick Heritage Study

2. To conserve those individual buildings, works, structures and sites identified as being of heritage significance in the Brunswick Heritage Study

3. To encourage sympathetic restoration, renovation, maintenance and repair of buildings which contribute to the heritage character of the Heritage Area

4. To ensure the compatibility of new buildings and works with the characteristics of the Heritage Area.
The Heritage Areas are listed in Schedule ... and shown on the Planning Scheme map by .......

Buildings & works

A permit is required to demolish or remove a building or works.

This does not apply where the following criteria are met to the satisfaction of the responsible authority:

* the building or works to be demolished or removed has not been identified in the Brunswick Heritage Study Street Schedules as significant, and all other required planning and building permits have been obtained for the redevelopment of the site.

A permit is required to externally alter a building or works.

This does not apply where the following criteria are met to the satisfaction of the responsible authority:

* the alterations only involve routine maintenance and repair and will not affect the external appearance; maintenance refers to the continuous and regular protective care of a property, and repair the reattaching of existing elements without the introduction of any new materials

* the alterations only involve the repainting of painted surfaces, or the rerendering of rendered surfaces

* the alterations do not involve sand blasting or cladding

* the alterations are to the rear of the property, defined as the area not visible or potentially visible from the street or any adjoining street (not including a laneway)

* The alterations do not involve the removal of significant components of the building or works.

A permit is required to construct a building or works.

In the case of additions or extensions to existing buildings this does not apply where the following criteria are met to the satisfaction of the responsible authority:

* the additions or extensions will not increase the floor area of the existing building by more than 50% of the existing ground floor area
* the alterations will not add a new second storey to the building

* the extension or addition is not sited in front of or so as to obscure the existing street elevations and is set back on equal or greater distance from the street as the existing building

In the case of new buildings this does not apply where the following criteria are met to the satisfaction of the responsible authority:

* The new building is consistent in form, massing, height and setback with adjacent and nearby buildings that are within the Heritage Area and is respectful of the character and significance of the area as identified in the Brunswick Heritage Study having regard to:

  i) the overall height of the building and specifically the height of external walls in relation to the predominant wall and building height of adjacent and nearby buildings

  ii) the form and massing of the building in relation to adjacent and nearby buildings

  iii) roof shape and pitch in relation to adjacent and nearby buildings to ensure that the highest point in the roof is equal or less than that of the highest adjacent building

  iv) matching the setback of the building from front and side boundaries to that of adjacent buildings or where these are different between the existing setbacks

  v) location of ancillary buildings and structures, and particularly the desirability of placing garages and carports at the rear of the property or setback further from the street frontage than the main building

  vi) the need to setback any two storey sections by at least an additional 6 metres, where a two storey building is being proposed in a predominantly one storey area.

A permit is required to construct a fence more than 1.3 metres in height except where the fence is a rear or side fence and does not form the frontage to a street or side street.
Guidelines for permit:

in considering an application for a building or works to be demolished, removed, altered or constructed the responsible authority must consider:

* the character and appearance of the buildings or works and their contribution to the heritage character and significance of the area

* the opportunities to conserve significant buildings or works (as identified in the Brunswick Heritage Study)

* whether the building or works complies with the objectives of each Heritage Area and the heritage criteria to the satisfaction of the responsible authority.

ZONING REVIEW

Commercial and Industrial Zones

Sydney Road (Area 34) is covered by Commercial and Industrial (B5), Restricted Business (B2) and Residential (R1) zones.

The requirements of the Commercial and Industrial zone (B5) conflict with heritage objectives due to the setback requirement.

Rezoning is required, combined with the proposed overlay control. Design guidelines should be prepared to encourage renovation of contributory buildings and the construction of sympathetic infill buildings. Alternative locations for car parking provision need to be identified if the opportunity for car parking in front of buildings is to be removed. Off-street car parking, and improvements to public transport would need to be considered.

In developing guidelines for Sydney Road, precincts should be identified, and renovation work encouraged within each to set an example for others and encourage the development of a series of commercial nodes along the Sydney Road strip.

Industrial

Railway Heritage Area

There are a number of Areas with some industrial zonings, but only Area 35 Railway Heritage Area is predominantly industrial. The existing zonings include Public Purposes (Railway), General Industrial (IN4) and Light Industrial (IN1). There are a number of conflicts between land uses and zonings, particularly residential uses within industrial zonings. This issue will be separately tackled by Council
under Northern Area Improvement Program funding. Rezoning from industrial to residential may be one outcome.

Introduction of the overlay control will assist in the appropriate conservation and re-use of industrial buildings within the Area. Overlay controls should also consider the significant buildings and structures within the MTA land along the railway. Some of these railway areas or buildings may be converted to freehold in the future.

Other Areas

There are a also number of Heritage Areas with a mixture of zonings that do not support heritage objectives for these areas. These areas are briefly described below. Rezoning of the industrial zonings within these areas should be considered on heritage grounds.

Area 15 (Nicholson Street North Heritage Area) and Area 19 Daily Street Heritage Area) both contain a residential zone (R1) and a commercial and industrial zone (B5).

Area 21 (Albert Street Heritage Area) contains a commercial area zoned Local Business fronting Lygon Street and a residential area zoned Light Industrial (IN1) on Albert and Sedgeman Streets. Rezoning of the industrial zone (IN 1) to residential is proposed.

The existing zonings of Areas 15, 18 and 21 conflict with conservation objectives. Rezoning should proceed and overlay controls should be applied to the residential and commercial areas.

Area 28 (Grentham Street Heritage Area) contains residential (R1), business (B2 Restricted Business) and industrial (IN1 Light Industrial) zonings. There is also a height control and urban conservation control over part of the Area. The existing overlay should be removed, and a new overlay control introduced.

INTRODUCTION OF HERITAGE CONTROLS

The usual approach to the introduction of heritage controls is to exhibit the study report and a planning scheme amendment concurrent with an identical interim amendment to prevent demolitions and alterations during the exhibition period.

There has been some concern that this approach may lead to a more adverse community reaction than if the controls were introduced after more public consultation and discuss of the results of the study.

It is difficult to estimate the risk of demolitions and major alterations should the study report be exhibited without an interim control. Certainly the 1983 Brunswick Conservation Study has been available since its completion, and its release
did not seem to have resulted in a rash of demolitions. However, the 1982 study has not been deliberately and widely publicised, and the risks of releasing and seeking comments on the present study may be far greater.

The preferred approach would be to seek an interim control to protect significant buildings and areas during a period of public discussion of the study and proposed controls, Council review of public comments, and preparation and exhibition of an amendment to the Planning Scheme.

The interim control should be based on the proposed controls without inclusion of the heritage criteria; the minimum control would be on demolition.

During the period of interim control, Council may wish to waive any additional planning permit fees to reduce the burden on individuals.
POLICY 2: COMMUNITY INFORMATION AND ADVICE

PUBLIC INFORMATION

There are several elements to the proposed community information program that would encourage positive conservation works and support the planning scheme amendment:

1. **Heritage Study:** ensuring copies of the study are and continue to be widely available.

2. **Heritage Adviser:** continue to provide advice and assistance through an employed heritage adviser.

3. **Heritage Advice Notes:** In addition to heritage planning controls, it is important that some guidance be given to those designing new developments and alterations. The preparation of design guidelines, appropriate to each area and sufficiently detailed to give meaningful guidance, will also provide a useful and consistent basis for Council's assessment of development proposals. These design guidelines can also assist in increasing the public's awareness of their role in the protection and management of the urban environment.

   It is recommended that the Council prepare design guidelines covering:
   
   . building form and style, including heights and setbacks.
   
   . materials, surface treatment, ornamentation and colours.
   
   . facade alterations.
   
   . fencing, street and frontage planting.
   
   . building repair and maintenance.
   
   . infill developments.
   
   . street works, including road design details, layout, parking, street furniture and utility services.
   
   . signs.

   These guidelines would also provide an excellent opportunity to discuss the main visual qualities of streetscapes in terms of proportion, scale, form, rhythm, contrast and so on.

   In addition to the guidelines suggested above, it is considered that particular attention be given to fencing. Fences are an important element in the streetscape. In some streets inappropriate fencing, including recent pickets, seriously detract from the quality of the streetscape.
Council should consider producing a simple information pamphlet to illustrate the types of fencing appropriate to the period and character of different building styles to encourage the retention and or restoration of original fencing. This could be based on the excellent National Trust Technical Bulletin on Fences or the advice notes produced by Melbourne City Council.

4. Heritage Areas & buildings leaflet: a leaflet explaining the purpose and extent of the proposed and interim controls and the permit requirements should be prepared and distributed throughout Brunswick. This leaflet would contain:

- explanation of the controls - their extent and purpose
- information and assistance available from Council.

This leaflet could be circulated to existing owners, and to new owners. The leaflet would refer owners to other advice and information available from Council.

5. Technical information: A collection of technical publications and other heritage information resources should be available through the library and at the Planning Department to ensure that Council staff and those planning works on Brunswick buildings have access to the information they need on conserving buildings.

6. New owners: Council should establish a procedure to ensure direct contact with new owners of buildings identified in the study (as graded buildings or within Areas).
POLICY 3: STREET CHARACTER & WORKS

Traditional street features retained

As part of the Brunswick Heritage Study the consultants have surveyed street features - road, kerb and footpath materials, street trees, street form and scale. Laneways have not been surveyed as part of this study.

A list of remaining traditional street features is included in Volume 3.

The traditional materials used include asphalt footpaths and roadways, with bluestone kerb and guttering and crossings at street junctions. In areas developed after the 1920s the footpaths were usually formed with concrete blocks, while roads were asphalt and kerb and guttering continued in bluestone. More recently, continuous concrete kerb and guttering and concrete footpaths have been replacing these earlier materials.

There are 393 streets in Brunswick, of which 63% retain bluestone kerb and gutters, 62% retain asphalt footpaths and 4% concrete block footpaths. Most of the bluestone kerb and guttering is constructed of small blocks (pitchers), with dressed bluestone kerbs used along Sydney Road. Bluestone crossings have been retained at (at least) 24 intersections.

There are relatively few streets (13%) with large or mature street trees. The most common species are paperbarks (Melaleuca species), often alternated with prunus, and ash (Fraxinus species). Several streets have large plane trees, but these have been heavily pollarded. The palms in Loyola Avenue are an unusual and attractive planting set within a rock-edged garden bed.

Issues

The visual appearance of Brunswick streets is now being changed quite dramatically through reconstruction work. These changes offer both advantages and disadvantages that need to be considered in decisions on future street reconstructions.

The benefits of replacing bluestone and asphalt with concrete include the reduction of water penetration under the road surface, reduction of sediment (and weed) build up in uneven bluestone gutters and provision of a better surface for bicycles (and prams and wheelchairs at street crossings). The disadvantages include changes to the street appearance with the introduction of a light and highly reflective material, reduced water penetration for street trees (leading to restricted root areas), waste of resources in the replacement of materials, and loss of specialist trade skills in the setting of bluestone.
The older streets features are part of Brunswick's heritage and they reflect the skills of past Council engineers and construction crews. An increasing number of Councils are choosing to retain bluestone as a traditional feature of their streets. Fitzroy have been retaining bluestone kerbs and guttering and asphalt footpaths for some years, considering that it adds more to the quality of the local environment than the introduction of concrete.

As a material bluestone has a remarkably long life, being little damaged, although often displaced, by the demands of modern traffic. To enable bluestone to withstand such pressures, Fitzroy have developed a set of technical specifications for repair and relaying of bluestone kerb and guttering. Cost and the availability of contractors with skills in bluestone setting are major issues requiring consideration by Council.

Proposed actions

It is important that Council supports the conservation of Brunswick's heritage through its own actions as well as through planning controls that will affect private property owners.

As a result of their heritage studies, some municipalities have sought the introduction of planning controls on street works, requiring Council to seek a permit for its proposals. The alternative is for Council to adopt and carefully apply a detailed policy for its street works. Both options should be proposed for consideration by the Brunswick community.

A policy or controls on the retention of traditional street materials should give priority to the retention of these materials in Heritage Areas.

The Roadworks Priority Program should be reviewed to identify conflicts between this program and the objectives for Heritage Areas.

Such a policy would also require consideration of opportunities for traffic calming through the retention of bluestone guttering and crossings. Bicycle riders find bluestone a hazard, although not as great a risk to life and limb as speeding traffic. These factors all need to carefully considered and integrated within such a policy.

Community information on Brunswick's heritage should address these issues to enable people to comment on this aspect of street reconstructions. Community response to the heritage display indicates that there is considerable community

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32. Thomas, A 'Caring for Council Property' Seminar: Local Government & Heritage. Seminar was conducted as part of the Melbourne Western Region Heritage Study. Footscray Institute of Technology, 1986.
interest in and support for retention of traditional street features.

There are a number of streets with mature trees. The retention of some of these trees is not supported by Council's current street tree policy. This policy requires review and public discussion. The policy should:

1. ensure the protection of existing mature street trees
2. allocate resources to the reshaping of plane trees to enable them to regain a more attractive form; this is likely to be achievable over 3-5 years and would provide a quicker result than the replacement of these trees
3. recognise that exotic trees are appropriate in historic areas
4. provide clear design and amenity criteria to enable sensible selection of tree species for new street plantings.

If the replacement of any of the identified street avenues is required due to death or disease it is recommended that the width and scale of the street and adjoining buildings be considered in the selection of a replacement tree species.

Bluestone laneways were not surveyed as part of this study, although they do form a part of Brunswick's heritage. Due to low levels of traffic, many are still in excellent condition and provide access to the rear of many properties. Any proposals for the resurfacing of these laneways should include consideration of their heritage value.
POLICY 4: HERITAGE POLICIES FOR COUNCIL PROPERTIES

Generally, the public are highly critical of works undertaken by State and local governments, often complaining about their lack of sensitivity to the qualities of the immediate environment. The importance of local government setting a good example for the public and other authorities should be recognised as it will assist in the development of a sense of co-operation between local government and the public.

It is recommended that the Council acknowledges the importance of its role in the maintenance and enhancement of Brunswick's environment. Through consultation and negotiation, Council should seek to gain co-operation of other government authorities in working towards a mutual goal of conservation. Publicity should be given to good examples of the application of sensitive design standards to public works.

1. Parks

Brunswick's parks provide an essential open space resource; many are also heritage assets and require sensitive management. Several parks are within Heritage Areas and other parks are listed as individually significant places.

A policy should be developed to ensure that Council's maintenance and works programs for parks and gardens ensure the conservation of their heritage character and features. This policy should include objectives for each significant park, and should incorporate policy statements on future use and development, planting and maintenance policies and programmes, design guidelines and recommendations on furniture and other park elements (structures, material furniture, etc.) to ensure compatibility of replacement planting or other landscaping works with the protection of the key characteristics of each park.

In particular the retention of the basic layout and design of formal gardens is a priority, while having regard to the dynamic nature of a garden and the requirements of routine maintenance. Prior to any major alteration of any significant parks and gardens it is recommended that a detailed analysis of the historical evolution of the garden be undertaken as a basis for incorporating new design, planting or structural elements while retaining the significant characteristics of the garden.

While it is recognised that living trees cannot be preserved indefinitely it is recommended that the major park plantings should be protected and that, when necessary, efforts should be made to extend the lifespan of individual specimens through the use of appropriate maintenance techniques. Additional or replacement plantings should be of the same species, preferably using well-established specimens.
2. Buildings

Council owns and manages a number of significant buildings. These buildings are listed in Volume 3. Setting an example requires Council to:

- recognise the heritage values in decisions about the future of these buildings.
- develop a conservation policy for all significant heritage buildings owned or managed by Council which has regard to the significance of the building and its components, the requirements for the conservation of its significance and a forward conservation works program.
- use conservation works on its own properties as demonstration and community information projects.

As well as buildings managed directly by Council, a number of buildings are managed by the Brunswick Electricity Supply. In particular the earlier substations provide the best evidence of the provision of electricity to Brunswick and of the work of the Electricity Supply. These substations should be maintained to retain their heritage character.
APPENDIX 1: HERITAGE AREAS

This Appendix provides a brief description of each Heritage Area identified in this study. Volume 3 contains detailed descriptions of each Heritage Area.

1. Hopetoun Heritage Area
2. First Avenue Heritage Area
3. Donald Street Heritage Area
4. De Carlo & Bishop Streets Heritage Area
5. Marion Street Heritage Area
6. Whitby Street Heritage Area
7. Hope Street Heritage Area
8. Westbourne Street Heritage Area
9. Frederick Street Heritage Area
10. Lyle Street Heritage Area
11. Blyth Street Heritage Area
12. Overend Street Heritage Area
13. Glemmorgan Street Heritage Area
14. Myrtle Street Heritage Area
15. Nicholson Street North Heritage Area
16. Hunter Street Heritage Area
17. Hoffman Street Heritage Area
18. Daly Street Heritage Area
19. Dawson Street Heritage Area
20. Brickworks Heritage Area
21. Albert Street Heritage Area
22. Methven Park Heritage Area
23. Collier Crescent Heritage Area
24. Edward Street Heritage Area
25. Ewing Street Heritage Area
26. Willoughby Road Heritage Area
27. Brunswick Road West Heritage Area
28. Grantham Street Heritage Area
29. Phillipstown Street Heritage Area
30. Brunswick Road Heritage Area
31. Park Street Heritage Area
32. Weston Street Heritage Area
33. Barkly Street East Heritage Area
34. Sydney Road Heritage Area
35. Railway Heritage Area

1. Hopetoun Heritage Area (Maps 2 & 7)
   Demonstrates phases of government action to provide land and houses from 1900.

2. First Avenue Heritage Area (Map 4)
   1920s estate developed with California Bungalow style houses.

3. Donald Street Heritage Area (Map 5)
   Area visually centred around St Margaret Mary's Church and school. Fine terraces in Donald Street with a number of individual Victorian houses of note.
4. **De Carle & Bishop Streets Heritage Area (Map 5)**
   A diverse area reflecting several periods of development from the early bluestone cottage in Albion St to the Victorian terraces in Wraith and Bishop Sts and late Victorian timber houses in De Carle St. Includes Warr Park.

5. **Marion Street Heritage Area (Maps 7 & 8)**
   A predominantly Bungalow area, distinguished by the retention of street detailing in Marion Street. Extends to commercial group in Melville Road.

6. **Whitby Street Heritage Area (Map 8)**
   A wide street with several substantial houses that provide a focus. Predominantly Victorian and Edwardian.

7. **Hope Street Heritage Area (Map 8)**
   Area of Edwardian timber houses.

8. **Westbourne Street Heritage Area (Map 8)**
   Area containing brick War Service Commission homes.

9. **Frederick Street Heritage Area (Map 9 & 4)**
   An area containing many double-fronted Victorian houses in Frederick and Albion Sts, plus terraces in McKenzie and an unusual group of two storey Edwardian semi-detached houses in MacFarland Street.

10. **Lyle Street Heritage Area (Map 9)**
    This group of streets - Lyle, Talbot, Percy and Cliff Sts - contains a number of examples of early houses associated with owners of small-scale brickworks and workers in the industry.

11. **Blyth Street Heritage Area (Map 10)**
    The higher slopes of Lobb's Hill provided opportunities for middle class suburban housing. Prominent local families and professionals established here, and the substantial houses that remain provide this evidence.

12. **Overend Street Heritage Area (Map 10)**
    An unusually intact precinct of 19th terrace and detached housing, including former bakery.

13. **Glenmorgan Street Heritage Area (Map 11)**
    A street of Bungalows, retaining the suburban feel of that period, with the street trees as an important feature.

14. **Myrtle Street Heritage Area (Map 11)**
    Combines Edwardian and Bungalow housing in Blyth St, Myrtle St and Hamer St. Trees and street detailing remaining in Myrtle St add to its value.

15. **Nicholson Street North Heritage Area (Map 11 & 12)**
    A small group of 1930s/40s houses largely intact, plus shops.
16. Hunter Street Heritage Area (Map 13)
Includes a fine group of Victorian houses, and some later Bungalows.

17. Hoffman Street Heritage Area (Map 13)
A Bungalow area enhanced by the mature trees in Owen street.

18. Daly Street Heritage Area (Maps 9, 13, 14)
An area of Edwardian and Victorian housing, including a fine terrace, Grandview Hotel and Edwardian shop, and extending to Victoria St.

19. Dawson Street Heritage Area (Maps 13 & 14)
An area containing many Bungalows including a fine group of brick bungalows in Dawson Street.

20. Brickworks Heritage Area (Maps 14, 20 & 21)
An area containing the brickworks, land subdivided by the Hoffman Co. and the four cottages built by the Co. in Munro St. Includes Brunswick Technical School.

21. Albert Street Heritage Area (Map 17)
Two runs of Victorian terraces - two storey in Albert Street and single storey in Sedgoman Street.

22. Methven Park Heritage Area (Map 17)
Edwardian area adjoining park. Interesting buildings include Edwardian terrace and fmr. Synagogue.

23. Collier Crescent Heritage Area (Map 20)
Area of Victorian and Edwardian housing plus an excellent area of 1940s housing in Tancock Street. Also Denzil Don Kinder, and Church and Edwardian clubhouse.

24. Edward Street Heritage Area (Map 22)
Small timber and brick Victorian houses including Walton Street, a small back street with early houses.

25. Swing Street Heritage Area (Maps 16 & 22)
Area of Victorian timber houses down to Edward St.

26. Willowbank Road Heritage Area (Map 24)
Area of Victorian and Edwardian housing in an unusual setting.

27. Brunswick Road West Heritage Area (Map 23)
Group of grand houses dating c 1940s.

28. Grantham Street Heritage Area (Map 25)
Focus is West Brunswick Hotel. Includes brick Edwardian bungalows in Brunswick Rd and Park St.

29. Phillipstown Heritage Area (Map 20, 21, 26 & 27)
Early potteries area with narrow streets, early buildings and Temple Park.
30. **Brunswick Road Heritage Area (Map 27)**
   Nineteenth and early twentieth century housing, centred around an Edwardian factory.

31. **Park Street Heritage Area (Map 27)**
   Fine housing opposite Royal Park; distinctly different from most of Brunswick.

32. **Weston Street Heritage Area (Maps 22 & 28)**
   Variety of small housing forms, predominantly terraces.

33. **Sarkly Street East Heritage Area (Map 29)**
   Extensive runs of terraces including some unusual two-storey forms with important historical associations.

34. **Sydney Road Heritage Area (Maps 4, 5, 9, 10, 15, 16, 21, 22, 27 & 28)**
   Extensive area from ‘entry’ at Royal Parade to Albion Street. Contains many fine individual buildings.

35. **Railway Heritage Area (Maps 15, 21 & 27)**
   An area including a range of C19th railway features, and adjoining sites such as Lattner Hat Factory, Liquorice Factory, and adjoining housing areas.
APPENDIX 2: INDIVIDUAL BUILDINGS - LEVEL 1 & 2

This Appendix provides a list of individual places ranked level 1 and 2.

Volume 2 contains a description of each of the level 1 and 2 places.

Volume 4 is a Schedule of all streets listing the significant places, that is level 1, 2 and 3 buildings, with level 4 included within Heritage Areas.

The recommendations for the protection of each place are indicated in the list and on the data form for each place:

**Historic Buildings Register**

**HBR** (bold type) - already on Historic Buildings Register.

**HBR** (plain type) - recommended for nomination for Historic Buildings Register.

**HBR** - already assessed and rejected.

**Register of the National Estate**

**RNE** (bold type) - on Register of National Estate

**RNE** (underlined) - nominated but not yet assessed

**RNE** (plain type) - recommended for nomination to Register of the National Estate.

**Planning Scheme**

**PS** All Level 1 and 2 places to be recommended for protection in the Brunswick Planning Scheme.

**Other**

* Places documented in the 1982 Brunswick Conservation Study are indicated by an asterisk on the place name.

+ Railway structures and buildings documented together as Area 35.

**NOTE:** 336 Moreland Road was demolished in late 1990.
<table>
<thead>
<tr>
<th>Place</th>
<th>Recs</th>
<th>Map</th>
<th>Area</th>
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</thead>
<tbody>
<tr>
<td>Bluestone cottage*</td>
<td>HBR</td>
<td>RNE</td>
<td>PS</td>
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<tr>
<td>130 Barkly St</td>
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<tr>
<td>Fire Station &amp; Flats*</td>
<td>HBR</td>
<td>RNE</td>
<td>PS</td>
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<td>24 Blyth Street</td>
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<tr>
<td>Houses*</td>
<td>HBR</td>
<td>RNE</td>
<td>PS</td>
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<td>101 - 109 Brunswick Rd</td>
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<tr>
<td>Fmr. Beacon service* station &amp; flats</td>
<td>HBR</td>
<td>RNE</td>
<td>PS</td>
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<tr>
<td>405-13 Brunswick Rd</td>
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<tr>
<td>Grain stores* (and railway sidings)</td>
<td>HBR</td>
<td>RNE</td>
<td>PS</td>
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<td>HBR</td>
<td>RNE</td>
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<td>Christ Church*</td>
<td>HBR</td>
<td>RNE</td>
<td>PS</td>
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<tr>
<td>10 Glenlyon Road</td>
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<tr>
<td>House (former piggery)</td>
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<td>336 Moreland Road</td>
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<tr>
<td>Gatekeepers cabin &amp; gates*</td>
<td>RNE</td>
<td>PS</td>
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<td>Park St</td>
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<td>Fmr. Presbyt. Churches*</td>
<td>HBR</td>
<td>RNE</td>
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<td>Municipal Offices &amp; Hall</td>
<td>RNE</td>
<td>PS</td>
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<td>Mechanics' Institute*</td>
<td>HBR</td>
<td>RNE</td>
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<td>Fmr. Union Bank*</td>
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<td>Fmr. Hooper's Store*</td>
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<td>463-475 Sydney Rd</td>
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<td>RNE</td>
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<td>Union St</td>
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<td>Brunswick signal box gates &amp; station+</td>
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<td>RNE</td>
<td>PS</td>
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<td>Quarry</td>
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<td>Cottages (pair)</td>
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<td>HA 34</td>
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<td>247 - 249 Albert Street</td>
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<td>Railway Hotel</td>
<td>PS</td>
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<td>HA 35</td>
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<tr>
<td>291 - 293 Albert Street</td>
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<tr>
<td>Office (Weighbridge)*</td>
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<td>PS</td>
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<td>306 Albert Street</td>
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<tr>
<td>Cottages</td>
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<td>361 - 367 Albert Street</td>
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<tr>
<td>House</td>
<td>PS</td>
<td>14</td>
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<td>373 Albert Street</td>
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<tr>
<td>Gatekeepers cabin &amp; gates*</td>
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House
154 Blyth St

House
7 Brett St

Brunswick South Primary School
56 Brunswick Rd

Building (fmr Cinema)
66 Brunswick Rd

Cottages (pair)
333-335 Brunswick Rd

Handerson's Factory (former)
337-339 Brunswick Rd

House*
356 Brunswick Rd

House
357 Brunswick Rd

House
359 Brunswick Rd

Cable tram engine house*
263 Brunswick Rd

House (& stables)
20 Cohnun Street

BCC Sub-station
2A Connelly St

House
47 Cumming Street

Masonic Temple
2 Davies Street

House
11 Davies St

House
26 Davies St

House
28 Davies St

Brunswick Baths
Dawson St

Brunswick Technical School
49 Dawson Street
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<td>318-24 Lygon St</td>
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House
104 Melville Road
John Welsh Pty Ltd
12-20 Miller Street
'Moreland Terrace'
222 - 238 Moreland Rd
Wesleyan Methodist Church (former)
53 Nicholson Street
House
655 Park St
Gatekeepers cabin & gates-
Park St.
Fmr. Superintendent's residence
903 Park Street
House
905 Park Street
House
19 Passfield St
House
23 Passfield St
Drill Hall
6 Percy Street
House
33 Saxon Street
House
2 Second Ave
Brunswick East Primary School
195 - 197 Stewart St
Fmr Lyric Theatre
199 - 207 Sydney Rd
St Ambrose Church, School & Hall
289 Sydney Rd
1-3 Dewson St)
Cumberland Arms Hotel
337 - 341 Sydney Rd
Duke of Edinburgh Hotel
430 Sydney Rd
Baptist Church
491 Sydney Rd
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APPENDIX 3: LEVEL 3

Aberdeen Street
7 Victorian house
9 Edwardian house

Aintree Street
4 Victorian house

Akeroa Avenue
3 Californian Bungalow
5 Californian Bungalow

Albert Street
23–25 Victorian terrace houses
28–30 Edwardian, pair "Art Nouveau" styles
137 Edwardian house
170 Victorian, former Church
188 Victorian house, gabled verandah
227–9 Victorian terrace houses
232 1920s, East Brunswick High School
251 Victorian house
253 Edwardian, former Rechabite Hall
256 1928, Salvation Army hall
257–9 Edwardian shops, pair
343 Victorian house

Albion Street
50 Californian Bungalow
102 Edwardian house
103 Edwardian shop & house
104 Edwardian house
122 Edwardian house
152 Edwardian house
162 Edwardian house
164 Victorian house, gabled verandah
172 Victorian house
176 Victorian house
180 Victorian house
391 Edwardian house
396 Edwardian house
398 Edwardian house
399–401 Edwardian factory, F J Wolfe Cordage Manufacturer
443 Edwardian, Healing warehouse

Allan Street
7 Victorian house
8 Edwardian house
12 Victorian house
15 Victorian house, gabled verandah
17 Victorian house, gabled verandah
24 Edwardian house
34 Victorian house
36 Victorian house
Allard Street
6  Victorian house, gabled verandah; part of Closer Settlement scheme

Amess Street
322  Edwardian house
324  Edwardian house

Arnold Street
7  Victorian house

Ashmore Street
12  Victorian house
15  Victorian house
19  Victorian house
23  Victorian house
30  Edwardian house
32  Victorian house

Austral Avenue
27  Edwardian house
37  Edwardian house
54  Edwardian house

Balmoral Avenue
19  Californian Bungalow

Bank Street
5  Edwardian house
11  Victorian house
13  Edwardian house
20  Victorian house
26  Edwardian house

Barkly Street
11  Edwardian house
134-6  Edwardian terrace houses, pair
142  Edwardian house
144  Edwardian house
163-9  Edwardian terrace houses
172  Victorian house
175  Edwardian house
176-80  Victorian timber houses, pair
182-88  Victorian terrace houses
195  Victorian house
197  Victorian house
206-210  Victorian terrace houses
209  Victorian house, former shop
211-19  Victorian terrace houses
216-222  Victorian terrace houses
226  Edwardian house
232  Victorian house
246  Edwardian house

Barningham Street
1  Victorian house
Barrow Street
4
Edwardian house
21
Edwardian house
40
Victorian house
54
Victorian house
56
Victorian house

Barry Street
24-26
Edwardian houses
28
Edwardian house

Belfast Road
42
Victorian house

Blair Street
34
Victorian house
36
Victorian house

Blyth Street
172
Californian Bungalow
174
Californian Bungalow

Breese Street
8
Victorian house
28
Edwardian house
33
Edwardian house
35
Edwardian house

Bruce Street
2
Victorian house, gabled verandah
6
Victorian house
6
Victorian house, gapped verandah

Brunswick Road
17-27
Modern, former Lattof & Callil factory
18-28
Victorian houses, (18, 20, 26, 28 most intact)
50
Californian Bungalow, and garage, gate/fence
64 & 64B
1920s, SEC substation
80
Edwardian house
94
Edwardian house
100
Edwardian house
102
Victorian house
104-6
Victorian houses, pair
108
Victorian house
111
Victorian shop
122
Victorian house
226-8
Victorian terrace houses
230
Victorian house
235
Victorian house
272
Victorian house
273
Victorian terrace house
299
Victorian house, gabled verandah
307
Victorian house
308
Victorian house
328
Edwardian house
396
Californian Bungalow
404
Edwardian house
451
Edwardian house
459    Edwardian house
479    Californian Bungalow

Burnell Street
31     Victorian house

Cadman Street
7      Californian Bungalow

Cameron Street
4      Victorian detached terrace

Canning Street
2      Victorian house

Carnarvon Street
7      Victorian house
27     Edwardian house
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Cassels Road
23     Victorian house, gabled verandah
35     Victorian house
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41     Victorian house
68     Victorian house

Charles Street
35     Victorian house
37     Victorian house
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42     Edwardian house

Collace Street
9      1940s house

Collier Crescent
42     Victorian house
90     1940s house, rendered

Collings Street
9      Californian Bungalow
16     Edwardian house

Cook Street
26     Californian Bungalow
28     Californian Bungalow
30     Californian Bungalow

Crisp Avenue
8      Edwardian house
10     Edwardian house
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46     Edwardian house
48     Victorian house
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144   Victorian house
149   Edwardian house
152   Victorian house
157-9  Edwardian house
158   Victorian house
160   Edwardian house
168?? Edwardian, Brunswick City Council substation
181   Victorian house
183   Victorian house
192   Victorian terrace house
194-6  Victorian terrace houses
197-201 Victorian house
198   Victorian house
207   Victorian house
212   Edwardian house
226   Victorian house
228   Victorian house

Errol Street
  2-10  Victorian terrace houses
     15  Victorian Italianate house

Evans Street
   6    Edwardian house
  23    Edwardian house
  25    Victorian house
  51    Victorian house
  52    Edwardian house
  88    Edwardian shop
  94    Edwardian house
101-105 Edwardian factory
111-113 Victorian house
122   Edwardian house

Eveline Street
   3    Victorian house
   7    Victorian house
  17    Victorian cottage

Ewing Street
   1    Victorian cottage
   5    Victorian house & stables
  16    Edwardian house

Fallon Street
   2    Victorian house
   5    Edwardian house

Fitzgibbon Avenue
   8    Victorian house

Ford Street
  11-29  Victorian houses, row of villas

Fraser Street
   1    Victorian house
   5    Edwardian house
8 Edwardian house
9 Californian Bungalow
23 Californian Bungalow
27 Victorian house
28 Edwardian house
30 Edwardian house

French Avenue
10 Californian Bungalow
11 Californian Bungalow

Frith Street
5 Modern, Telephone Exchange
6 Victorian cottage

Garden Street
7 Victorian house

Gardiner Street
1-3 Edwardian houses, pair
7 Victorian house

Garnet Street
17-21 Edwardian shop
87 Edwardian house

Glenlyon Road
18 Victorian house
31 Victorian house
33-37A Victorian, two shops
42 Victorian, Dairy
47-49 Victorian, two shops
60-62 Victorian houses, timber, pair
61 1920s, Free Kindergarten
67A 1920s?, Church of Christ
80 Edwardian house
100 Victorian house
102 Edwardian house
104 Edwardian house
126 Edwardian house
144 Edwardian house
146 Edwardian house
159 Victorian terrace house
163-165 Victorian terrace houses
176 Edwardian house
181 Edwardian house
210 Victorian house, and palms
225 Edwardian house
227 Edwardian house
229 Edwardian house

Gold Street
46-48 Edwardian houses, pair

Grantham Street
19-19A Edwardian houses
20 Edwardian house
22 Edwardian house
23 Edwardian house
26 Edwardian house
32 1920s, 'Dorothea' Bakery
35 Edwardian shop
63 Edwardian house
65 Edwardian house

Hall Street
  3 Californian Bungalow

Hamilton Street
  2 Californian Bungalow
  10-12 Victorian houses
  15-17 Victorian houses

Hanover Street
  22 Edwardian house
  41 Victorian house
  64 Victorian house, gabled verandah

Hardy Street
  8 Edwardian house

Haller Street
  24 Edwardian house
  27 Californian Bungalow
  39 Edwardian house
  45 Victorian house
  61 Edwardian house
  62 Edwardian house
  66 Edwardian house
  70 1920s house

Henderson Street
  21 Californian Bungalow

Henty Street
  6 Victorian house

Hickford Street
  21 Californian Bungalow
  23 Edwardian house
  56 Edwardian house
  62 Edwardian house
  72 Edwardian house
  85 Victorian house, gabled verandah
  91 Victorian house
  102 Edwardian house

Holloway Street
  16 Californian Bungalow
  32 Californian Bungalow

Holmes Road
  23 Californian Bungalow
  77-79 Edwardian shop
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<td>Howson Street</td>
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<td>Inverness Street</td>
<td>Modern, Yorkshire Textile mills</td>
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<td>John Street</td>
<td>Victorian house</td>
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<td>Jones Street</td>
<td>Victorian houses, group of three, stables at rear</td>
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<tr>
<td>Katawa Grove</td>
<td>Victorian house, gabled verandah</td>
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<td>King Street</td>
<td>Californian Bungalow, with fence, hedge</td>
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<td>Kirkdale Street</td>
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<td>Latrobe Street</td>
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<td>Laura Street</td>
<td>Victorian house</td>
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</table>
Linden Street
15  Californian Bungalow
17  Californian Bungalow

Lowan Street
9   1930s, Spanish Mission influence

Loyola Avenue
19  Californian Bungalow

Luscombe Street
5   Victorian house, gabled verandah
7-9 Victorian houses, pair
23-25 Victorian houses, pair
45  Victorian house
47-51 Edwardian terrace house

Lydia Street
5   Victorian house
8   Victorian house
9   Victorian house
14  Victorian house
21  Edwardian house
29  Victorian house
46  Californian Bungalow, (unpainted)
82  Victorian house
96  Victorian house

Lygon Street
11  1920s shop, former factory
31-33 Victorian houses, terrace pair
56-58 Victorian shop, with old painted signs
63  Victorian shop, former bank
86  Victorian shop
91  Edwardian factory
92  Victorian shop
191 1930s factory
249 1940s factory
260-274 1940s factory
326-48 1940s factory, "Castle Knitwear"
357-51 1930s, Albion Hall
510  Edwardian shop, intact shopfront

Maghull Street
1   Edwardian house

Marks Street
1   Victorian house
3   Victorian house
5   Victorian house
7   Victorian house
10  Edwardian house
Mattingley Crescent
37 Californian Bungalow
42 Californian Bungalow

Mayfield Avenue
1 Edwardian house

McLean Street
17 Edwardian house, Brunswick Estate
21 Victorian cottage, Brunswick Estate

Melville Road
40 Edwardian house
58B Edwardian bank
200 Edwardian house
228 1920s shop, UFS Dispensary

Merri Street
23 Victorian house
27 Victorian house

Minna Street
25 Edwardian house

Minnie Street
15 Edwardian house

Mitchell Street
10 Victorian house
14 Victorian house
16 Edwardian house
28 Edwardian terrace house
40 Victorian terrace, 2 storey house
47-49 Edwardian, St Margaret Mary’s Church & School
68 Victorian house
86 Victorian house
92 Victorian house, gabled verandah
95 Edwardian house
98 Edwardian house, (now creche)
100 Edwardian house
101 Victorian house, gabled verandah

Moreland Road
112 Edwardian house, pair
114 Edwardian house
126 Victorian house
220 Edwardian house
240 Victorian house
290 Edwardian house
292 Spanish Mission
364 Baptist Church
388 Californian Bungalow
390 Californian Bungalow
572 Victorian house

Moulie Street
19 Spanish Mission house
Mountfield Street
7 Victorian house
27 Victorian house
41-43 Edwardian houses, pair
62 Victorian house

Murdock Street
34 Edwardian house
46 Victorian house, gabled verandah

Murray Street
30 Victorian house (Cadman Closer Settlement Scheme)
42 Victorian house (Cadman Closer Settlement Scheme)

Nicholson Street
56 1930s Conventional house
142 Edwardian house
150 1920s church
225 Edwardian, Lomond Hotel
255 Edwardian house

Newman Street
9 Californian Bungalow, War Service house

North Street
3 Victorian cottage
20 Edwardian house
28 Victorian house

Opari Avenue
5 Californian Bungalow

Parapara Avenue
1 Californian Bungalow

Park Street
503-5 Modern houses, pair
609 Victorian house
629 Victorian house
641-5 Victorian terrace houses
649 Edwardian house
665-7 Victorian terrace houses
679 Victorian house
683 Victorian house
835 Edwardian house
839 Edwardian house

Pearson Street
106-8 Edwardian house
114-116 Edwardian house
115 Edwardian house
121 Edwardian house
123 Edwardian house
136 Edwardian house
140 Edwardian house
142 Edwardian house
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<tr>
<td>Plaza Street</td>
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<td>6 Edwardian house</td>
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<td>Victorian terrace (one of 4) &quot;Grantham Cottage&quot;</td>
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<td>9 Victorian cottage</td>
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<td>23 Edwardian house</td>
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<td>27 Edwardian house</td>
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<td>Reburn Crescent</td>
<td>Californian Bungalow</td>
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<td>Rose Street</td>
<td>19 Victorian house</td>
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<td>58 Edwardian house (derelict)</td>
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<td>Rupert Street</td>
<td>27 1930s &quot;English cottage&quot; house &amp; garage</td>
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<td>Edwardian house</td>
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<td>Smith Street</td>
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<td>South Audley Street</td>
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<td>South Daley Street</td>
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<td>5A 1920s, South West Brunswick Primary School</td>
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<td>Stanley Street</td>
<td>21 Californian Bungalow</td>
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<td>29 Californian Bungalow</td>
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<td>Sterling Street</td>
<td>Victorian cottage</td>
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<td>Stewart Street</td>
<td>102 Californian Bungalow (unpainted)</td>
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<td>127A Edwardian, Maran-atha Gospel Hall</td>
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<td>175 Californian Bungalow</td>
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<td>180 Californian Bungalow</td>
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<td>183 Californian Bungalow</td>
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<td>212 Californian Bungalow</td>
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</table>
230  Californian Bungalow

St Phillip Street
72  Victorian house

Sutherland Street
5  Edwardian house
30  Victorian house

Sydney Road
743-5  Victorian shops
786-8  1930s shop
840  1930s, Bank

Taranaki Avenue
2  Californian Bungalow
4  Californian Bungalow
5  Californian Bungalow
8  Californian Bungalow

Thomas Street
16  Victorian house

Timaru Avenue
5  Californian Bungalow

Tinning Street
38-40  Victorian terrace houses
98  Victorian house, gabled verandah

Trinity Street
10  Victorian house

Turnbull Court
5  Edwardian house, Brunswick Estate
7  1950s, "Age" Small Home?

Union Street
23-29  Victorian terrace
53 & 65  Victorian, two cottages
80-82  Victorian shop
126  Victorian shop
137  1930s Duplex (one of)
149  Victorian house
175  Edwardian house & garage
255-64  Modern, Denzil Don Kindergarten
273  Victorian house

Victoria Grove
13  Victorian house
17  Edwardian house
23  Edwardian house
25  Edwardian house
27  Victorian house
31  Victorian house
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<td>60-68 Edwardian houses, Group of pairs</td>
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<td>72 Victorian house</td>
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<td>74-76 Edwardian houses, pair</td>
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<td>75 Edwardian house</td>
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<td>96 Fleming Park</td>
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<td>98-106 Edwardian Hall, Bowling Club</td>
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<td>159 Edwardian house</td>
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<td>161 Victorian House</td>
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<td>232 Victorian house</td>
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<td>235 1920s former &quot;Bethany Hall&quot;</td>
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<td>243 Victorian, one of a terrace</td>
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<td>360-02 1920s, Victoria Hotel</td>
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<td>500 Victorian house</td>
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<td>Waxman Parade</td>
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<td>211 1920s, Caledonian Hotel</td>
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<td>213A Edwardian, former Church</td>
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### APPENDIX 4 - ADJOINING SITES

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<td>Bluestone Cottage</td>
<td>51 Lygon Street</td>
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<tr>
<td>138 Barkly Street</td>
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<tr>
<td>Houses</td>
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<tr>
<td>181 - 189 Brunswick Road</td>
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<td>Grain Stores</td>
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<td>1 - 7, 9 - 17 Colebrook Street</td>
<td>38 - 46 Tinning Street</td>
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<td>19 Colebrook Street</td>
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<td>Railway sidings and track, Colebrook Street</td>
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<td><strong>LEVEL 2</strong></td>
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<td>Office</td>
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<td>306 Albert Street</td>
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<td>1 - 3 Gardner Street</td>
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</tbody>
</table>
House
7 Brett Street
5 Brett Street
9 Brett Street

Brunswick South Primary School
56 Brunswick Road
58 Brunswick Road

Building (fmr. Cinema)
66 Brunswick Road
64 & 64B Brunswick Road
68 Brunswick Road

House
20 Cohuna Street
16 Cohuna Street
24 Cohuna Street

House
47 Cumming Street
45 Cumming Street
14 Duggan Street

Masonic Temple
2 Davies Street
6 Davies Street

House
11 Davies Street
9 Davies Street
13 Davies Street

House
26 Davies Street
24 Davies Street

House
28 Davies Street
30 Davies Street

MMTB Substation
196A Dawson Street
198 Dawson Street
1A Melville Road

Hudson Reserve
208A Dawson Street
208 Dawson Street
210 Dawson Street
5 Passfield Street
7 Passfield Street
14 - 16 Passfield Street
26 Passfield Street

House
20 De Carle Street
18 De Carle Street
22 De Carle Street

House
7 Donald Street
5 Donald Street
9 Donald Street

Cottages
191 - 193 Edward Street
189 Edward Street
195 - 197 Edward Street

Brunswick Creche
86 Glenlyon Road
68 Glenlyon Road
Cottages
38 & 48 Harrison Street
1 - 7 Albion Street
(cnr Harrison Street)
42 Harrison Street
44 Harrison Street
Roberts Reserve

"Chaumont"
49 Heller Street
45 Heller Street
53 Heller Street

House
160 Hope Street
162 Hope Street

Church, Manse, School & Convent
181 - 185 & 272 Hope Street
268 Hope Street
276 Hope Street

House
53 King Street
51 King Street
294 Glenlyon Road

Infant Welfare Centre
318 - 324 Lygon Street
312 - 316 Lygon Street
326 Lygon Street

Former Western Theatre
41 - 43 Melville Road
39A Melville Road
47 Melville Road

House
104 Melville Road
102 Melville Road
106 - 108 Melville Road

John Welsh Pty Ltd
12 - 20 Miller Street
10 Miller Street
22 Miller Street

Moreland Terrace
222 - 238 Moreland Road
220 Moreland Road

Church
53 Nicholson Street
51 Nicholson Street

House
655 Park Street
653 Park Street
657 Park Street

Fmr Superintendents House
903 Park Street
905 Park Street

House
905 Park Street
903 Park Street
907 Park Street

House
19 Passfield Street
17 Passfield Street
21 Passfield Street
House
23 Passfield Street
21 Passfield Street
25 Passfield Street

Brunswick East Primary School
195 - 197 Stewart Street
255 Nicholson Street

Don Bosco Youth Centre
715 - 719 Sydney Road
713 - 705 Sydney Road
721 - 727 Sydney Road

MMTB Depot
607 - 813 Sydney Road
805 Sydney Road

"Meada"
1 Timaru Avenue
3 Timaru Avenue
173 Stewart Street

Downs Ropeworks
64 - 72 Tinning Street &
7 - 9 Cassels Road
62 Tinning Street
74 - 80 Tinning Street
5 Cassels Road
11 Cassels Road

House (a/k a fmr shop)
145 - 147 Union Street
143 Union Street
149 Union Street

Carrington Hotel
156 - 162 Union Street
164 Union Street

Brunswick Park & oval
423A - 425A Victoria Street
427 Victoria Street
29 Holloway Road
32 Holloway Road

House
1 Waihi Avenue
3 Waihi Avenue
202 Stewart Street

Coppin Masonic Hall
191 Weston Street
189 Weston Street

Cottage
193 Weston Street
195 Weston Street
REFERENCES

This reference list covers all volumes of the study report.

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