APPENDIX 1: HERITAGE AREAS

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

Demonstrates phases of government action to provide houses from 1900.

First Avenue Heritage Area
1920s estate developed with California Bungalow houses.

Donald Street Heritage Area
Area visually centred around St Margaret's Church and School. Fine terraces in Donald Street with 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 Malville Road.

6. Whithy Street Heritage Area (Map 9)
A wide street with several substantial houses that provide a focus. Predominantly Victorian and Edwardian.

7. Hope Street Heritage Area (Map 9)
Area of Edwardian timber houses.

8. Westbourne Street Heritage Area (Map 10)
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 MacKenzie 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 Lobbs 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 8, 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 Sedgman 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 Teague 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. **Ewing 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 25)*
   Group of grand houses dating c 1940s.

28. **Grantham Street Heritage Area** *(Map 26)*
   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. **Barkly 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 19th railway features, and adjoining sites such as Lattner Hat Factory, Liquorice Factory, and adjoining housing areas.
KEEPING BRUNSWICK’S HERITAGE

A Report on the Review of the Brunswick Conservation Study

VOLUME 3

1990

Prepared for
BRUNSWICK CITY COUNCIL

by

Ms Chris Johnston
CONTEXT Pty Ltd
P O Box 193 West Brunswick 3055
(03) 380 6933
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.

ACKNOWLEDGEMENTS

The assistance of the members of the Brunswick City Council Heritage Advisory Committee, Trevor Westmore (Heritage Adviser) and Council staff (including Ann Rohan, Gillian Sansom, Susie Bunn, Frank Smith, Peter Mollison, Chris Braddock) is gratefully acknowledged. The work undertaken by Lee Barnes, Brunswick Community History Group and the previous consultants Nigel Lewis and Associates has been of considerable assistance.

STUDY TEAM

Ms Chris Johnston - principal consultant and researcher.

Research assistance provided by Liz Keirs, Janet Plosted and Bruce Greenhill.
## CONTENTS

1. **HERITAGE AREAS**  
2. **STREET FEATURES**  
3. **COUNCIL'S HERITAGE ASSETS**  
4. **HISTORIC PLACES CHECKLIST**  
5. **MAPS**

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<td>MAPS</td>
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STUDY REPORTS

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.
1. HERITAGE AREAS

INFORMATION ON SIGNIFICANT PLACES

This volume contains detailed information on 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).

This Volume also contains information on heritage assets owned by Council and significant street features (traditional street materials and tree plantings).

Volume 2 contains information on individual places that are 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).

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).

SIGNIFICANCE

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.

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. The individual places within a Heritage Area are ranked into the four categories below.
<table>
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<tr>
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<th>Documentation</th>
<th>Recs.</th>
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<td>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.</td>
<td>Data form</td>
<td>HBR &amp;/or RNE</td>
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<td>Planning scheme</td>
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<td>2. Places of high heritage value within Brunswick, representing important aspects of its history and people.</td>
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<td>Planning scheme</td>
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<td>3. Places that provide a good example of a type, architectural style or historical period/activity, being relatively unmodified in form or function.</td>
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<td>Planning scheme if in Area</td>
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<td>4. Places that contribute to the overall historic character of a Heritage Area in Brunswick but are not necessarily intact.</td>
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<td>Otherwise no planning control</td>
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IDENTIFIED HERITAGE AREAS

The following Heritage Areas have been identified as significant during this study. Each is documented in this section.

1. Hopetoun Heritage Area
2. First Avenue Heritage Area
3. Donald Street Heritage Area
4. De Carle & Bishop Streets Heritage Area
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29. Phillipstown 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
AREA 1: HOPETOUN HERITAGE AREA

LOCATION: Maps 2 & 7

STREETS:

Sections of:
Albion Street, 524-544 & 535-571.
Hopetoun Avenue, 1-9 & 2-28.
Peacock Street, 26-30 & 35-45.
Wexman Parade, 1-13, 2-10, 18-20 & 37-51.

All of:
Curtin Avenue, 6-24 & 7-31.
Kitchener Street, 2-24.
McCullough Court, 1-11 & 2-14.
McLean Street, 2-4.
Wyatt Street, 1-23 & 2-24.
Yarrabin Street, 1-23 & 2-26.

ZONING:
The predominant zoning is Residential C (R1). Other zones include
Proposed Public Open Space (PPOS), Proposed Main Road (PMR),
Local Business (B3).

DESCRIPTION:
The Hopetoun Heritage Area is a predominantly residential area, with some open space (Fraser Reserve) and a small local business area on Albion Street. The Tullamarine Freeway bisects the Area.

The housing in the Area dates from 1900 onwards, reflecting several periods of government land settlement and public housing provision. The housing types include detached houses and duplexes. The Gronn Place walk-up flats are not included.

Traditional street features retained include bluestone kerb
and gutters, and crossings in Hopetoun Avenue, Wyatt Street,
Curtin Avenue, McColl Court.

HISTORY:
In 1839 Farquhar McRae purchased two allotments between
Moonee Ponds Creek and Sydney Road in the Parish of Jika Jika.
Moreland Road now follows the boundary between these two
allotments. His estate was sold to pay creditors in the
economic depression of the early 1840s. The land was subdivided
and sold as farms in 1858. In the 1890s an area south of
Moreland Road was subdivided and offered for sale as the
Hopetoun Estate, a private subdivision, but it was not
developed. Many areas subdivided in the 1880s during the land
boom, failed to be developed during the depression of the
1890s.

One Government response to the 1890s depression was the
proposal of rural settlement schemes to assist the urban poor,
create more agricultural production and increase exports.
"Village settlement" schemes were proposed in the 1890s, but
most failed due to a combination of marginal agricultural land
and unskilled and poor settlers who lacked a farming
background. In 1898 the Government introduced legislation to establish "Closer Settlement Schemes" that is a scheme to create a more intensive settlement of rural lands. The idea of compulsory acquisition of private land was rejected by the Legislative Council; new legislation (Closer Settlement Act) involving negotiated purchase was finally adopted in 1904.

The **Brunswick Land Purchase Act 1900** enabled negotiated purchase of 91 acres in the north west of Brunswick. It was the first closer settlement scheme in Melbourne, with the rural scheme at Whitfield being the very first.

The 1900 closer settlement scheme in Brunswick was known as the Brunswick Estate. It was purchased in three stages:

1. **The Brunswick Estate**: An area of 91 acres purchased in 1900 and divided into 56 allotments.

2. **The Dal Campbell Estate**: An area of 18 acres purchased in 1904 and divided into 42 allotments.

3. **Cadmans Estate**: An area of 45 acres purchased in 1905 and divided into 63 allotments.

The Brunswick Estate was subdivided into 56 allotments of between 1 and 2 acres and made available to "working men" on a purchase lease which could be converted to freehold after 6 years, although they had a maximum of 31 years to pay for the land. By 1907 (MMBW Detail Plan 103) the three sections of the Estate were substantially developed with only a few allotments not yet developed.

A railway easement through the estate was reserved to link to Royal Park line; the easement cut through the western part of Brunswick and the Tullamarine Freeway is on some of that easement.

Other Melbourne closer settlement schemes followed this model with estates being established in Brunswick (Phoenix Estate 1906), Penders Grove (1905) and Thornbury Estate (Northcote), and later in Footscray (1907) and the south-eastern suburbs (Caulfield and Turrenga).

As the estate was settled the area became known as Moonee Vale, and as early as 1902 a progress association was established to advance the interests of residents. Its letterhead illustrates the ambitions of residents showing a large house with fruit trees and vegetable garden behind a picket fence beneath the banner "Union is Strength".

Lessees were required to have sufficient funds to erects a dwelling worth at least $50 during the first year of their lease. These houses were built of timber with corrugated iron roofs.

Some allotments were converted to freehold quite quickly, with 50% being freehold after 25 years, and 85% at the end of the 31 year term. While this opened up the possibility of
subdivision, most of the estate remained intact until the Second World War. Some subdivided their land to provide a house site for their children.

A number of timber houses remain from The Brunswick Estate closer settlement scheme. They are listed in the schedule below.

The major agent of change was the Housing Commission. Formed in 1938 with the aim of slum abolition, the Housing Commission started a process of land acquisition and consolidation in a number of inner suburbs. The Commission purchased a number of allotments in the area bounded by McColl, Peacock and Albion Streets plus other spot purchases.

The Housing Commission's first estate was at Fishermen's Bend where 60 concrete houses were built in 1939 using the Fowler system of prefabricated concrete walls, and others built using conventional brick construction. In 1940 the Commission started on its next Melbourne estates in Richmond, Brunswick (Albion Street), Preston (Bell St) and Northcote (Separation St) plus a number of housing estates in country towns.

The Fowler system was invented by Mr T W Fowler of Werribee, who devised a method of casting concrete walls on an elevated flat metal table, each wall complete with the required window and door openings. Use of the Fowler system for a larger estate was then tried in Brunswick, and duplexes (totally 58 units) using this form of construction were built in Albion, Yarrabin and Wyall Streets. This area was referred to by the Commission as the Fowler Estate.

At virtually the same time, the Commission let a contract (4.10.39) for the construction of 22 brick duplexes in Kitchener and McColl Court, described in the Commission's Annual Report as a new type of plan. These units were completed more quickly than the Fowler system houses.

In 1942 the Commission launched into another experiment with housing types, developing its first detached houses in McColl Court. Four of the five timber-framed houses remain.

In 1943 more land was purchased, and 38 concrete houses were built in the Curtin Avenue estate using a new mechanised version of the Fowler system which had by then been purchased from the inventor by the Commission.

SIGNIFICANCE:
The Mogetown Heritgage Area is significant for its evidence of government schemes to provide greater access to houses and land - the 1900 Brunswick Estate Closer Settlement Scheme and the 1940s Housing Commission estates. The Closer Settlement scheme, and the houses that remain, is significant as the first metropolitan scheme (and the second Victorian scheme), developed largely in response to the devastating impact of the 1930s depression on the city, and in particular on Brunswick. The Housing Commission estates demonstrate, within a small
area, a range of innovative and experimental housing types, most of which are largely intact.

CONSERVATION OBJECTIVES:
The objectives of planning in this Heritage Area are to:

1. Retain the special character and historic integrity of the Heritage Area which includes evidence of the 1900 Brunswick Estate Closer Settlement scheme and early public housing initiations.

2. Encourage the retention of the typical building forms and materials of each component of the Area.

3. Maintain traditional front fencing forms and materials, especially within the Fowler concrete house areas.

4. Protect and enhance the established tree plantings, especially individual trees dating from the Closer Settlement scheme.

5. Retain the traditional street construction form and detailing in Hopetoun Avenue and Wyall Street.

6. Protect and enhance the character of the section of Fraser Reserve which follows the former creek line through the Closer Settlement scheme.

7. Provide for the conservation of key buildings and places within the Area including those identified as of special significance in the schedule to this Area.

SCHEDULE:

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537-539 Albion St
547 - 551 Albion St
555 - 561 Albion St

Curtin Ave Estate
Houses
7 - 31 Curtin Ave
6 - 24 Curtin Ave
2 - 4 Hopetoun Ave
12 - 14 Hopetoun Ave
2 - 4 McColl Crt

HCV Detached houses
26 - 30 Peacock St
2 - 4 McClean St

Kitchener Estate
Duplexes
35-45 Peacock St
2 - 24 Kitchener St

SOURCES:


MMBW plan No.103 (1907).

Housing Commission of Victoria, Annual Reports.

AREA 2: FIRST AVENUE HERITAGE AREA

LOCATION: Map 4

STREETS: 32 - 62 Canberra Street
256 - 280 Moreland Road
1 - 17, 2 - 18 First Avenue
1 - 17, 2 - 18 Second Avenue
1 - 17, 2 - 18 Third Avenue
2 - 40 Fourth Avenue
1 - 39 Fifth Avenue

ZONING: Residential C zoning (R1).

DESCRIPTION: The First Street Heritage Area is a residential area. The houses date from the 1920s, and are all detached single storey houses, most with terracotta tiled roofs.

Along Moreland Road are larger houses. The large Edwardian house (no. 274) on the west corner of Fourth Avenue was owned and occupied by J.W.C. Downs (head of the Samson Rope and Cordage Works) from the early 1920s, and no. 280 by Allan Downs from the late 1920s/early 1930s.

Traditional street features retained include concrete block footpaths in Fourth Avenue.

HISTORY: This area comprises a single subdivision, initiated in 1915, approved 1920 (BCC Plan No 580). Prior to subdivision the area was part of land owned by the Melbourne Gun Club (MNBW Plan No. 104, 1906).

The rate books reveal that there were a number of people who owned large sections of the estate including B.A. Allen of Brunswick, E. Steel (c/- A.B. Stanley) and Mrs A.V. Stanley (The Grove, Coburg). Ralph Loch Garrett, a local builder who owned Whitby House in the 1920s subdivided and developed its grounds, also owned several blocks and may have had a role in building houses on this estate. Certainly the consistency of style and use of terracotta roofs, unusual in Brunswick, suggests a single designer or builder.

The subdivision developed quickly. By 1925 most of the vacant land had been filled with the Californian Bungalow houses that characterise the estate today.

SIGNIFICANCE: The First Avenue Heritage Area exemplifies the development form and style of the 1920s within a single subdivision.
CONSERVATION OBJECTIVES:
The objectives of planning in this Heritage Area are to:

1. Retain the special character and historic integrity of the Heritage Area which comprises detached Californian Bungalow style houses.

2. Retain the continuity and uniformity of the overall pattern of development by encouraging the use of the traditional building design elements and forms of the Area including typical front and side setbacks, gable roofs and double fronted street facades.

3. Encourage the use of the traditional building materials of the Area being timber weatherboard walls, timber framed windows and terracotta tiled roofs.

4. Maintain and encourage use of traditional front fencing which included woven and cyclone wire, and simple timber pickets.

5. Retain the traditional street construction form and detailing which remains in Fourth Avenue.

6. Provide for the conservation of key buildings and places within the Area including those identified as of special significance in the schedule to this Area and other places (ranked 3) which add to its special character.

7. Encourage the reinstatement of building elements that have been removed, where possible based on the original designs.

10. Retain the continuity and uniformity of facades.

SCHEDULE: Level 1 and 2 places

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<td>House</td>
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SOURCES:
Brunswick City Council Rate books, 1920, 1925.

MMBW Plan 104 (1906)

Subdivision Plan c. 1915; approved 1920.

Sands & McDougall Directory of Victoria, various dates.
AREA 3: DONALD STREET HERITAGE AREA

LOCATION: Map 5

STREETS: 66A - 94 Barrow Street
          28 - 94, 27 - 73 Donald Street
          43 - 59 Mitchell Street

ZONING: Residential C (R1)

DESCRIPTION:
The Donald Street Heritage Area is predominantly residential, with St Margaret Mary's Church and school in the centre of the area.

There are two rows of single storey terrace houses in Donald Street, a long terrace in Barrow Street from Donald to Mitchell Streets, and a smaller terrace in Mitchell Street. The other houses are detached, single storey buildings.

St Margaret Mary's complex includes the Church and a school building on Mitchell Street. Several adjoining properties have been purchased by the school.

Traditional street features retained include bluestone kerb and guttering and asphalt paving in Barrow Street.

HISTORY:
The area was originally within Allotment 127, comprising 170 acres and purchased by John Higbett. This allotment extended from Moreland Road to just south of Mitchell Street, and from Sydney Road to Merri Creek. The section between Sydney Road and Holmes Road was subdivided and first offered for sale in 1881, described as Lilburn's Paddock. The eastern portion of Lilburn's Paddock was offered for sale in 1882. The auction plan describes the area as a 'magnificent property ... immediately adjoining the proposed tram terminus, and the Moreland Road Station on the Coburg Railway. It has a commanding elevation of 160 feet above sea level, and is well known for its salubrious atmosphere'. The subdivision layout provided for allotments with a frontage of 55-60 feet along a framework of internal roads - Davies, Donald, Mitchell Streets - and a depth of 135 feet, with narrower sites along Sydney Road. Barnes suggests that these streets were named after David Donald Mitchell (father of Nellie Melba) who purchased the land in 1882, however the streets were named prior to their sale in 1881. Davies Street was intended to be David Street, but there was already a street of that name in Brunswick.

A number of allotments were again offered for sale on Sat 7th October 1887 and described as both Lilburn's Paddock and Manchester Park estate, an estate owned by William George Manchester, a Coburg resident who was apparently speculating.

1. Barnes, L. Street names of Brunswick, Unpublished manuscript, 1987, p.49
in Brunswick land during the 1860s. The section between De Carle and Barrow Street were re-subdivided and offered for sale; these allotments had a frontage of 33 feet, half that of the original allotments. David Mitchell Esq. was noted on the plan as the holder of the land to the east, that is the section bounded by Barrow, Donald and Mitchell. Another re-subdivision created Payne Street, and offered a variety of lot sizes to prospective purchasers on Sat 18th February. The existing street patterns reflect the overlaying of these different subdivisions, but the current allotment sizes do not.

By 1906 (MMBW Plan No 104) most of the area had been developed for detached housing, with terraces in Barrow, Donald and Mitchell Streets. The allotment now containing the church was still vacant. The first development at St Margaret Mary's (then St Matthews), was the construction of a single storey brick school on the Donald Street frontage in 1913. The school was designed by architect Thomas Payne, and built by J. Carey, a Brunswick building contractor. This building remains today. Rev. J.F. O'Connell resided at no.51 (then no.105) Mitchell Street from around 1915; he was priest at Coburg. The church was constructed in 1920, and the school in 1925 on the site of two timber houses. The school was the work of architect Augustus Fritsch who was well known for his church designs; he may have been responsible for the church.

In recent years St Margaret Mary's has expanded its site, and now owns a number of adjoining buildings including two Victorian villas on Mitchell Street. They have also demolished several houses including 'Wandin' at 53 Mitchell St, and two terraces at 108-110 Donald Street.

SIGNIFICANCE:
This Area is significant for its range of building types from the late nineteenth century, including Victorian villas and three rows of single storey terraces, of which the Donald Street row is the most intact. St Margaret Mary's Church and school, although later buildings, provide a focal point.

CONSERVATION OBJECTIVES:
The objectives of planning in this Heritage Area are to:

1. Retain the special character and historic integrity of the Heritage Area which comprises a mixture of detached Victorian houses, terrace rows and school and church buildings.

2. Encourage the use of the traditional building design elements and forms of the Area.

3. Encourage the use of the traditional building materials of the Area.

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2. Barnes, Street names, p.62
4. Maintain and encourage use of traditional front fencing which included iron palisade and timber picket fencing depending on the building type and period.

5. Retain the traditional street construction form and detailing in Barrow Street.

6. Protect and enhance the visual relationship of the St Margaret Mary's complex with that of its surrounding residential area, and protect the significant residential buildings from encroachment.

7. Provide for the conservation of key buildings and places within the Area including those identified as of special significance in the schedule to this Area and other places which add to its special character including the St Margaret Mary's church and school complex.

8. Encourage the reinstatement of building elements that have been removed based on the original designs where possible.

SCHEDULE: Level 1 and 2 places

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<th>Address</th>
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<tbody>
<tr>
<td>&quot;Iona&quot;</td>
<td>31 Donald St</td>
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</tr>
<tr>
<td>Terrace</td>
<td>48-68 Donald Street</td>
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SOURCES:

MMDB Plan No 104 (1906)

'New Catholic church school at North Brunswick', Brunswick and Coburg Star, Friday March 28 1913, p.1.

Nigel Lewis & Associates Brunswick Conservation Study Brunswick City Council, 1982.

Subdivision Plans.

Sands & McDougall Directory of Victoria, various dates.
AREA 4: DE CARLE & BISHOP STREETS HERITAGE AREA

LOCATION: Map 5

STREETS: 145 - 181 Albion Street  
1 - 47, 2 - 34 Bishop Street  
37 - 43A, 46-62 De Carle Street  
1, 2 - 6 Lillian Street  
1 - 5 Wraith Street

ZONING: Residential C (R1)  
Public Open Space (Warr Park) (POS).

DESCRIPTION: The De Carle and Bishop Streets Heritage Area is predominantly residential, with detached houses in De Carle Street, and single fronted and terrace houses dominating in Bishop, Lillian, Albion and Wraith Streets.

Warr Park retains mature elm plantings from earlier this century, and includes a BCC substation and recent mud brick community building.

Traditional street features retained include the 1930s concrete road on Albion Street constructed under a government employment scheme; bluestone kerb and guttering and asphalt footpaths in Albion, Bishop, De Carle, Lillian and Wraith Streets; bluestone crossings between Albion and Bishop, and Lillian Streets; and complete bluestone roadway in Wraith Street.

HISTORY: This area was originally within Allotment 124 first purchased by J Patterson in 1839. A syndicate comprising Charles Smith, Samuel Barrow (former Governor of Pentridge), Thomas Holmes and Thomas Luscombe purchased this allotment in 1858 and immediately proceeded to subdivide it. Albion Street was then known as Smith Street after the landowner. The street was first constructed by Council in 1860. (Barnes Streets Albion) Council referred to it as Albion Street East, while Smith who retained some of the land continued to call it Smith Street.

No auction plans were located during the course of the Study.

By 1906 the west and part of the east side of Bishop Street had been developed, along with the two terrace rows in Albion Street, and a number of timber villas had been built in De Carle Street.

Wraith Street is recorded in the directories as Albion Terrace; Barnes refers to it as being originally called De

3. MMBW Plen No 104, 1906.
4. Barnes, Street names
Carle Lane, and then renamed Wraith Street in 1941 after George Frederick Wraith (Councillor 1930-7, Mayor 1934-5).

The section of Warr Park on Albion Street was previously the site of a Presbyterian Church. After formation of the Uniting Church, the church was turned into a welfare house and then demolished in 1984, with the land becoming part of Warr Park.

The bluestone house on the corner of Wraith and Albion Streets is thought to date from the 1850s. In 1872 it was the residence of William Richardson, cab-owner, and in the 1880s by Henry Bywater, whipmaker.

The southern section of De Carle Street was created in the 1858 speculative subdivision of Smith's land. It was later extended north through Lilburne's paddock when it was subdivided in the 1880s.

Warr Park was established as North Park around 1910. It was one of the earlier parks in Brunswick, and one of two not on an old quarry or clay-pit site. It was renamed Warr Park in 1940 after Ben Warr (Councillor 1926-40).

Bishop Street is first noted in the directories in 1888, named after a local landowner, and Lillian Street in 1890.

In the 1930s Albion Street east of Sydney Road was re-made as a concrete road under a government sponsored employment relief scheme (known as "susso").

SIGNIFICANCE:
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. The development of Warr Park (originally North Park) reflects the period of development of the surrounding areas.

CONSERVATION OBJECTIVES:
The objectives of planning in this Heritage Area are to:

1. Retain the special character and historic integrity of the Heritage Area which includes Victorian terraces, detached Victorian timber houses, and an area of parkland.

2. Encourage the use of the traditional building design elements and forms of the Area.

3. Encourage the retention of the traditional building materials of the Area which included weatherboards, rendered and exposed brickwork, slate and corrugated iron roofs, timber door and window joinery.

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4. Maintain and encourage use of traditional front fencing which included iron palisade and timber picket fencing depending on the building type and period.

5. Retain the traditional street construction form and detailing in Albion, Bishop, De Carle, Lillian and Wraith Streets.

6. Protect and enhance Wraith Street as a special precinct within the Area.

7. Provide for the conservation of key buildings and places within the Area especially those identified as level 3.

8. Encourage the reinstatement of building elements that have been removed based on the original designs where possible.

9. Retain the park and its plantings as a passive recreation area, and retain the traditional relationship between the park and the adjoining housing.

SCHEDULE: Level 1 and 2 places

<table>
<thead>
<tr>
<th>Place</th>
<th>Address</th>
<th>Rank</th>
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No level 1 or 2 places identified.

**SOURCES:**


**MBW Plan No.104** (1906)

Sands & McDougall *Directory of Victoria*, various dates.
AREA 5: MARION STREET HERITAGE AREA

LOCATION: Map 7 & 8

STREETS: 191 - 207 Hope Street
          1 - 23, 2 - 24 Marion Avenue
          73 - 121, 66 - 86 Whitby Street
          61 - 71, 58B Melville Road

ZONING: Residential C (R1)
         Commercial and Industrial (B5)

DESCRIPTION:
A predominantly Bungalow area, with detached timber houses set on suburban allotments on the slopes of Moonee Ponds Creek. The area extends to Melville Road, where the 1939 State Bank building forms a focal point.

Many of the Bungalows in Marion Street appear to be a standard or nearly identical design, suggesting the influence of a single builder or developer.

Traditional street features retained include bluestone kerb and guttering in Marion Street, bluestone gutter only in Whitby Street, and mature ash trees in Marion Street.

HISTORY:
Hope Street formed the northern boundary of Allotment 109 originally purchased by S J Brown. The area remained farming land until the early 1900s when subdivision commenced. The MMBW Plan (No. 103) of 1907 shows a brick house - "Huntney Glen" - on a large allotment, in the approximate location of Marion Street. This section of Whitby Street (west of Melville Road) contained few buildings.

William Kane was a dairy farmer in this general area in the early C20th. Jeremiah Flannery grazed both cows and goats along the Moonee Ponds Creek in the 1890s, and his descendants still owned land at the south-west end of Whitby Street in the 1950s.

Marion Street was part of an early 1920s subdivision, being first noted in the Sands & McDougall directories in 1920, and was constructed in the 1920s (BCC Street Plans).

SIGNIFICANCE:
A predominantly Bungalow area, distinguished by the retention of street detailing in Marion Street, and the focal point created by the State Bank building in Melville Road.

CONSERVATION OBJECTIVES:
The objectives of planning in this Heritage Area are to:

1. Retain the special character and historic integrity of the Heritage Area which comprises detached Californian Bungalow style houses.
2. Retain the continuity and uniformity of the overall pattern of development by encouraging the use of the traditional building design and forms of the Area which included gable roof forms, double fronted street facades, typical front and side setbacks.

3. Encourage the use of the traditional building materials of the Area being timber weatherboard walls, timber joinery on windows and doors, corrugated iron roofs.

4. Maintain and encourage use of traditional front fencing which included woven and cyclone wire and simple timber pickets.

5. Protect and enhance the established street tree planting.

6. Retain the traditional street construction form and detailing which remains in Marion and Whitby Streets.

7. Provide for the conservation of key buildings and places within the Area, especially places ranked level 3.

8. Encourage the reinstatement of building elements that have been removed based on the original designs where possible.

9. Control the erection of advertising signs and other like devices that will detract from the historic or architectural character of the Area, and encourage signs to be placed in traditional locations on older buildings.

SCHEDULE: Level 1 and 2 places

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<th>Place</th>
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SOURCES:
Brunswick City Council Street construction plans, c1920s.


Sands & McDougall Directory of Victoria, various dates.
AREA 6: WHITBY STREET HERITAGE AREA

LOCATION: Map 8

STREETS: 1 - 65, 4 - 38 Whitby Street
13 - 91 Pearson Street

ZONING: Residential C (R1).

DESCRIPTION:
Whitby Street Heritage Area is a wide residential street with predominantly Victorian and Edwardian detached houses, and a row of terraces at the eastern end of Whitby Street. The area extends to Pearson Street and includes a group of Bungalow houses and a two storey terrace. Whitby House is a focal point and local landmark.

Traditional street features retained include bluestone kerb & guttering and asphalt paving in Whitby Street.

HISTORY:
In 1851 Edward Whitby established his property Whitbyfield and built a Gothic style house. After his death his property was sold to A T Somers in 1876, and then sold to Graham Perry (proprietor of the Brunswick Terra Cotta Works in Albert Street) in 1903. The property was subdivided in 1924 by Ralph Garrett, a builder who purchased the property after Perry's death. Two new streets were created - Larnoo Avenue and Perry Street.

Auction plans suggest that the south side of Whitby Street was offered for sale (along with allotments in Daly, Hunter and Victoria Streets) in 1863.

By the turn of the century, Whitby Street contained a number of detached, brick houses and the terrace row. Land along Pearson Street had been subdivided but was largely undeveloped, with the two storey terrace serving as a police station.

SIGNIFICANCE:
Whitby Street Heritage Area is significant for its range of nineteenth and early twentieth century dwellings, including Whitby House which is individually significant and a local landmark.

CONSERVATION OBJECTIVES:
The objectives of planning in this Heritage Area are to:

1. Retain the special character and historic integrity of the Heritage Area which includes a mixture of detached and terrace housing.

2. Encourage the use of the traditional building design elements of the Area.
3. Encourage the use of the traditional building materials of the Area being timber weatherboard walls, timber joinery on windows and doors, face brick or rendered to walls, slate or corrugated iron roofing.

4. Maintain and encourage use of traditional front fencing types and materials.

5. Retain the traditional street construction form and detailing which remains in Whitby Street.

6. Protect and enhance the views of Whitby House from within Whitby Street and from Ferry Street.

7. Provide for the conservation of key buildings and places within the Area including those identified as of special significance in the schedule to this Area and other places which add to its special character especially those ranked as level 1, 2 and 3 in this study.

8. Encourage the reinstatement of building elements that have been removed or obscured based on the original designs, where possible.

**SCHEDULE: Level 1 and 2 places**

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<td>43 Whitby Street</td>
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<tr>
<td>House</td>
<td>57 Whitby Street</td>
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**SOURCES:**


Brunswick City Council *Rate books*, 1920, 1925.

Brunswick City Council *Road construction plan no. 617*

Brunswick City Council *Subdivision Plan no. 674.*

MMBW Plan No. 103 (1967).

Sands & McDougall *Directory of Victoria*, various dates.
AREA 7: HOPE STREET HERITAGE AREA

LOCATION: Map 8

STREETS: 145 - 171, 188 - 250 Hope Street
          19 - 23, 24 - 26 Larnoo Avenue
          82 - 86 Melville Road

ZONING: Residential C (R1)

DESCRIPTION: Hope Street Heritage Area is predominantly residential, with detached late Victorian and Edwardian timber houses.

Traditional street features retained include bluestone gutters in Hope Street and bluestone crossings at its intersections with Burnell Street, Wallace Street and Ferry Crescent.

HISTORY: Hope Street is on the boundary of two of the original allotments - 110 (John Atkins) to the north and 109 (S J Brown) to the south.

The houses in this section of Hope Street date from after 1907, and reflect the late Victorian and Edwardian styles emerging in the late nineteenth and early twentieth centuries. Much of this area of Brunswick was developed later in the 1920s. By 1907 the Brunswick Estate on the west side of Melville Road was virtually fully developed, in contrast to the east side and along Hope Street where there were only a few scattered houses, although most of the adjoining streets had been surveyed during the 1880s land boom.

Donald Melville held a large parcel of land extending north and south of Albion Street. He subdivided the southern part of this parcel (including this Area) and offered it for sale in 1885, however the area did not develop until the 1910s. His estate north of Albion Street was not subdivided until 1925, enabling the extension of the tram line through to Coburg. Melville was a member of Parliament, sitting in the Legislative Council from 1889-1919 as the member for Melbourne North. His house (Melville Manor) was located just north of Albion Street virtually on the present day alignment of Melville Road.

SIGNIFICANCE: The Hope Street Heritage Area is significant for its Edwardian timber houses, which, as a group, demonstrate many of the finer forms and detailing used on Brunswick houses of the period.

CONSERVATION OBJECTIVES: The objectives of planning in this Heritage Area are to:

1. Retain the special character and historic integrity of the Heritage Area which is created by the
detached Edwardian timber houses on both side of Hope Street.

2. Retain the continuity and uniformity of the overall pattern of development by encouraging the use of traditional building design elements and forms of the Area which include double fronted facades, hip roofs, some with complex Edwardian roof forms, and verandahs.

3. Encourage the use of the traditional building materials of the Area being weatherboards, timber joinery on verandahs, windows and doors, corrugated iron roofs and painted finishes.

4. Maintain and encourage use of traditional front fencing types and materials which included simple timber pickets.

5. Retain the traditional street construction form and detailing which remains in Hope Street.

6. Provide for the conservation of key buildings and places within the Area especially places ranked level 3.

7. Encourage the reinstatement of building elements and finishes that have been removed or obscured based, where possible, on the original designs.

SCHEDULE: Level 1 and 2 places

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SOURCES:
Brunswick City Council Street construction plans.
sands & McDougall Directory of Victoria, various dates.
AREA 8: WESTBOURNE STREET HERITAGE AREA

LOCATION: Map 6

STREETS: 1 - 17, 2 - 24 Westbourne Street
          1 - 17, 2 - 18 Hall Street
          1 - 15 Newman Street

ZONING:
Residential C (R1)

DESCRIPTION:
Area containing brick War Service Commission homes, within a largely 1920s area.

Traditional street features retained include bluestone kerb and guttering and asphalt footpaths in Hall, Newman and Westbourne Streets.

HISTORY:
The War Service Homes Commission tackled the post war housing shortage by purchasing home sites throughout Melbourne. As well as the housing demand created by men returning from the war, the re-introduction of assisted migration added to the housing shortage.

The Commission built estates, purchasing the land and constructing houses, but its main activities were in providing low interest loans. The WSHC started by using contract and day labour to build its houses on large, undeveloped areas, constructing houses in anticipation of receiving applications. It soon abandoned these practices, opting for public tender and oriented its building program around applications received. By 1922, 19145 homes had been provided nationally, and 434 houses completed in Victoria in the year to 1922.

The houses were often built by local builders. Robert Irvine, who subdivided and built much of north-west Brunswick, built a large number of WSHC houses on the La Rose estate (Coburg). The War Service Homes Act (1922) also enabled the State Bank to build houses with funds provided by the WSHC. In Brunswick, the WSHC constructed a number of houses in Hall and Westbourne Streets, while the Stewart Street war service homes were built by Northern Timber Mills.

An area east of and including Westbourne Street was subdivided and offered for sale in 1888, and the area of Westbourne, Hall, Hope and Newman Streets was later re-subdivided around 1920, with road construction planned in 1921.

In Hall Street the WSHC owned seven allotments in 1920, and five allotments in Westbourne Street. By 1923 WSHC had built 16 brick houses, each of four or five rooms, in Hall (8), Westbourne (7) and Newman (2) Streets. Of these all but one brick house remain, and most are in a relatively original form.
SIGNIFICANCE:
The Westbourne Street Heritage Area is significant within Brunswick as an example of the provision of brick housing by the War Service Homes Commission to meet the needs of returned servicemen in a period of severe housing shortage.

CONSERVATION OBJECTIVES:
The objectives of planning in this Heritage Area are to:

1. Retain the special character and historic integrity of the Heritage Area which includes a number of brick War Service homes in a largely 1920s area.

2. Encourage the use of the traditional building designs and forms of the Area.

3. Encourage the use of the traditional building materials of the Area being weatherboard, face brick, tiled and corrugated iron roofs, timber window and door joinery.

4. Maintain and encourage use of traditional front fencing types and materials.

5. Retain the traditional street construction form and detailing in Hall, Newman and Westbourne Streets.

6. Provide for the conservation of key buildings and places within the Area especially the brick War Service homes.

7. Encourage the reinstatement of building elements and finishes that have been removed or obscured based, where possible, on the original designs.

SCHEDULE: Level 1 and 2 places

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<tr>
<td>No level 1 or 2 places</td>
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SOURCES:
Auction plan 5.5.1968 (Vale collection).


Brunswick City Council *Rate books*.

Brunswick City Council *Subdivision plan no. 524* (undated).

Brunswick City Council *Road construction plan - Westbourne, Hall, Hope and Newman Street* - No. 559, 1921.

Report of the War Service Homes Commission, 6 March 1919 to 30 June 1921.

Sands & McDougall Directory of Victoria, various dates.
AREA 9: FREDERICK STREET HERITAGE AREA

LOCATION: Maps 9 & 4

STREETS: 227 - 283, 220 - 276 Albion Street
1 - 3, 2 - 4 Bryant Street
1 - 35 Crook Street
1 - 25, 2 - 66 Frederick Street
1A - 41, 2 - 36 MacKenzie Street
1 - 33, 2 - 42 Macfarland Street
1 - 12 Orient Grove
35 - 37 Tilming Street; bluestone section of building fronting Albion Street

ZONING: Residential C (R1)

DESCRIPTION: An area containing many double-fronted Victorian houses in Frederick and Albion Sts., plus terraces in MacKenzie and an unusual group of two storey Edwardian semi-detached houses in Macfarland Street.

Traditional street features retained include bluestone kerb and guttering and asphalt footpaths in Crook Street, Macfarland Street, MacKenzie Street and part of Orient Grove.

HISTORY: A proposal to subdivide this Area in 1858 to create the village of Wrigglesworth], resulted in the creation of Frederick and Florence Street (east of railway and then Edward West Street). Hope Street already existed as a 'government road', being a connecting track between Sydney Road and those farming near Moonee Ponds Creek. The township did not eventuate.

Queen's Park Estate was offered for sale in 1887. It comprised Crook, Macfarland, MacKenzie, the northern section of Frederick Street and the southern side of Albion Street. The subdivision was described as "the very pick of Brunswick" with "111 grand business and villa sites". The feature was its closeness to public transport "right on the railway ... adjoins proposed new station, Albion Street ... two minutes walk from Cable Trams now running". Queen's Park was described as being 'surrounded by numerous and the most flourishing industries in the colony ... (noting that) the marvellous activity displayed recently in the erection of buildings around Queen's Park proves without doubt that this Estate will be the very centre of the great City of Brunswick in the near future". Reality didn't match this overblown promotion, and the estate when developed contained a mix of villas and terraces.

By 1906 the terraces in MacKenzie, MacFarland and Frederick Streets had been built (MNBW Plan No.104 1906), along with a number of timber houses and, with the exception of Orient Grove, the Area was virtually fully developed.
SIGNIFICANCE:
Frederick Street Heritage Area is centred on the Queens Park estate, an estate offered for sale in the 1880s but developed in a more modest form in the 1890s-1900s. It demonstrates both the puffyery of land boom auctions and the subsequent reality of development in an industrial and working class area. The Area contains a number of interesting buildings that contribute to its significance, including Victorian double-fronted timber houses in Frederick Street and the two storey Edwardian pairs in Macfarland Street.

CONSERVATION OBJECTIVES:
The objectives of planning in this Heritage Area are to:

1. Retain the special character and historic integrity of the Heritage Area which includes a mixture of Victorian and Edwardian housing types.

2. Encourage the use of the traditional building design elements and forms which vary throughout the Area but form discrete precincts dominated by a single building type.

3. Encourage the use of the traditional building materials of the Area being weatherboard, face and rendered brick, slate and corrugated iron roofs, timber window and door joinery.

4. Maintain and encourage use of traditional front fencing types and materials.

5. Retain the traditional street construction form and detailing in Crook Street, Macfarland Street, Mackenzie Street and Orient Grove (part only).

6. Provide for the conservation of buildings and places which are identified in this study as contributing to the character of the Area, especially level 3 buildings, and also the unusual two storey Edwardian houses (nos.30-40) in Macfarland Street.

9. Encourage the reinstatement of building elements that have been removed based, where possible, on the original design.

SCHEDULE: Level 1 and 2 places

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SOURCES:
Auction Plan, Queen's Park Estate, Saturday October 22, 1887. Plan of subdivision prepared by Messrs. Mackenzie and Tyers (Brunswick), Auctioneers Crigg & Kimberley (City).

MMSW *Plan No. 104* (1905)

Sands & McDougall *Directory of Victoria*, various dates.
AREA 10: LYLE STREET HERITAGE AREA

LOCATION: Map 9

STREETS: 1 - 15, 2 - 26 Cliff Street
13 - 14 Gregory Street
37 - 80 Henkel Street
1 - 51, 16 - 72 Lyle Street
5 - 37 Percy Street
16 - 54 Talbot Street

ZONING: Residential C (R1)

DESCRIPTION: 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.

Traditional street features have been retained throughout the whole Area including bluestone kerb and guttering and asphalt footpaths in Cliff, Gregory, Henkel, Lyle, Percy and Talbot Streets.

HISTORY: This Area appears to have been subdivided in the 1880s, with most streets first listed in the directories around 1885-90. Talbot Street, then known as Royal Park Terrace, appears to date from the 1850s.

Victoria Street, to the south of the Area, was one of the first Brunswick streets to be marked out by the landowner James Simpson. West of Sydney Road, it was known as Carmichael Street, and east it was Victoria Street. By the early 1870s, most of the development was west of Sydney Road and much of it associated with small-scale brickmaking works. Brickworks in Victoria Street, including those of James Pierce (1890s), John Trenoweth (1870s), John Mills (1860s onwards), Peter Buckingham (1880s) and John Littlejohn (1880s).

One brickmaker, John Littlejohn, owned a number of houses in Talbot Street, which he rented. He apparently had two brickyards in Victoria Street, one on the south-west corner of Gardner Street, and later he took over Laurence Parson's brickyard on the north side of Victoria Street, finally closing the works around 1905. It was at this time that many of the smaller brickworks were leased by the 'Co-operative' or 'Combine', a monopolistic group set up by the major brickmakers (including Hoffmans), with the aim of preventing competition. Other smaller works located close to this Area were probably forced out.

By the 1890s, much of the Area had been developed as small timber or brick cottages and terraces. Many residents were tenants, and were employed as brickmakers or labourers, with several bricklayers and quarrymen also resident in the Area. Members of the Littlejohn family owned much of the north side of Talbot Street, and some houses in Percy and Lyle Streets.
SIGNIFICANCE:
The Lyle Street Heritage Area contains small timber and brick cottages occupied by those working in the nearby brickworks, and its significance derives from both the retention of these building types and their association with brickmaking. The connection to the Littlejohn family, who operated one of the Victoria Street brickworks, is of particular interest, demonstrating a process of providing rented housing for local workers.

CONSERVATION OBJECTIVES:
The objectives of planning in this Heritage Area are to:

1. Retain the special character and historic integrity of the Heritage Area which comprises small, single storey, nineteenth century cottages, semi-detached and terrace housing.

2. Retain the continuity and uniformity of scale of the Area by encouraging the use of the traditional building design elements and forms of the Area which include single and narrow double fronted buildings, simple (usually) hip roof forms, narrow frontage setbacks, verandahs.

3. Encourage the use of the traditional building materials of the Area being weatherboard, face and rendered brick, slate and corrugated iron roofs, timber window and door joinery.

4. Maintain and encourage use of traditional front fencing types and materials.

5. Retain the traditional street construction form and detailing throughout the Area.

6. Provide for the conservation of key buildings and places identified in this study as contributing to the character of the Area including all level 3 and 4 buildings.

7. Encourage the reinstatement of building elements and finishes that have been removed or obscured based, where possible, on the original designs.

8. Retain the continuity and pattern of facades.

9. Ensure that the industrial uses, developments, traffic and signage adjoining the Area do not intrude into and thereby detract from the heritage value and character of the Area.

SCHEDULE: Level 1 and 2 places

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 SOURCES:
Andrew, 15.10.1913 p.15; 30.7.1913 p.15.


Brunswick City Council Rate books.

Sands & McDougall Directory of Victoria, various dates.

AREA 11: BLYTH STREET HERITAGE AREA

LOCATION: Map 10

STREETS:
1 - 121, 2 - 126 Blyth Street
1 - 19, 2 - 20 Balmer Street
1 - 25, 2 - 30 Cooraminta Street
1 - 21, 2 - 28 Edmonds Street
1 - 9, 2 - 12 Louisa Street
5 - 73, 6 - 72 Stewart Street
2A Connelly Street (BES sub-station)

ZONING:
Residential C (R1)

DESCRIPTION:
The higher slopes of Lobbs Hill provided opportunities for middle class suburban housing. Prominent local families and professionals established here, and the substantial houses that remain provide this evidence.

Cooraminta Street was formerly part of a large market garden, one of many located in this vicinity in Brunswick. The houses were constructed in the Edwardian period, like many of those in Stewart Street, and are an interesting contrast to the predominantly Victorian houses nearby in Blyth Street.

Traditional street features have been retained throughout most of the Area including bluestone kerb and guttering and asphalt footpaths in Blyth, Balmer, Cooraminta, Edmonds, Louisa and Stewart Streets.

HISTORY:
Blyth Street was first recorded in the directories in 1872, named after Daniel Blyth, a major land owner in the area.

The Area was largely developed during the 1880s, the first house apparently being no.2 Blyth Street, built for Thomas Harrison in 1881. The Moorabinda Estate, covering Cooraminta Street and Katawa Grove, was offered for sale in 1888 and Brunswick Park Estate, including Dorothy, Carnarvon and Hunter (now Lawrence) Streets, later that year. Both estates were promoted with phrases such as 'the cream of the district' and 'a perfect estate'. Moorabinda Estate used the image of a grazier riding through his country estate to evoke the class status of the expected purchasers. This estate also featured metallled and channelled streets, pitted channels, asphalted footpaths and pitched rights-of-way. Much of the character of these early streets remain today.

The Area contains a number of large villas and terrace houses, built for local landowners and professionals in the 1880s and later. It was (and remains) one of the wealthier areas of Brunswick.

SIGNIFICANCE:
The Blyth Street Heritage Area is significant as a large and intact area of Victorian residential buildings, contrasting
with the more closely settled and lower class areas south in Brunswick. The bluestone lanes, kerbs and channels also add significance to the Area.

**CONSERVATION OBJECTIVES:**
The objectives of planning in this Heritage Area are to:

1. Retain the special character and historic integrity of the Heritage Area which includes many examples of bay-fronted Italianate villas interspersed with single and double storey Victorian and Edwardian houses.

2. Encourage the use of the traditional building design elements and forms of the Area which include double fronted buildings and a mix of single and double storey.

3. Encourage the use of the traditional building materials of the Area being predominantly face and rendered brick with some weatherboard structures, slate, terracotta and corrugated iron roofs, timber window and door joinery.

4. Maintain and encourage use of traditional front fencing types and materials.

5. Retain the traditional street construction form and detailing throughout the Area including Blyth, Balmer, Cooraminta, Edmends, Louise and Stewart Streets.

6. Protect and enhance the views to Sydney Road and the two storey Edwardian buildings that form three of the four 'corners' of the Blyth Street and Sydney Road intersection.

7. Provide for the conservation of key buildings and places within the Area including those identified as of special significance in the schedule to this Area and other level 3 and 4 places identified in this study as contributing to the character of the Area.

8. Encourage the reinstatement of building elements and finishes that have been removed or obscured based, where possible, on the original designs.

9. Control the erection of advertising signs and other like devices that will detract from the historic or architectural character of the Area, and encourage signs to be placed in traditional locations on older buildings.
SCHEDULE: Level 1 and 2 places

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<tr>
<td>Church &amp; Hall</td>
<td>103A Blyth Street</td>
<td>2</td>
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<tr>
<td>Sub-station</td>
<td>2A Connelly Street</td>
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SOURCES:
Auction plan, "Moorabinda estate", 10.3.1888.

Auction plan, "Brunswick Park estate", 12.5.1888.


Brunswick City Council Rate books.

Sands & McDougall Directory of Victoria, various dates.
AREA 12: OVEREND STREET HERITAGE AREA

LOCATION: Map 10

STREETS: 1 - 7, 2 - 12 Church Street
7 - 8 Dorothy Street
11 - 17, 12 - 14 Lawrence Street
11 - 33, 8 - 32 Overend Street
115 - 117, 114 - 120 Stewart Street

ZONING:
Residential C (R1)

DESCRIPTION:
An unusually intact precinct of nineteenth terraces and detached housing, including former bakery.

Traditional street features have been retained including bluestone kerb and guttering and asphalt footpaths in Church, Lawrence and Stewart Streets.

HISTORY:
Overend, Church and Lawrence Streets were part of "Brunswick Park estate", being subdivided in the 1880s, and most sold for housing.

By the turn of the century, the Area was largely developed. The south west corner of Church Street (then Crowe Street) was still undeveloped, and shown as a "garden".

The house on the south-east corner of Stewart and Church Street, built in the 1880s, is of interest within the Area. It is believed to retain painted ceilings showing landscape scenes; these are rare and significant survivors.

The row of bay-fronted terraces in Overend Street, and the former bakery and stables on the corner of Overend and Church Streets are also of interest.

SIGNIFICANCE:
Overend Street Heritage Area is an attractive, enclosed precinct containing a number of smaller Victorian villas and terraces, with the former bakery and former Independent Church forming important focal points.

CONSERVATION OBJECTIVES:
The objectives of planning in this Heritage Area are to:

1. Retain the special character and historic integrity of the Heritage Area which has as its focus the predominantly terrace streetscape of Overend Street.

2. Encourage the use of the traditional building design elements and forms of the Area which are predominantly single storey and narrow in frontage.
3. Encourage the use of the traditional building materials of the Area being face brick, slate and corrugated iron roofs, timber window and door joinery.

4. Maintain and encourage use of traditional front fencing types and materials.

5. Retain the traditional street construction form and detailing in Church, Lawrence and Stewart Streets.

6. Protect and enhance the relationship between this Area, the church complex in Blyth and Lawrence Streets, and the Blyth Street Heritage Area.

7. Provide for the conservation of key buildings and places within the Area including those identified as of special significance in the schedule to this Area and other level 3 and 4 places identified in this study as contributing to the character of the Area.

8. Encourage the reinstatement of building elements and finishes that have been removed or obscured based, where possible, on the original designs.

10. Retain the continuity and uniformity of facades of the terrace housing in Overend and Lawrence Streets.

**SCHEDULE: Level 1 and 2 places**

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<td>Lynall Hall &amp; part within this Area</td>
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**SOURCES:**

Auction plan, "Brunswick Park estate", 12.5.1888.

Auction plan, Land in Blyth Street, no date, (Vale collection).


Brunswick City Council Rate books.

MMBW Plan No. 104 (1906).


Sands & McDougall Directory of Victoria, various dates.
AREA 13: GLENMORGAN STREET HERITAGE AREA

LOCATION: Map 11

STREETS: 29 - 75, 34 - 80 Glenmorgan Street

ZONING: Residential C (R1)

DESCRIPTION:
A street of Bungalows, retaining the suburban feel of that period, with the street trees as an important feature.

Traditional street features retained include bluestone kerb and guttering and plane trees along both sides of Glenmorgan Street.

HISTORY:
The eastern end of Glenmorgan Street was subdivided and developed probably from the 1880s; by the early years of this century the houses built on the eastern end of Glenmorgan and adjoining streets comprised most of the development in this area.

The Area itself was developed in the 1920s; subdivision of the western end of the street linked this development to the older section to the east, with the change in street width and housing periods still indicating today the sequence of development. By 1932, the street was completely developed for single storey, detached housing, most of which is Californian Bungalow in style.

SIGNIFICANCE:
Glenmorgan Street Heritage Area is significant as an area developed in a single period and retaining the housing and street features of that period with relatively little intrusion from more recent development.

CONSERVATION OBJECTIVES:
The objectives of planning in this Heritage Area are to:

1. Retain the special character and historic integrity of the Heritage Area which is created by the consistent building type and styles (that is single storey Californian Bungalow houses), complemented by the use of deciduous street trees and the retention of traditional street construction detailing.

2. Retain the continuity and uniformity of the overall pattern of development by encouraging the use of traditional building design elements and forms of the Area which include single storey buildings, double fronted facades, gable roofs, and typical Bungalow verandahs.

3. Encourage the use of the traditional building materials of the Area being predominantly
weatherboard (with some face brick), corrugated iron roofs, timber window and door joinery.

4. Maintain and encourage use of traditional front fencing types and materials.

5. Protect and enhance the established street tree planting, and return the trees to a more natural form through changed pruning practices.

6. Retain the traditional street construction form and detailing along both sides of Glenmorgan Street.

7. Provide for the conservation of buildings and places which are identified in this study, especially level 3 and 4 Californian Bungalow dwellings, as these contribute to the heritage value and character of the Area.

8. Encourage the reinstatement of building elements and finishes that have been removed or obscured based, where possible, on the original designs.

10. Retain the continuity and uniformity of facades.

**SCHEDULE: Level 1 and 2 places**

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**SOURCES:**

Buchon plan, 12.11.18??.


Sands & McDougall *Directory of Victoria*, various dates.
AREA 11: MYRTLE STREET HERITAGE AREA

LOCATION: Map 11

STREETS: 131 - 163, 154 - 156 Blyth Street
1 - 11, 2 - 12 Hamer Street
1 - 11, 2 - 12 Myrtle Street

ZONING: Residential C (R1)

DESCRIPTION: This Area 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.

Traditional street features retained include bluestone kerb and guttering, asphalt footpaths and large plane trees in Myrtle Street.

HISTORY: Myrtle Street is first recorded in Sands and McDougall directories in 1923. It is apparently named after the daughter of James Mellody, pottery proprietor who had his works in the vicinity of Myrtle Street. The 1905 MMBW plan shows a large quarry to the east of what is now Myrtle Street. The street was developed in the 1920s for housing.

SIGNIFICANCE: The Myrtle Street Heritage Area is significant as an example of 1920s development contained within a small, enclosed precinct, and enhanced by the retention of the large plane trees and the traditional street construction detailing.

CONSERVATION OBJECTIVES: The objectives of planning in this Heritage Area are to:

1. Retain the special character and historic integrity of the Heritage Area which is created by the combination of consistent building types and styles (predominantly late Edwardian and Californian Bungalow), and the street patterns, materials and plantings.

2. Retain the continuity and uniformity of the overall pattern of development by encouraging the use of traditional building design elements and forms of the Area which include single storey buildings, double fronted facades, gable roofs, and typical Bungalow verandahs.

3. Encourage the use of the traditional building materials of the Area being weatherboard, face brick, corrugated iron and tiled roofs, timber window and door joinery.

4. Maintain and encourage use of traditional front fencing types and materials.
5. Protect and enhance the established street tree planting in Myrtle Street, and return the trees to a more natural form through changed pruning practices.

6. Retain the traditional street construction form and detailing in Myrtle Street.

7. Provide for the conservation of buildings and places which are identified in the schedule to this Area and the level 3 and 4 late Edwardian and Californian Bungalow dwellings, as these contribute to the heritage value and character of the Area.

8. Encourage the reinstatement of building elements and finishes that have been removed or obscured based, where possible, on the original designs.

SCHEDULE: Level 1 and 2 places

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<td>House</td>
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SOURCES:

Brunswick City Council Rate books.

MMBW Plan No. 95 (1906)

Sands & McDougall *Directory of Victoria*, various dates.
AREA 15: NICHOLSON STREET NORTH HERITAGE AREA

LOCATION: Maps 11 & 12

STREETS: 189 - 213, 106 - 116 Nicholson Street

ZONING:
Commercial & Industrial Zone (B5)
Residential C (R1)
Reserved - Road - Proposed widening (PW)

DESCRIPTION:
A small group of 1930s/40s houses largely intact, plus shops.
Traditional street features retained include bluestone kerb and guttering and asphalt footpaths in Nicholson Street.

HISTORY:
Nicholson Street is an early Brunswick street, connecting Melbourne with Brunswick's stone quarries; by 1872 Nicholson ran to Albion Street, and there was some development along the northern section. The Lonond Hotel (then the Albert Hotel) opened in 1888, and the Brunswick East Primary School in the 1890s. However, this section was very late to develop. In 1906 the western side of this section of Nicholson Street was held in one large property held by Frederick Fowler, extending northwards from Victoria Street to a quarry hole in the current location of no. 219 Nicholson Street. On the eastern side of the road were several small buildings, including a butcher's shop, on large allotments.

The Area contains a number of buildings dating from the 1930s which demonstrate the styles popular in this period. On the west side of the street are a group of houses demonstrating the inter-war Mediterranean style applied to simple suburban houses. Characteristics of this style include the use of stucco wall surfaces, arched entries and windows, light tones and colours. "Sans Souci" (no. 203) and "Vanda" (no. 209) are good examples. On the east side of the street are a group of houses of a similar period but reflecting elements of the Spanish Mission style in the use of gabled roof forms with stucco, brick and tile edging. The brick shops to the south of the Area complete the Area.

SIGNIFICANCE:
The Nicholson Street North Heritage Area is significant within Brunswick as a relatively intact group of houses built from the 1930s that demonstrate the housing styles popular in this period.

CONSERVATION OBJECTIVES:
The objectives of planning in this Heritage Area are to:

1. Retain the special character and historic integrity of the Heritage Area which is created by the grouping of inter-war houses and shops along this section of Nicholson Street.
2. Retain the continuity and uniformity of the overall pattern of development by encouraging the use of traditional building design elements and forms of the Area which include single storey buildings, double fronted facades, hip and gable roofs.

3. Encourage the use of the traditional building materials of the Area being rendered brick, tiled roofs, timber window and door joinery.

4. Maintain and encourage use of traditional front fencing types and materials.

5. Retain the traditional street construction form and detailing in Nicholson Street.

6. Protect and enhance the relationship of the houses on both sides of Nicholson Street to each other and to the shops to ensure the character of the Area is able to be retained.

7. Provide for the conservation of buildings and places which are identified in this study, especially the level 3 and 4 inter-war houses, as these contribute to the heritage value and character of the Area.

8. Encourage the reinstatement of building elements and finishes that have been removed or obscured based, where possible, on the original designs.

9. Retain the continuity and uniformity of facades.

10. Control the erection of advertising signs and other like devices that will detract from the historic or architectural character of the Area, and encourage signs to be placed in traditional locations on older buildings.

11. Ensure that the industrial and commercial uses, developments within and adjoining the Area do not intrude into and thereby detract from the heritage value and character of the Area.

SCHEDULE: Level 1 and 2 places

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SOURCES:

MMHW Plan No. 95 (1906)

Sands & McDougall Directory of Victoria, various dates.
AREA 16:  HUNTER STREET HERITAGE AREA

LOCATION:  Map 13

STREETS:  65 - 67, 58 - 106 Hunter Street
          3 - 7, 2 - 6 Temple Street
          1 - 11, 2 - 4 Walker Street
          BCC Sub-station, cnr Hunter & Walker Sts

ZONING:  Residential C (R1)

DESCRIPTION:
Hunter Street includes a fine group of Victorian houses, and
some later Bungalows within a residential area.

Traditional street features retained include bluestone kerb
and guttering and asphalt footpaths in Hunter Street.

HISTORY:
The north side of Hunter Street was subdivided in the 1880s,
and appears to have been developed soon after. By 1906 (MMSW
plan) this area was still one of the few parts of west
Brunswick that had been developed. To the north was the
Brunswick Estate and to the south the Phoenix Park Estate –
both closer settlement schemes, where houses were being
constructed on larger (e.g. 1 acre) allotments. The more
dense development on the north side of Hunter Street reflects
the ambitions of the land boom period when most of Brunswick
was subdivided into villa allotments, but much went unsold and
undeveloped. Hunter Street is an exception.

The area south of Hunter Street (including the south side of
the street) was part of an area owned and subdivided by the
Hoffman Land & Investment Company, probably in the 1910s and
then developed in the 1920s (along with most of the remainder
of West Brunswick).

SIGNIFICANCE:
The Hunter Street Heritage Area is significant as an unusual
example of the outlying development resulting from the land
boom period which contrasts with the next phase of development
in the 1920s. The Victorian houses on the north side of
Hunter Street include some fine example of the smaller villa
housing of the period.

CONSERVATION OBJECTIVES:
The objectives of planning in this Heritage Area are to:

1. Retain the special character and historic integrity
   of the Heritage Area which includes many examples of
   Victorian villas on the north side of Hunter Street
   contrasting with the later development on the south
   side and into Temple and Walker Streets.

2. Encourage the use of the traditional building design
   elements and forms of the Area which include double
   and single fronted buildings dating from two
distinct periods in a single storey residential area.

3. Encourage the use of the traditional building materials of the Area being predominantly weatherboard and face brick, slate and corrugated iron roofs, timber window and door joinery.

4. Maintain and encourage use of traditional front fencing types and materials.

6. Retain the traditional street construction form and detailing in Hunter Street.

7. Provide for the conservation of key buildings and places within the Area, especially the level 3 and 4 places which create the character and heritage value of the Area.

9. Encourage the reinstatement of building elements and finishes that have been removed or obscured based, where possible, on the original designs.

**SCHEDULE: Level 1 and 2 places**

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**SOURCES:**


MMBW Plan No. 97 (1906)

Sands & McDougall Directory of Victoria, various dates.
AREA 17: HOFFMAN STREET HERITAGE AREA

LOCATION: Map 13

STREETS: 1 - 23, 2 - 24 Hoffman Street
          3 - 23, 2 - 18 Owen Street
          20 - 28 Temple Street

ZONING:
Residential C (R1)
Reserved - MMBW (PPI6)

DESCRIPTION:
The Hoffman Street Heritage Area is a residential area
developed in the 1920s for housing. The houses are
consistently Californian Bungalow in style. The Area is
enhanced by the mature Melaleuca trees in Owen Street.

HISTORY:
The Hoffman Land and Investment Company held this land, along
with a number of other parcels of undeveloped land to the
south and west of the Hoffman Patent Steam Brick Co.
brickworks in Albert and Dawson Streets. Apparently the
company purchased the land in 1883 for a clay pit, but were
preventing from opening it by a Brunswick Council by-law
stopping the creation of any new clay holes.

By 1920 the land in Hoffman Street had been subdivided and
sold, with several allotments still held by the "Hoffman Land
Co.". Owen Street was still mainly owned by the company.
Only two houses had been constructed in these two streets,
both owned by Peter Rin. During the next few years the estate
was fully developed with single storey, detached Californian
Bungalow houses.

SIGNIFICANCE:
The Hoffman Street Heritage Area is significant as evidence of
the influence of the Hoffman Brickworks and associated land
investment company in the shaping of Brunswick, and as an
intact precinct of Californian Bungalow houses.

CONSERVATION OBJECTIVES:
The objectives of planning in this Heritage Area are to:

1. Retain the special character and historic integrity
   of the Heritage Area which is created by the
   consistent building type and styles (that is single
   storey Californian Bungalow houses), complemented by
   the large Melaleuca street trees in Owen Street.

2. Retain the continuity and uniformity of the overall
   pattern of development by encouraging the use of
   traditional building design elements and forms of
   the Area which include single storey buildings,
   double fronted facades, gable roofs, and typical
   Bungalow verandahs.
3. Encourage the use of the traditional building materials of the Area being predominantly weatherboard (with some face brick), corrugated iron roofs, timber window and door joinery.

4. Maintain and encourage use of traditional front fencing types and materials.

5. Protect and enhance the established street tree planting in Owen Street.

6. Provide for the conservation of buildings and places which are identified in this study, especially level 3 and 4 Californian Bungalow dwellings, as these contribute to the heritage value and character of the Area.

7. Encourage the reinstatement of building elements and finishes that have been removed or obscured based, where possible, on the original designs.

8. Retain the continuity and uniformity of facades.

**SCHEDULE: Level 1 and 2 places**

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**SOURCES:**


Brunswick City Council *Rate books*.

Sands & McDougall *Directory of Victoria*, various dates.
AREA 18: DAILY STREET HERITAGE AREA

LOCATION: Maps 8, 13 & 14

STREETS: 437 - 507, 382 - 462 Albert Street
          25 - 67, 20 - 60 Daly Street
          3 - 63A, 4 - 56 Hunter Street
          31 - 63, 40 - 56 Pearson Street
          464 - 494 Victoria Street

ZONING:
Residential C (R1)
Commercial & Industrial (B5) - in Pearson Street.

DESCRIPTION:
An area of Edwardian and Victorian housing, including a number of individual buildings that are local landmarks such as the Grandview Hotel, West Brunswick Primary School, former West Brunswick Progress Association Hall, and a commercial area in Pearson Street.

Traditional street features retained include bluestone kerb and guttering and asphalt footpaths in Albert, Daly, Hunter and Victoria Streets.

HISTORY:
The eastern half of this area was subdivided as Hoffman Phoenix Park estate in 1888. The auction plan indicates the only development being Mrs. Daly's house (Daly Street), Mr. Barry's residence in Hunter Street and the Phoenix Park mansion of Michael Dawson south of Smith Street. None of these three houses survive. The estate was described as the 'later residence and grounds of D.M. Barry Esq' presumably that of John Mackenzie Barry, co-founder of the Hoffman Patent Steam Brick Co. and original licensee of the Sarah Sands Hotel.

Allotments along Hunter, Albert (south side) and Pearson Street were developed in the 1880s, but the rest of the Area remained in larger allotments until the early years of this century.

The Area contains many of the elements of a small community - a hotel, shops, housing, school, public hall and (later) a baby health centre. While the development of the Area predominantly dates from the nineteenth century, the subsequent settlement in West Brunswick during the 1900-1910s supported the development of community facilities within the Area.

A number of individual buildings of particular interest date from the nineteenth century including the terrace in Hunter Street (nos. 35-45), the Grandview Hotel, the West Brunswick Primary school, and the timber shop at 185 Victoria Street. Other buildings reflect the early years of this century including the WEPA hall (1910), and the Baby Health Centre (1930s).
SIGNIFICANCE:
The Daly Street Heritage Area is significant as a relatively intact area of Victorian and Edwardian housing, with a number of individual buildings of particular interest, and reflecting the two major periods of development in west Brunswick.

CONSERVATION OBJECTIVES:
The objectives of planning in this Heritage Area are to:

1. Retain the special character and historic integrity of the Heritage Area which includes many examples of Victorian and Edwardian houses, demonstrating the variety of housing styles of these periods, and a number of community and commercial buildings that make a contribution as landmarks.

2. Encourage the use of the traditional building design elements and forms of the Area which include single and double fronted buildings, with single storey housing.

3. Encourage the use of the traditional building materials of the Area being predominantly face and rendered brick with some weatherboard structures, slate, terracotta and corrugated iron roofs, timber window and door joinery.

4. Maintain and encourage use of traditional front fencing types and materials.

5. Retain the traditional street construction form and detailing in Albert, Daly, Hunter and Victoria Streets.

7. Protect and enhance the visual and functional relationships of the residential areas to the community and commercial buildings that form part of the Area.

8. Provide for the conservation of key buildings and places within the Area including those identified as of special significance in the schedule to this Area, and the level 3 and 4 places which create the heritage value and character of the Area.

9. Encourage the reinstatement of building elements and finishes that have been removed or obscured based, where possible, on the original designs.

10. Retain the public use of the school and other remaining community buildings.

11. Control the erection of advertising signs and other like devices that will detract from the historic or architectural character of the Area, and encourage signs to be placed in traditional locations on older buildings.
SCHEDULE: Level 1 and 2 places

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<td>Primary School</td>
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<td>WPBA Hall</td>
<td>484-486 Victoria Street</td>
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SOURCES:
Auction plan Hoffman Phoenix Park Estate Brunswick, 29.9.1888.
Brunswick City Council Rate books.
MMBW Plan No. 96 (1904) and No. 97 (1906).
Sands & McDougall Directory of Victoria, various dates.
AREA 19:  DAWSON STREET HERITAGE AREA

LOCATION:
Maps 13 & 14

STREETS:
1 - 17, 4 - 16 Daly Street
160 - 195 Dawson Street
1 - 41, 2 - 44 Halpin Street

ZONING:
Residential C (R1)

DESCRIPTION:
The Dawson Street Heritage Area comprises a residential area with Californian Bungalow housing.

Traditional street features retained include bluestone kerb and guttering and asphalt footpaths in Daly Street, and a bluestone crossing at the intersection of Daly and Victoria Streets.

HISTORY:
This Area was part of Michael Dawson’s Phoenix Park Estate, and was then acquired by the Hoffman Co. probably in the 1880s. The Hoffman Brick and Potteries Ltd subdivided the land in the 1920s and offered it for sale as the Tramway Estate, promoting the ease of travel into the city on the new electric tram that ran along Dawson Street. When the second section of the estate - 24 Villa sites at the Pearson Street end - was offered for sale in 1927, the auction notice illustrated the fine Californian Bungalow houses that had already been built in Halpin and Dawson Streets.

The houses in Dawson Street are elevated above the roadway, and set back on deep blocks; most of these houses are brick and are fine examples of the Californian Bungalow style.

SIGNIFICANCE:
The Dawson Street Heritage Area is significant as evidence of the influence of the Hoffman brickworks and associated land investment company in the shaping of Brunswick, and as an intact precinct of Californian Bungalow houses with some particularly fine examples of the style located at the western end of Dawson Street.

CONSERVATION OBJECTIVES:
The objectives of planning in this Heritage Area are to:

1. Retain the special character and historic integrity of the Heritage Area which is created by the consistent building type and styles (that is single storey Californian Bungalow houses).

2. Retain the continuity and uniformity of the overall pattern of development by encouraging the use of traditional building design elements and forms of the Area which include single storey buildings, double fronted facades, gable roofs, and typical Bungalow verandahs.
3. Encourage the use of the traditional building materials of the Area being both face brick and weatherboard, corrugated iron and tilled roofs, timber window and door joinery.

4. Maintain and encourage use of traditional front fencing types and materials.

5. Retain the traditional street construction form and detailing in Daly Street.

6. Provide for the conservation of buildings and places which are identified in this study, especially level 3 and 4 Californian Bungalow dwellings, as these contribute to the heritage value and character of the Area.

7. Encourage the reinstatement of building elements and finishes that have been removed or obscured based, where possible, on the original designs.

8. Retain the continuity and uniformity of facades.

SCHEDULE: Level 1 and 2 places

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SOURCES:

Auction Plan Hoffman Tramway Estate (second section), 19.11.1927.


Brunswick City Council Rate books.

MMBW Plan No. 96 (1904) and No. 97 (1906).

Sands & McDougall Directory of Victoria, various dates.

Subdivision plan Hoffman Estate, (Halpin Street), F D Smith surveyor, 1925.
AREA 20: BRICKWORKS & BARRY STREET HERITAGE AREA

LOCATION: Maps 14, 20 & 21

STREETS: 49 - 105, 72 - 104 Dawson Street (Brickworks)
19 - 39, 36 - 52 Barry Street
17 - 39 Fallon Street
81 - 83, 18 - 72 Grantham Street
1 - 61, 2 - 62 Munro Street

ZONING:
Residential C (R1)
Light Industrial (IN1) - former Hoffmans Brickworks
Reserved - Technical School (TS)

DESCRIPTION:
An area containing the brickworks, land subdivided by the Hoffman Co. and the four cottages built by the Co. in Munro St. Other housing is also associated with the works, although the exact nature of the arrangement between Hoffmans and their workers in the provision of housing has not yet been determined. Includes Brunswick Technical School which played an important role in training skilled tradesmen for work in local industries.

Traditional street features retained include bluestone kerb and guttering and asphalt footpaths in Munro Street.

HISTORY:
This area was also part of Michael Dawson's Phoenix Park estate which extended from Sydney Road to the Moonee Ponds Creek. Much of the estate was purchased by Hoffman Patent Steam Brick Co. in 1883. The area to the north of Dawson Street was used by the company to establish their No. 2 works in 1884, enabling them to massively expand their operations and brick production to meet a time of building boom in Melbourne. The company decided to build "company cottages" in 1886, and probably constructed them soon after. These cottages remain today at nos. 18-24 Munro Street.

Around the same time the company subdivided the land to the south of Dawson Street, creating a subdivision with the streets named after company directors - Collier, Barry, Munro. It was offered for sale probably in the late 1880s; the auction plan shows the company cottages.

The company appears to have owned some of the allotments for some time after this first sale, and may have developed other housing in the area for its workers; this has not been able to be confirmed despite detailed examination of the company records. Certainly other employees at Hoffmans resided in the area. For example Peter Newson, a well known local cartage contractor who did most of the outside work for the Hoffman brickworks, lived at no. 38 Barry Street in the early 1900s, and is widow was still there in 1953.

The Brunswick Technical School was founded in 1916 to provide training in trade and craft skills needed in the local
industries. It had a strong role in training in the brick and pottery trades until the 1930s, and provided repatriation courses for returned servicemen after World War I.

SIGNIFICANCE:
The Brickworks and Barry Street Heritage Area is significant as evidence of the development of the brick industry in Brunswick and of the influence of the Hoffman brickworks and associated land investment company in the shaping of Brunswick. The area contains a number of individually important places - including the brickworks, the Brunswick Technical School and the company cottages in Munro Street - which all contribute directly to the importance of the Area.

CONSERVATION OBJECTIVES:
The objectives of planning in this Heritage Area are to:

1. Retain the special character and historic integrity of the Heritage Area which is based on its connection to the brickworks industry and the evidence of that industry in the form of the works, the school, the company cottages and the modest workers housing.

2. Retain the continuity of the overall pattern of residential development in the Area by encouraging the use of the traditional building design elements and forms of the Area which include single storey and predominantly single fronted timber and brick housing.

3. Encourage the use of the traditional building materials of the Area being weatherboard, face brick, corrugated iron roofs, timber window and door joinery.

4. Maintain and encourage use of traditional front fencing types and materials.

5. Retain the traditional street construction form and detailing in Munro Street.

6. Protect and enhance the traditional visual and functional relationships between the brickworks, Technical School and residential area as this relationship contributes to the significance of the Area.

7. Provide for the conservation of level 1, 2, 3 and 4 buildings and places which are identified in this study as these all contribute to the heritage value and character of the Area.

8. Encourage the reinstatement of building elements and finishes that have been removed or obscured based, where possible, on the original designs.
9. Control the erection of advertising signs and other like devices that will detract from the historic or architectural character of the Area, and encourage signs to be placed in traditional locations on older buildings.

**SCHEDULE: Level 1 and 2 places**

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<tr>
<th>Place</th>
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<tr>
<td>Fmr Hoffman brickworks</td>
<td>72 - 106 Dawson Street</td>
<td>1</td>
</tr>
<tr>
<td>Brunswick Technical School</td>
<td>49 Dawson Street</td>
<td>2</td>
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**SOURCES:**

Auction plan, *Central Brunswick (part of the famous Phoenix Park Estate)*, 11.2.1987


*Brunswick City Council Rate books.*


*Sands & McDougall Directory of Victoria*, various dates.
AREA 21: ALBERT STREET HERITAGE AREA

LOCATION: Map 17

STREETS: 59 - 85 Albert Street
280 Lygon Street (East Brunswick Club Hotel)
1 - 18 Sedgman Street

ZONING: Light Industrial (IN 1)
Local Business (B3)
Commercial & Industrial (B5)

DESCRIPTION:
An area comprising two Victorian terraces - two storey in Albert Street and single storey in Sedgman Street.

Traditional street features retained include bluestone kerb and guttering and asphalt footpaths in Albert Street.

HISTORY:
John Sedgman came to Brunswick from Cornwall in 1840. He was a stone quarryman, although later ran a building construction business. His quarry was apparently located on the east side of Sedgman Street.

The long row of eighteen single storey terraces on the west side of Sedgman Street date from the 1860s and may have been constructed for the Sedgman family.

The two storey terraces in Albert Street is the dominant element in the Area. These terraces were constructed c1889; they display polychromatic brickwork with cream and brown patterning on red brick. All retain cast iron picket fences and gates, red brick curved party fences and front stanchions. The parapets feature raised pediments above each terrace and decorative mouldings, with a zig-zag pattern in contrasting brickwork. Some elements have been removed from several of these terraces.

The East Brunswick Hotel is a fine late 1880s "grand hotel" one of a number built in Brunswick during the land boom and expressing the optimism of the period by its size and decoration.

SIGNIFICANCE:
The Albert Street Heritage Area is significant for the combination of building forms - the large two storey terraces in Albert Street and the long row of single storey terraces in Sedgman Street - complemented by the Edwardian residences to the west and the landmark of the East Brunswick Club Hotel.

6. Council is in the process of seeking a rezoning of this area to residential, that is to reflect its current use.
CONSERVATION OBJECTIVES:
The objectives of planning in this Heritage Area are to:

1. Retain the special character and historic integrity of the Heritage Area which is largely created by the 1880s structures - the two terraces and the East Brunswick Club Hotel.

2. Encourage the use of the traditional residential building design elements and forms of the Area which are the single and two storey row houses.

3. Encourage the use of the traditional building materials of the Area being face brick, slate and corrugated iron roofs, timber window and door joinery.

4. Maintain and encourage use of traditional front fencing types and materials.

5. Retain the traditional street construction form and detailing in Albert Street.

6. Protect and enhance the landmark qualities of the East Brunswick Club Hotel as it relates to this Area.

7. Provide for the conservation of key buildings and places within the Area especially the level 3 and 4 places as the major contributors to the heritage value and character of the Area.

8. Encourage the reinstatement of building elements and finishes that have been removed or obscured based, where possible, on the original designs.

9. Seek to encourage the uniformity of the facades of the terraces.

10. Control the erection of advertising signs and other like devices that will detract from the historic or architectural character of the Area, and encourage signs to be placed in traditional locations on older buildings.

SCHEDULE: Level 1 and 2 places

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SOURCES:

Sands & McDougall Directory of Victoria, various dates.
AREA 22: METHVEN PARK HERITAGE AREA

LOCATION: Map 17

STREETS: 1 - 27, 2 - 44 Jarvie Street
24 - 32 Lord Street
6 - 34, 1 - 5, 7 (Methven Park) Methven Street
1 - 15 Leinster Street

ZONING:
Residential C (R1)
Public Open Space (POS) - Methven Park.

DESCRIPTION:
Methven Park Heritage Area is a predominantly Edwardian residential area adjoining park. Interesting buildings include the row and attic houses, former Synagogue and the BES substation in Methven Park.

Traditional street features retained include bluestone kerb and guttering and asphalt footpaths in Jarvie and Methven Streets.

HISTORY:
This area was originally Methven's stone quarry. With the working out of the quarry at the turn of the century, the land was filled and was one of the first quarries to be converted into a park by Brunswick Council.

Single storey row houses were constructed in Jarvie Street during the 1880s and other houses in Jarvie and Methven Streets were built at the turn of the century.

The northern part of the Area, close to the quarry, was subdivided c1910s and offered for sale as the Lygon Estate, possibly on several occasions as one auction plan shows a number of allotments as already sold; several individuals owned several allotments including James Dolphin (in Methven and Lord Streets).

Dolphin's house, on the corner of Lord Street next to the park, was built in 1911-12, one of the first houses in the street. This house later became a synagogue.

SIGNIFICANCE:
Methven Park Heritage Area is significant due to its association with Methven's stone quarry and the conversion of the quarry into one of Brunswick's early parks; the mature trees and hedges in the park provide an important landscape component. The subsequent development is also of importance, with the row housing in Jarvie Street, the unusual attic buildings in Methven Street and the former Dolphin house in Lord Street contributing to the heritage value of the Area.
CONSERVATION OBJECTIVES:
The objectives of planning in this Heritage Area are to:

1. Retain the special character and historic integrity of the Heritage Area which is based on Methven Park as a central element and complemented by the diverse housing types that surround the park, forming a distinct precinct.

2. Encourage the use of the traditional building design elements and forms of the Area being predominantly single fronted, single storey housing.

3. Encourage the use of the traditional building materials of the Area being face brick (with some weatherboard), slate and corrugated iron roofs, timber window and door joinery.

4. Maintain and encourage use of traditional front fencing types and materials.

5. Retain the traditional street construction form and detailing in Jarvie and Methven Streets.

6. Provide for the conservation of key buildings and places within the Area including the row housing in Jarvie Street, the unusual attic buildings in Methven Street and the former Dolphin house in Lord Street as well as the other Level 3 and 4 places that contribute to the heritage value and character of this Area.

7. Encourage the reinstatement of building elements and finishes that have been removed or obscured based, where possible, on the original designs.

8. Retain the continuity and uniformity of the facades of the row and attic houses.

9. Retain the park and its plantings as a passive recreation area, and retain the traditional relationship between the park and the adjoining housing.

SCHEDULE: Level 1 and 2 places

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<th>Place</th>
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<tbody>
<tr>
<td>Synagogue (Fmr)</td>
<td>32 Lord Street</td>
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SOURCES:


Sands & McDougall Directory of Victoria, various dates.
AREA 23: COLLIERT CRESCENT HERITAGE AREA

LOCATION: Map 20

STREETS: 61 - 91, 80 - 92 Collier Street
25 - 27 Fitzgibbon Street
1 - 7, 2 - 6 Teague Street
Denzill Don Kindergarten
222 - 242 Union Street

ZONING:
Residential C (r1)
Public Open Space (POS) - Wylie Reserve

DESCRIPTION:
This Area contains a range of late Victorian and Edwardian housing plus an excellent area of 1940s housing in Teague Street. Other features include Denzill Don Kindergarten, the Church, and tennis clubhouse.

Traditional street features retained include bluestone kerb and guttering and asphalt footpaths in Collier Crescent. The concrete kerb and guttering, wide grassed verges and prunus street trees in Teague Street are also typical of the period in which this street was constructed. In Fitzgibbon Street large paperbarks (Melaleuca species) alternate with prunus.

HISTORY:
Jenkin Collier and James MacKenzie Barry opened a brickworks and claypit in this vicinity in 1857. From it they produced bricks for a construction contract for the Bendigo railway. Collier Crescent, named after Jenkin Collier, is an extension of (what was) Collier Street; the crescent shape apparently is to circumvent the clayhole of Barry and Collier.

Collier Crescent also indicates the southern boundary of Michael Dawson's Phoenix Park estate. This part of the estate was apparently subdivided and offered for sale on 11.2.1882, but little development appears to have resulted. By 1906 the area was still largely undeveloped.

Fitzgibbon Avenue is first recorded in the directories in 1915, and is named after Edward Gerald Fitzgibbon, Town Clerk of the City of Melbourne (1856-97) and son-in-law of Michael Dawson.

SIGNIFICANCE:
The Collier Crescent Heritage Area is significant due to its association with the earliest works of Barry and Collier, the two most significant brickmakers in Brunswick. Their

9. This clayhole would have been worked out by the 1870s when they established their new Hoffmans Patent Steam Brick Co. in Albert Street; a clayhole is shown on the 1906 MMBW plan on what is now Wylie Reserve. It is thought that this is not the Collier and Barry clayhole, but its exact location is not known.
activities created the street pattern that gives the Area, in combination with its range of housing styles, its character and significance as a precinct. Teague Street is a distinct 1930s/40s element within the Area and is important as an intact precinct from this period.

CONSERVATION OBJECTIVES:
The objectives of planning in this Heritage Area are to:

1. Retain the special character and historic integrity of the Heritage Area which is based on a combination of an unusual and historically important street pattern, Edwardian and later housing, and a separate precinct of 1930/40s in Teague Street.

2. Encourage the use of the traditional building design elements and forms of the Area being predominantly double fronted, single storey housing.

3. Encourage the use of the traditional building materials of the Area being predominantly weatherboard with some examples of rendered brick in Teague Street and Collier Crescent, corrugated iron and tiled roofs, timber window and door joinery.

4. Maintain and encourage use of traditional front fencing types and materials.

5. Protect and enhance the established street tree planting in the Area.

6. Retain the traditional street construction form and detailing in Collier Crescent and Teague Street.

7. Provide for the conservation of key buildings and places within the Area, especially the level 3 and 4 buildings which together contribute to the heritage value and character of this Area.

8. Encourage the reinstatement of building elements and finishes that have been removed or obscured based, where possible, on the original designs.

SCHEDULE: Level 1 and 2 places

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SOURCES:

Sands & McDougall *Directory of Victoria*, various dates.
AREA 24: EDWARD STREET HERITAGE AREA

LOCATION: Map 22

STREETS: 1 - 5, 2 - 4 Bell Street

5 - 15, 2 - 2A Charles Street

67 - 119, 36 - 74 Edward Street

1 - 9 Essex Street

27 - 31 Weston Street

1 - 7, 4 - 6 Walton Street

ZONING: Residential C (R1)

DESCRIPTION:
This residential area contains a number of small timber and brick Victorian houses reflecting the development of the area as workers' housing. A small back street (Walton Street) is unusual for its form and housing stock.

Traditional street features retained include bluestone kerb and guttering and asphalt footpaths in Charles, Essex, Weston and Walton Streets.

HISTORY:
This area was developed from the 1860s, but most of the housing remaining today is later.

Edward Street began as a track from Sydney Road to the stone quarries in East Brunswick. It was first constructed in 1859. Charles Street was recorded as being constructed by Council in 1860. It was named after Charles Ewing who occupied land on the northern side of Edward Street.

The Sadowa Hotel was opened in 1867 on the corner of Charles and Weston Streets. It was rebuilt in 1907 and renamed the Sporting Club Hotel.

Walton Street apparently dates from c1885. It is a small back street, similar in scale and form to Wraith Street, but still retaining all of its nineteenth century housing, although most buildings have been somewhat altered. Nos. 3-5 are an unusual two storey timber pair, the only example of such a building form located in Brunswick.

Bell and Essex Streets also date from the 1880s.

By 1904 the area had been fully developed for some years, but the development virtually stopped at Belfast Street, with the areas to the north being subdivided but not built upon.

The area was mainly occupied by people working in the nearby brickworks or quarries to the east. For example, occupiers of the row of detached timber cottages (nos.5-15 Charles Street) included quarrymen and other tradesmen.
The factory on the corner of Charles and Weston Street (nos. 29-31 Weston) was occupied by the Albion Clothing factory from 1920 until (at least) 1960.

SIGNIFICANCE:
The Edward Street Heritage Area is significant as an area of workers' housing dating predominantly from the 1970s/80s and containing a number of interesting grouping of houses in Walton Street and Charles Street.

CONSERVATION OBJECTIVES:
The objectives of planning in this Heritage Area are to:

1. Retain the special character and historic integrity of the Heritage Area which comprises small, single storey, nineteenth century cottages, semi-detached and terrace housing.

2. Retain the continuity and uniformity of scale of the Area by encouraging the use of the traditional building design elements and forms of the Area which include single and narrow double fronted buildings, simple (usually) hip roofs, narrow frontage setbacks, verandahs.

3. Encourage the use of the traditional building materials of the Area being weatherboard, face and rendered brick, slate and corrugated iron roofs, timber window and door joinery.

4. Maintain and encourage use of traditional front fencing types and materials.

5. Retain the traditional street construction form and detailing in Charles, Essex, Weston and Walton Streets.

6. Provide for the conservation of key buildings and places identified in this study as contributing to the character of the Area including all level 3 and 4 buildings.

7. Encourage the reinstatement of building elements and finishes that have been removed or obscured based, where possible, on the original designs.

8. Retain the continuity and pattern of facades.

9. Control the erection of advertising signs and other like devices that will detract from the historic or architectural character of the Area, and encourage signs to be placed in traditional locations on older buildings.
**SCHEDULE: Level 1 and 2 places**

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**SOURCES:**


*Brunswick and Pentridge Press, 27 October, 1860.*

*Barnes, L., Street names of Brunswick, unpublished manuscript, 1987.*

*MMBW Plan No. 56 (1904).*

*Sands & McDougall Directory of Victoria, various dates.*
AREA 25: EWING STREET HERITAGE AREA

LOCATION: Maps 16 & 22

STREETS: 88 - 116, 137 - 143 Edward Street
36 - 51, 44 - 48 Ewing Street
100 - 110, 107 - 109 Glenlyon Road

ZONING: Residential C (R1)

DESCRIPTION: Ewing Street is a residential area containing late Victorian and early Edwardian timber houses.

HISTORY: Ewing Street, which extends from Brunswick Road to Glenlyon Road, is an early Brunswick Street, first constructed in 1859 and often referred to as Ewen Street in the 1860s. It was named after Charles Ewing an early landowner whose property was to the north of Edward Street. The northern section was subdivided and offered for sale as the "Brunswick Reserve" on 10.11.1888; it was a large estate extending from Garden Street to Lygon Street. The area did not develop until the 1910s.

The houses built in this section of Ewing and Edward Streets demonstrate the transition from Victorian to Edwardian stylistic features. Most are Victorian timber villas, symmetrical in form, but some adopt an asymmetrical plan and the more complex roof patterns of the Edwardian period. Some retain original fence types and interesting garden elements.

The view northwards to Glenlyon Road is closed by a brick pair, probably dating from the 1940s, and reflecting the modern style.

SIGNIFICANCE: The Ewing Street Heritage Area is significant for its late Victorian and Edwardian timber houses, which, as a group, demonstrate many of the finer forms and details used on Brunswick houses of the period.

CONSERVATION OBJECTIVES: The objectives of planning in this Heritage Area are to:

1. Retain the special character and historic integrity of the Heritage Area which is created by the detached late Victorian and Edwardian timber houses on both sides of Ewing Street.

2. Retain the continuity and uniformity of the overall pattern of development by encouraging the use of traditional building design elements and forms of the Area which include double fronted facades, hip roofs, some with complex Edwardian roof forms, and verandahs.

3. Encourage the use of the traditional building materials of the Area being weatherboards, timber
joinery on verandahs, windows and doors, corrugated iron roofs and painted finishes.

4. Maintain and encourage use of traditional front fencing types and materials which included simple timber pickets.

5. Provide for the conservation of key buildings and places within the Area especially places ranked level 3 and 4 as these create the character and significance of the Area.

7. Encourage the reinstatement of building elements and finishes that have been removed or obscured based, where possible, on the original designs.

SCHEDULE: Level 1 and 2 places

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SOURCES:
Auction Plan, Brunswick Reserve, 10.11.1888.

Brunswick and Pentridge Press, 28 May 1859.


VMBW Plan No. 96 (1904).

Sands & McDougall Directory of Victoria, various dates.
AREA 26: WILLOWBANK ROAD HERITAGE AREA

LOCATION: Map 24

STREETS: 1 - 51 May Street
2 - 28, 27 - 33 Willowbank Road

ZONING: Residential C (R1)

DESCRIPTION:
An area of Victorian and Edwardian housing in an unusually leafy setting. There are a number of late Victorian-style detached houses in May Street, with a group of Edwardian timber houses each featuring a timber projecting bay. Willowbank Road is crescent shaped; a group of brick terraces built on the curve emphasise the street alignment.

Traditional street features retained include bluestone kerb and guttering and asphalt footpaths in Mary Street and Willowbank Road. Several large ash trees are a feature in Willowbank Road.

HISTORY:
Willowbank Road is shown on the 1906 MM 30 plan as leading through an undeveloped area to a brick building on the banks of the Merri Creek; the nature of this building is not known. It is first recorded in the directories in 1909. Apparently it was named for the willows that lined the banks of the creek, and retains that leafy environment today. The adjoining streets were also subdivided around 1910 as the Willowbank Estate.

May Street was named after a member of the Sumner family and dates from 1910.

SIGNIFICANCE:
Willowbank Road Heritage Area is significant for its late Victorian and Edwardian housing which, as a group demonstrate a number of distinctive features, and are set within an unusual street pattern and leafy environment.

CONSERVATION OBJECTIVES:
The objectives of planning in this Heritage Area are to:

1. Retain the special character and historic integrity of the Heritage Area which is created by the quality of the housing combined with the street form, materials and trees.

2. Retain the quality and pattern of development by encouraging the use of traditional building elements and forms of the Area which include double fronted facades, hip roofs, some with complex Edwardian roof forms, and verandahs.

3. Encourage the use of the traditional building materials of the Area being weatherboard (with
4. Maintain and encourage use of traditional front fencing types and materials.

5. Protect and enhance the established street tree planting in Willowbank Road.

6. Retain the traditional street construction form and detailing in May Street and Willowbank Road.

7. Seek to retain the relationship of the housing on the north side of May Street (Brunswick municipality) with that on the south side (Fitzroy municipality).

8. Provide for the conservation of key buildings and places within the Area especially places ranked level 3 and 4 as these create the character and significance of the Area.

9. Encourage the reinstatement of building elements and finishes that have been removed or obscured based, where possible, on the original designs.

**SCHEDULE: Level 1 and 2 places**

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**SOURCES:**


Brunswick City Council *Willowbank Estate*, plan no. 290 (road construction), undated (but probably pre 1916).

Sands & McDougall *Directory of Victoria*, various dates.

*MNBW Plan No. 95* (1906)
AREA 27: BRUNSWICK ROAD WEST HERITAGE AREA

LOCATION: Map 25

STREETS: 483 - 497 Brunswick Road

ZONING: Residential C (R1)

DESCRIPTION:
The Brunswick Road West Heritage Area contains a group of large houses dating from 1920s to 1940s built on an elevated site above and with views over the Moonee Ponds Creek valley (now Tullamarine Freeway).

HISTORY:
The area at the western end of Brunswick Road was subdivided in the land boom years, but remained relatively undeveloped until the 1920s.

SIGNIFICANCE:
The Brunswick Road West Heritage Area is significant as a grouping of larger houses demonstrating the styles of the 1920s-1940s period and sited prominently overlooking the Moonee Ponds Creek valley.

CONSERVATION OBJECTIVES:
The objectives of planning in this Heritage Area are to:

1. Retain the special character and historic integrity of the Heritage Area which relies on the grouping of large houses that demonstrate the housing styles of the 1920s-40s.

2. Encourage the retention of the quality of the individual buildings and thereby the Area by encouraging the use of building design elements and forms that characterise the Area.

3. Encourage the use of the traditional building materials of the Area being predominantly face and rendered brick, tiled and corrugated iron roofs, timber window and door joinery.

4. Maintain and encourage use of traditional front fencing types and materials.

5. Provide for the conservation of key buildings and places within the Area especially places ranked level 3 and 4 as these create the character and significance of the Area.

6. Encourage the reinstatement of building elements and finishes that have been removed or obscured based, where possible, on the original designs.
SCHEDULE: Level 1 and 2 places

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</table>

**SOURCES:**


Brunswick City Council *Subdivision Plans*, Plan 832 (1891), Plan 155a (1892), Plan 155 (1912).

Sands & McDougall *Directory of Victoria*, various dates.
AREA 28: GRANTHAM STREET HERITAGE AREA

LOCATION: Map 26

STREETS: 405 - 431, 344 - 378?? Brunswick Road
          2 - 12 Grantham Street
          847 - 879 Park Street

ZONING:
Residential C (R1)
Residential Business (B2)
Light Industrial (IN1)
Reserved - MTA

DESCRIPTION:
Focus in West Brunswick Hotel. Includes brick Edwardian
bungalows in Brunswick Rd and Park St (probably built by same
builder).

HISTORY:
This Area was largely undeveloped until the 1920s. The only
local building of any substance constructed in the nineteenth
century was the West Brunswick Hotel (built c1889). John
Fleming held much of the section of Park Street included
within this Area. After his death in 1919, his mansion was
demolished and the land subdivided.

The tramway through Royal Park was constructed in 1927,
encouraging the development of West Brunswick and of this
locality. Three years later Victor Heiberg constructed his
house on land adjacent to the tramway at no. 356 Brunswick
Road, and built the Beacon Garage and flats opposite in 1936-
8; these buildings are documented separately in Volume 2 of
the study.

Many other adjoining buildings were developed in the late
1920s and early 1930s, including the brick Bungalow houses on
Brunswick Road and Park Street which are largely intact, and
the shops in Grantham Street.

SIGNIFICANCE:
Grantham Street Heritage Area is significant as a coherent
area of 1920s/30s architecture containing a number of elements
of the period - housing, shops, tramway, garage, motor repairs-
and centred around the landmark of the West Brunswick Hotel,
with the two Heiberg buildings as distinctive and special
features.

CONSERVATION OBJECTIVES:
The objectives of planning in this Heritage Area are to:

1. Retain the special character and historic integrity
   of the Heritage Area which is created by the
   coherence of the 1920s/30s architecture applied to a
   diverse range of building types.

2. Retain the continuity and uniformity of the overall
   pattern of development by encouraging the use of
traditional building design elements and forms of the Area which include double fronted facades, hip and gable roofs, some with complex roof forms, and verandahs.

3. Encourage the use of the traditional building materials of the Area being predominantly face or rendered brick, timber joinery on verandahs, windows and doors, tiled roofs and painted finishes in the rendered buildings.

4. Maintain and encourage use of traditional front fencing types and materials.

5. Protect and enhance the visual relationship of the elements of the Area to each other.

6. Provide for the conservation of key buildings and places within the Area including those identified in the schedule to this Area and the level 3 and 4 buildings which together create the special character of this Area.

7. Encourage the reinstatement of building elements and finishes that have been removed or obscured based, where possible, on the original designs.

8. Retain the continuity and uniformity of the facades of the brick Bungalow houses in Brunswick Road and Park Street.

9. Control the erection of advertising signs and other like devices that will detract from the historic or architectural character of the Area, and encourage signs to be placed in traditional locations on older buildings.

SCHEDULE: Level 1 and 2 places

<table>
<thead>
<tr>
<th>Place</th>
<th>Address</th>
<th>Rank</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beacon Garage (Fmr)</td>
<td>405-7 Brunswick Road</td>
<td>1</td>
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<tr>
<td>House</td>
<td>356 Brunswick Road</td>
<td>2</td>
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</tbody>
</table>

SOURCES:

MMBW Plan No. 96 (1904)


Sands & McDougall Directory of Victoria, various dates.
AREA 29: PHILLIPSTOWN HERITAGE AREA

LOCATION: Maps 20, 21, 26 & 27

STREETS: 357 - 419, 310 - 400 Barkly Street
7 - 143, 128 - 172 Gold Street
1 - 39, 2 - 34 Gray Street
1 Heller Street (BCC Nursery)
1 - 29, 2 - 16 Hodgson Street
1 Mayfield Street
5 - 7 McKay Street
109 - 119, 126 - 136 Union Street
33 - 133, 30 - 114 Wilson Street

ZONING:
Residential C (R1)
General Industrial (IN4)
Light Industrial (IN1)
Commercial & Industrial (B5)
Public Open Space (POS) - Temple Park

DESCRIPTION:
The Phillipstown Heritage Area is an early potteries area with narrow streets, early buildings and Temple Park, a former clayhole. Much of the housing is small, single fronted timber and brick dwellings. An area of similar housing was demolished in the 1970s by the Housing Commission, making way for the construction of a twelve storey flats, the first high rise public housing in Brunswick.

Traditional street features retained include bluestone kerb and guttering and asphalt footpaths in Barkly, Gold, Gray, McKay Streets and Wilson Avenue, and bluestone crossings at the intersections of Gray Street with Mayfield and Heller Streets.

HISTORY:
Phillipstown is one of the earliest areas of Brunswick settled after the subdivision of the municipality in 1839. An area in the south west of Brunswick was settled by brickmakers in the late 1840s. Michael Dawson, who acquired one of the original allotments in 1843, gave the address of his Phoenix Park estate as Phillipstown. An Irishman, Dawson is believed to have named his estate after a famous Dublin Park, and the locality after the place of a recent Repeal riot in Ireland. The spelling of the locality name later changed to Phillipstown.

Dawson's estate included the northern part of Phillipstown (to Wilson Street). It has been suggested that Phillipstown was surveyed as a village in 1852\(^10\), however it is more likely it was a subdivision as the land was already in private ownership.

The oldest streets in the area are Union Street - first constructed by Council in 1859 - Hodgson Street (1865), Gold Street (1868) and Gray Street (1873).

John Glew started his brickyard in Hodgson Street in June 1849; after six months he was employing two men, the first employer of labour in the brickmaking industry in Brunswick. Glew also introduced cream bricks from his works. By 1857 his claypit was worked out and he established new works in Barkly Street, east of Sydney Road.

Many other brickmakers came to the area, operating small works, most sharing the clay resources from the clayhole that is now Temple Park.

William Gray established his works in the 1850s on the west side of what became Gray Street. The street started as a steel horse tram track from Gray's brickyard to Union Street. This works was later acquired by Luke Nolan who established the Gilbrook Pottery on this site, expanding to the south side of Brunswick Road and continuing his operations until the early 1900s, the last of the clay industries to operate in the Phillipstown area.

William Barnes opened their works at the western end of Barkly Street in 1854; the works expanded as the Egerton Brick and Tile Works (with James and John Stroud as partners), finally closing in 1891.

The Walkerden brothers ran a brickyard in the area bounded by Union, Gold, Trinity Streets, moving to Preston in the 1880s to start a new works there.

David Hill, son-in-law of John Glew, lived at no. 16 Hodgson Street, and had a brickyard at the rear of the property. Hill later had a brickyard in Essendon.

To support the growing Phillipstown community two hotels opened, the Phillipstown Hotel in 1855 and the Union Hotel in 1859. The Carrington Hotel is on the site of the Phillipstown Hotel. John Heller opened a slaughteryards in Union Street (between Millward and Grantham Streets) in 1852, and later ran a butchers shop at nos. 145-7 Union Street. The two storey shops on the corner of Barry and Union Streets were built in the 1880s. Phillipstown retained a separate identity and commercial centre.

Temple Park was created after the clayhole was filled between 1912-22. The park was named after G.F. Temple, the Town Clerk in 1912 who reputedly proposed the creation of a park on this site. The sites of the brickworks are now occupied by housing or industrial buildings.

Housing was developed in the surrounding streets from the 1850s, but most of what remains probably dates from the 1870s onwards. The rate books indicate that many occupiers were tradesmen, many potters and brickmakers, and others also probably employed in the local brickworks. Most of those
running the works also lived in the locality. Examples include James Hill and William Barnes, both resident in Hodgson Street.

SIGNIFICANCE:
The Phillipstown Heritage Area is significant as the oldest settled part of Brunswick, retaining an early street pattern and evidence of the small-scale brick industries that established here from 1849 in the form of filled clayholes, workers' housing, and the residences of brickworks proprietors.

CONSERVATION OBJECTIVES:
The objectives of planning in this Heritage Area are to:

1. Retain the special character and historic integrity of the Heritage Area which comprises small, single storey, nineteenth century cottages, semi-detached and terrace housing centred around Temple Park.

2. Retain the continuity and uniformity of scale of the Area by encouraging the use of the traditional building design elements and forms of the Area which include single and narrow double fronted buildings, simple (usually) hip roof forms, narrow frontage setbacks, verandahs.

3. Encourage the use of the traditional building materials of the Area being weatherboard, face and rendered brick, slate and corrugated iron roofs, timber window and door joinery.

4. Maintain and encourage use of traditional front fencing types and materials.

5. Retain the traditional street construction form and detailing in Barkly, Gold, Gray, McKay Streets and Wilson Avenue, and the bluestone crossings at the intersections of Gray Street with Mayfield and Heller Streets.

6. Provide for the conservation of key buildings and places identified in this study as contributing to the character of the Area including all level 3 and 4 buildings.

7. Encourage the reinstatement of building elements and finishes that have been removed or obscured based, where possible, on the original designs.

8. Retain the continuity and pattern of facades.

9. Ensure that the industrial uses, developments, and signage adjoining Temple Park do not detract from the heritage value and character of the Area.

10. Retain the park and its plantings as a passive recreation area, and retain the traditional
relationship between the park and the adjoining housing and industry.

11. Control the erection of advertising signs and other like devices that will detract from the historic or architectural character of the Area, and encourage signs to be placed in traditional locations on older buildings.

**SCHEDULE: Level 1 and 2 places**

<table>
<thead>
<tr>
<th>Place</th>
<th>Address</th>
<th>Rank</th>
</tr>
</thead>
<tbody>
<tr>
<td>No level 1 or 2 places</td>
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</tbody>
</table>

**SOURCES:**


Brunswick City Council *Rate books*.

Brunswick Community History Group *Phillipstown History Walk* BCHG.


*MMBW Plan No. 96 (1904)*

Sand & McDougall *Directory of Victoria*, various dates.
AREA 30: BRUNSWICK ROAD HERITAGE AREA

LOCATION: Map 27

STREETS: 315 - 359 Brunswick Road

ZONING: Residential c (R1)

DESCRIPTION:
The Brunswick Road Heritage Area contains a number of nineteenth and early twentieth century houses, with the former Henderson’s factory forming a central focus.

HISTORY:
This section of Brunswick Road was largely developed in the late nineteenth century for housing, on larger allotments than the workers’ housing to the north in the Phillipstown Area. Many of the buildings are relatively intact; the group of timber shops have been altered to form one shop, but still retain some of their nineteenth century character.

SIGNIFICANCE:
The Brunswick Road Heritage Area is significant as a group of nineteenth and early twentieth century buildings that are of particular interest as landmarks (especially nos. 359 and 337-9 Brunswick Road), for their association with two industries - brickmaking and clothing trades (especially nos. 357, 359, 337-9), and for their architectural qualities and intactness (especially nos. 333-335).

CONSERVATION OBJECTIVES:
The objectives of planning in this Heritage Area are to:

1. Retain the special character and historic integrity of the Heritage Area which includes many buildings of individual merit dating from the nineteenth century.

2. Encourage the use of the traditional building design elements and forms of the Area which include double fronted buildings and a mix of single and double storey.

3. Encourage the use of the traditional building materials of the Area being predominantly face and rendered brick with some weatherboard structures, slate, terracotta and corrugated iron roofs, timber window and door joinery.

4. Maintain and encourage use of traditional front fencing types and materials.

5. Provide for the conservation of key buildings and places within the Area including those identified as of special significance in the schedule to this Area and the other level 3 and 4 places that contribute to the character of the Area.
6. Encourage the reinstatement of building elements and finishes that have been removed or obscured based, where possible, on the original designs.

7. Control the erection of advertising signs and other like devices that will detract from the historic or architectural character of the Area, and encourage signs to be placed in traditional locations on older buildings.

SCHEDULE: Level 1 and 2 places

<table>
<thead>
<tr>
<th>Place</th>
<th>Address</th>
<th>Rank</th>
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</thead>
<tbody>
<tr>
<td>&quot;Prestonia&quot;</td>
<td>357 Brunswick Road</td>
<td>2</td>
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<tr>
<td>&quot;Hazeldeane&quot;</td>
<td>359 Brunswick Road</td>
<td>2</td>
</tr>
<tr>
<td>Houses (pair)</td>
<td>333-5 Brunswick Road</td>
<td>2</td>
</tr>
<tr>
<td>Henderson's Factory</td>
<td>337-9 Brunswick Road</td>
<td>2</td>
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</tbody>
</table>

SOURCES:

Brunswick City Council *Rate books*.

MMBW *Plan No. 96* (1904)

Sands & McDougell *Directory of Victoria*, various dates.
AREA 31: PARK STREET HERITAGE AREA

LOCATION: Map 27

STREETS: 705 - 823 Park Street

ZONING:
Residential C (R1)
Light Industrial (IN1)
Reserved MMBW (PP18)
Road - existing main (NR)

DESCRIPTION:
Along Park Street many two storey terraces were constructed in the 1880s and 1890s. The few vacant sites were developed in the early years of this century with larger, detached housing. A number of houses were demolished in the 1960s/70s and motels or flats built; despite these changes the Area remains predominantly nineteenth century.

Traditional street features retained include bluestone kerb and guttering and asphalt footpaths in Park Street.

HISTORY:
Park Street was originally part of a large common which extended south and included the area now known as Royal Park. Until 1870 Brunswick Road had formed the boundary between the municipalities of Brunswick and Melbourne. This border was shifted in 1870 to the line of Park Street, which was originally known as Parkside Street. In 1870 it had seven occupiers listed in the section from Sydney Road to the creek.

The street was constructed and many large two storey terraces were constructed in the 1880s and 1890s. The construction of the railway in 1884 probably encouraged the intensification of development, and the setting opposite parkland made the area attractive to those of greater means than the average Brunswick resident. In the 1880/90s, a sampling of residents of Park Street revealed Evander McIvor, architect and Brunswick City Council’s surveyor (at no. 745), C. B. Overend, solicitor lived at no.751, William Strong, Inspector of Works for Melbourne City Council lived at no.765, and Rev. Allan McVean, Presbyterian minister lived at no.785 (the property continued to serve as a minister’s residence until at least the 1940s.)

SIGNIFICANCE:
The Park Street Heritage Area is significant as a coherent grouping of large nineteenth century houses, composed largely of two storey terraces, that remains substantially intact, as an area and in terms of the individual buildings. The Area is complemented by the adjacent Railway Heritage Area, Sydney Road Heritage Area and Brunswick Road Heritage Area, and by its adjacency to Royal Park.
CONSERVATION OBJECTIVES:
The objectives of planning in this Heritage Area are to:

1. Retain the special character and historic integrity of the Heritage Area which is created by the coherence of the 1880s/90s architecture and terrace forms and complemented by its adjacency to adjoining Heritage Areas and to Royal Park.

2. Encourage the use of the traditional building design elements and forms of the Area, that is two storey terrace forms, interspersed with larger detached single storey housing.

3. Encourage the use of the traditional building materials of the Area being face and rendered brick, slate, corrugated iron and terracotta tiled roofs, timber window and door joinery.

4. Maintain and encourage use of traditional front fencing types and materials which includes the iron palisade fencing on bluestone plinths which remain on many of the terrace houses in the Area.

5. Retain the traditional street construction form and detailing in Park Street.

6. Protect and enhance the complementary visual relationship between the Park Street Heritage Area and the three adjoining Heritage Areas and Royal Park.

7. Provide for the conservation of key buildings and places within the Area including the level 3 and 4 buildings which create its special character and heritage significance.

8. Encourage the reinstatement of building elements and finishes that have been removed or obscured based, where possible, on the original designs.

9. Encourage retention or restoration of the continuity and uniformity of facades of each terrace group.

10. Control the erection of advertising signs and other like devices that will detract from the historic or architectural character of the Area, and encourage signs to be placed in traditional locations on older buildings.

SCHEDULE: Level 1 and 2 places

<table>
<thead>
<tr>
<th>Place</th>
<th>Address</th>
<th>Rank</th>
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</table>

No level 1 or 2 places
AREA 32: WESTON STREET HERITAGE AREA

LOCATION: Maps 22 & 28

STREETS: 42 - 118, 87 - 151 Weston Street

ZONING: Residential C (R1)

DESCRIPTION:
Weston Street contains a variety of nineteenth century and early twentieth century housing, mostly smaller buildings and terraces, some constructed of bluestone, but most brick.

Early bluestone cottages remain at nos. 66-68 and 78. A pair of Edwardian brick cottages at nos. 82-84 are interesting and intact examples.

HISTORY:
Weston Street is one of the earlier Brunswick streets, being used in the 1840s for access to the stone quarries from Sydney Road. While several bluestone cottages remain probably from the 1860s, most of the houses in the Area is somewhat later.

SIGNIFICANCE:
Weston Street Heritage Area is significant as a coherent streetscape of small houses dating from the 1860s to the 1910s, and demonstrating the diversity of styles during this period that were applied to houses of a basically similar form.

CONSERVATION OBJECTIVES:
The objectives of planning in this Heritage Area are to:

1. Retain the special character and historic integrity of the Heritage Area which comprises small, single storey, nineteenth and early twentieth century cottages, semi-detached and terrace housing.

2. Retain the continuity and uniformity of scale of the Area by encouraging the use of the traditional building design elements and forms of the Area which include single and narrow double fronted single storey buildings, simple (usually) hip roof forms, narrow frontage setbacks, verandahs.

3. Encourage the use of the traditional building materials of the Area being bluestone, face and rendered brick, slate and corrugated iron (and some tiled) roofs, timber window and door joinery.

4. Maintain and encourage use of traditional front fencing types and materials.

5. Provide for the conservation of key buildings and places within the Area especially the level places as the major contributors to the heritage value and character of the Area.
6. Encourage the reinstatement of building elements and finishes that have been removed or obscured based, where possible, on the original designs.

7. Seek to retain or where possible to restore the continuity and pattern of facades of terrace rows and semi-detached pairs.

**SCHEDULE:** Level 1 and 2 places

<table>
<thead>
<tr>
<th>Place</th>
<th>Address</th>
<th>Rank</th>
</tr>
</thead>
<tbody>
<tr>
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<td></td>
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</tbody>
</table>

**SOURCES:**

MMEW Plan No. 96 (1904)

Sands & McDougall *Directory of Victoria*, various dates.
AREA 33: BARKLY STREET EAST HERITAGE AREAS

LOCATION: Map 29

STREETS: 37 - 149, 52 - 128 Barkly Street
          38 - 58 Lygon Street

ZONING:
Residential C (RI)
Light Industrial (IN 1)

DESCRIPTION:
Extensive runs of terraces including some unusual two-storey
forms with important historical associations. The two storey
terrace (nos. 88-110) has its lower level set below the
street, perhaps set into an old shallow quarry.

Traditional street features retained include bluestone kerb
and guttering and asphalt footpaths in Barkly Street.

HISTORY:
This area was developed during the 1880s land boom which saw
much of Brunswick subdivided, and some areas, especially those
closer to transport, developed with rows of single and double
storey terrace houses and detached villas.

In the depression of the 1930s the area was the focus of
actions by the Unemployed Single Men's Group (USMG). On the
30th June 1931, men who had been given temporary shelter at
the military camp at Broadmeadows marched to the Unemployed
Hall in Lydia Street (since demolished). The next day they
got looking for vacant houses, and finding an unoccupied row
of terraces in Barkly Street (nos. 88-110) moved in to four of
them. Their occupation lasted until Christmas. The USMG was
an important organisation, inspired by communist philosophies.
It actively supported the rights of the unemployed, especially
in the housing and eviction matters.

SIGNIFICANCE:
The Barkly Street Heritage Area is significant as a relatively
intact streetscape of terraces dating from the land boom, and
while typical of many developed in this period, it is unusual
in Brunswick due to the consistency of building forms and
their relative intactness today. The events of the 1930s add
considerably to the significance of the area by association.

CONSERVATION OBJECTIVES:
The objectives of planning in this Heritage Area are to:

1. Retain the special character and historic integrity
   of the Heritage Area which is based on the
   nineteenth century terrace housing that lines both
   sides of the street.

2. Encourage the use of the traditional building design
   elements and forms of the Area being predominantly
   single fronted, one and two storey terraces.
3. Encourage the use of the traditional building materials of the Area being face and rendered brick, slate and corrugated iron roofs, timber window and door joinery.

4. Maintain and encourage use of traditional front fencing types and materials.

5. Retain the traditional street construction form and detailing in Barkly Street.

6. Provide for the conservation of key buildings and places within the Area including the level 3 and 4 terrace housing which create the character and heritage value of this Area.

8. Encourage the reinstatement of building elements and finishes that have been removed or obscured based, where possible, on the original designs.

9. Encourage the retention and restoration of the continuity and uniformity of the facades of the terrace rows.

10. Control the erection of advertising signs and other like devices that will detract from the historic or architectural character of the Area, and encourage signs to be placed in traditional locations on older buildings.

SCHEDULE: Level 1 and 2 places

<table>
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<tr>
<th>Place</th>
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<th>Rank</th>
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</thead>
<tbody>
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</table>

SOURCES:


MMW Plan No. 95 (1906)


Sands & McDougall Directory of Victoria, various dates.
AREA 34: SYDNEY ROAD HERITAGE AREA

LOCATION: Maps 4, 5, 9, 10, 15, 16, 21, 22, 27 & 28

STREETS: 272 - 282, 247 - 279 Albert Street
194 Albion Street
1 - 9 Ballarat Street
1 - 3, and Baths, Dawson Street
3 - 11, 2 - 10 Edward Street
5 Frith Street
2 - 14 Gleniyon Road
2 & 2A Hope Street
3 - 15, 2 - 4 Merri Street
33 Saxon Street
1 & 1A Stewart Street
1 - 697, 2 - 700 Sydney Road
1 Union Street
292 - 334, 275 - 289 Victoria Street
1 - 15 Wilkinson Street

ZONING:
Commercial & Industrial (B5)
Restricted Business (B2)
Residential C (R1)

DESCRIPTION:
Sydney Road Heritage Area extends from the 'entry' at Royal Parade to Albion Street. The Area contains many fine individual commercial buildings predominantly dating from the nineteenth century.

Traditional street features retained include dressed bluestone kerbing with a bluestone pitchett gutter and asphalt paving in Sydney Road, bluestone pitchett kerb and guttering and asphalt paving in Ballarat, Merri, Saxon, Stewart, Victoria and Wilkinson Streets.

HISTORY:
Sydney Road was created as an access road to the long farming allotments that extended from the road east and west to the two creek bounding the area. The road became the "road to Sydney" after some years. The Retreat Inn was the first hotel (1842) on Sydney Road. Building of the road started in 1842, and reached Pentridge Stockade in 1847; later prisoners at the stockade were used to maintain the road, then known as Pentridge Road.

With the gold rushes of the 1850s Sydney Road became an important travel route, and hotels such as the Brunswick, Cornish Arms, and Edinburgh Castle were built to serve the travellers to the goldfields. By 1859 the new Sydney Road was opened, joining the old road near the present township of Beveridge, with Pentridge Road being renamed Sydney Road. Two years later a toll gate was erected, with the proceeds to go towards maintenance of the road; its location made it ineffective. Later toll gates at Park Street and Moreland Road were operated by the government.
Sydney Road was a favoured place for hotels, public buildings and commercial premises. The Council built its first chambers in Sydney Road on Lobbs Hill in 1855, with the court house adjoining. The later municipal buildings (on their present site) also chose a Sydney Road frontage, this time close to the Mechanics' Institute. Churches also chose Sydney Road, with the first probably a Wesleyan Chapel in 1853, and many others dating from the 1850s-70s.

When water was first supplied to Brunswick from Yan Yean in 1858, pumps were located in Sydney Road, and a year later water was laid on to commercial premises. Gas lighting was introduced in Sydney Road in 1869, until superseded by electricity in 1914. The Melbourne Omnibus Company set up a horse-drawn omnibus service in Sydney Road in 1879, until superseded by the cable tram in 1887. It was not until just before the second world war that electric trams replaced cable. Opening of the railway from the city to Coburg occurred in 1884.

Sydney Road became an increasingly busy commercial hub with the building of simple, single storey shops, later replaced with the 1880s-90s mainly two storey, brick shops that characterise the Area today.

**SIGNIFICANCE:**

Sydney Road Heritage Area is significant as a large and predominantly intact commercial "main shopping street". The Area gains in importance by a number of individual buildings and groupings of buildings.

The civic precinct contains the Town Hall, Mechanics' Institute, Presbyterian Churches, Christ Church, Lyric Theatre, St Ambrose church and school, Brunswick Baths and the Retreat Hotel. The Town Hall is a landmark building which marks the entry to the most intact part of the significant commercial precinct which stretches to Stewart Street in the north.

The majority of the shops in Sydney Road retain intact upper-level facades, with a number retaining earlier shop fronts. Characteristic features include the Victorian shops, expressing a range of styles from the simpler early buildings to the ornate boom style shops such as the former Union Bank and adjoining shops. A number of Edwardian buildings feature round arched openings to an upper-level "balcony". The repetition of elements, and the pattern of the facades, link the different styles into a relatively coherent whole. Smaller elements, such as an early lamp standard, early signs, monuments and drinking fountains and the retention of traditional street materials elements add to the significance of the whole streetscape.

**CONSERVATION OBJECTIVES:**
The objectives of planning in this Heritage Area are to:

1. Retain the special architectural character and historic integrity of the Heritage Area and the
mixture of commercial, public and community building types which together form the commercial and cultural centre of Brunswick.

2. Retain Sydney Road as the commercial centre of Brunswick.

3. Provide for the protection and rehabilitation of key buildings in Sydney Road, especially those ranked as level 1, 2, 3.

4. Retain the continuity and relative uniformity of setbacks, facades (particularly at the upper levels of the buildings) and building heights.

5. Encourage the use of the traditional building design elements, forms and the traditional building materials of the area being face and rendered brick, slate and corrugated iron roofs, timber window and door joinery.

6. Encourage the reinstatement of building elements and finishes that have been removed or obscured based, where possible, on the original designs. In particular, seek the retention, and where possible the reconstruction of original shop fronts, and the reinstatement of verandahs based on the original designs.

7. Retain the traditional street construction form and detailing in Sydney Road, and Ballarat, Merri, Saxon, Stewart, Victoria and Wilkinson Streets.

8. Control the erection of advertising signs and other like devices that will detract from the historic or architectural character of the Area, and encourage signs to be placed in traditional locations on older buildings.

SCHEDULE: Level 1 and 2 places

<table>
<thead>
<tr>
<th>Place</th>
<th>Address</th>
<th>Rank</th>
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<tbody>
<tr>
<td>Christ Church</td>
<td>2 - 10 Glenlyon Road</td>
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</tr>
<tr>
<td>Lyric Theatre (fmr)</td>
<td>195 - 207 Sydney Road</td>
<td>2</td>
</tr>
<tr>
<td>Churches</td>
<td>212 Sydney Road</td>
<td>1</td>
</tr>
<tr>
<td>Municipal buildings</td>
<td>233 Sydney Road</td>
<td>1</td>
</tr>
<tr>
<td>St Ambrose Church</td>
<td>289 Sydney Road</td>
<td>2</td>
</tr>
<tr>
<td>(with school &amp; hall)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mechanics Institute</td>
<td>270 Sydney Road</td>
<td>1</td>
</tr>
<tr>
<td>Cumberland Arms</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hotel</td>
<td>341 Sydney Road</td>
<td>2</td>
</tr>
<tr>
<td>Church &amp; School</td>
<td>342 Sydney Road</td>
<td>1</td>
</tr>
<tr>
<td>Union Bank (fmr)</td>
<td>387-9 Sydney Road</td>
<td>1</td>
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<tr>
<td>Duke of Edinburgh</td>
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</tr>
<tr>
<td>Hotel</td>
<td>430 Sydney Road</td>
<td>2</td>
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<tr>
<td>Hooper Stores (fmr)</td>
<td>463 - 475 Sydney Road</td>
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<tr>
<td>Church</td>
<td>491 Sydney Road</td>
<td>2</td>
</tr>
</tbody>
</table>
Dentist Surgery 503 Sydney Road 2
Church (Fmr) 523-7 Sydney Road 2

**Sources:**

Brunswick City Council *Rate books*.


Sands & McDougall *Directory of Victoria*, various dates.
AREA 35: RAILWAY LINE HERITAGE AREA

LOCATION: Maps 15, 21, 27

STREETS:
Railway Line and buildings (Ward 1990)
289 - 291 Albert Street
11 - 31 Ballarat Street
299 - 331, 278 - 308A Barkly Street
194 - 230, 253 - 271 Brunswick Road
7 - 29, 20 Dawson Street
21 - 35 Hope Street (Former Gas Works)
1 - 27 Little Gold Street
2 - 14 Manallack Street
1 - 27, 2 - 18 Michael Street
6 Percy Street (Drill Hall)
4 Railway Place
9 - 15, 10 - 24 Rosser Street
3 - 15A, 2 - 32 Union Street
15 - 39, 12 - 32 Wilkinson Street
6 - 28, 17 - 27 Wilson Street
336 - 370, 293 - 319 Victoria Street

ZONING:
Light Industrial (IN1)
General Industrial (IN4)
Reserved MTA (FP16)
Residential C (R1)

DESCRIPTION:
The Railway Line Heritage Area is focused on the railway as a linear feature, and the adjoining factories such as Lattner Hat Factory, Brunswick Baths, Liquorice Factory, and adjoining housing areas.

Traditional street features retained include bluestone kerb and guttering and asphalt footpaths in Ballarat, Barkly, Hope, Little Gold, Manallack, Michael, Percy, Rosser, Wilkinson, Wilson, Victoria Streets and Railway Place.

HISTORY:
In 1880 the Railway Construction Bill was presented to Parliament. It proposed a number of suburban lines including the line from North Melbourne to Coburg. The option of an extension north of Coburg was debated in Parliament.

A year later the construction contract was let, and contractor Robert Thornton was engaged to construct the line for $52,082.16.0 - length 4 miles, 65 chains and 69 links. On the 9th September 1884 the line was opened; industry quickly took advantage of the improved transport and located new works close to the line.

In 1885 a safe working system (Winters Block Telegraph) was introduced onto the line. After testing the system in 1883 the Railways introduced it to some city and country lines that year and to the Coburg line in 1885. (The remains of the system on the Coburg line are the oldest in the metropolitan area).
Several large companies, such as Hoffmans brickworks, had their own sidings linking the works with the railway. Both Hoffmans and Cornwells opened their sidings in 1886. The line also encouraged housing development, even in locations then predominantly farming; one example is the two storey Moreland Terrace in Moreland Road.

In 1886 contracts let for construction of brick stations. McConnell and McIntosh were the successful tenderers for the stations at South Brunswick, Brunswick and Moreland. Timber shelters constructed at 5th Brunswick, Brunswick and Moreland in 1891-2.

The line continued to be developed during the twentieth century, although these changes were minor modifications to the system. In 1920 the line was electrified, and in 1926 North Brunswick station was opened (being renamed Anstey in 1942). Other renaming included South Brunswick renamed to Jewell in 1954.

From the late 1950s the industrial role of the railway started to decline, with Cornwells Pottery closing and likewise the sidings associated with Moreland Timber and SEC north of Tinning Street.

**SIGNIFICANCE:**
The Railway Line Heritage Area is significant for the evidence it provides of technology and architecture of a nineteenth century railway system, and the retention of features now rare within the metropolitan area. Of equal importance is the Area's ability to demonstrate the impact of the railway line on Brunswick, a number of Brunswick's key industries, and the pattern of housing development.

**CONSERVATION OBJECTIVES:**
The objectives of planning in this Heritage Area are to:

1. Retain the special architectural character and historic integrity of the Heritage Area which includes a number of important features on the railway line and adjoining industry and housing.

2. Encourage the use of the traditional building design elements, forms and traditional building materials of the Area which varied depending on the nature of the building or structure but included weatherboard, face and rendered brick, corrugated iron roofs, timber window and door joinery on railway and domestic buildings, metal window frames on many industrial buildings.

3. Retain the railway line and its significant features as an operating transport system.

4. Retain the traditional street construction form and detailing in Bellarat, Harkly, Hope, Little Gold,
Manallack, Michael, Percy, Rosser, Wilkinson, Wilson, Victoria Streets and Railway Place.

5. Protect and enhance the traditional relationship of the railway to its adjoining areas.

6. Provide for the conservation of key buildings and places within the Area including those level 1, 2, 3 and 4 buildings and structures identified in this study and in Andrew Ward's *Uppfield Railway Line Heritage Study* (1990).

7. Encourage the reinstatement of building elements and finishes that have been removed or obscured based, where possible, on the original designs.

8. Control the erection of advertising signs and other like devices that will detract from the historic or architectural character of the Area, and encourage signs to be placed in traditional locations on older buildings.

**SCHEDULE: Level 1 and 2 places**

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<thead>
<tr>
<th>Place</th>
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<td>Park Street</td>
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<tr>
<td>&amp; gates</td>
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<tr>
<td>* Jewell signal box, gates &amp; station</td>
<td>Union Street 1</td>
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<td>* Brunswick signal box, gates &amp; station</td>
<td>Victoria Street 1</td>
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<td>Railway Hotel</td>
<td>291-3 Albert Street</td>
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<tr>
<td>Liquorice Factory (Fmr)</td>
<td>342 - 8 Victoria Street</td>
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</tr>
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</table>

**SOURCES:**


Brunswick City Council *Rate books*.

SOURCES:

Brunswick City Council *Rate books*.

MMBW *Plan No. 51* (1900).


Sands & McDougall *Directory of Victoria*, various dates.
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<td>* Brunswick signal box, gates &amp; station</td>
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</tbody>
</table>

**SOURCES:**


Brunswick City Council *Rate books*.

Sands & McDougall *Directory of Victoria*, various dates.
2. STREET FEATURES

INTRODUCTION

There are 393 streets in Brunswick; these streets are described in 452 street survey sheets compiled during the study; longer streets have multiple survey sheets. These sheets have been lodged with Council.

Street Materials

Footpaths
245 (62.3%) asphalt footpaths
18 (4.0%) concrete block footpaths

Kerb & guttering
287 (63.5%) bluestone kerb & gutter
8 (1.8%) concrete kerb with bluestone gutter
5 (1.1%) spoon drains
1 (0.2%) roll-over gutters

Crossings
23 bluestone crossings

Mature street trees
60 (13.3%) have significant street trees

The streets within or partly within a Heritage Area are underlined on the attached list.

KEY:

Street Materials

Kerb & Gutter
* = Bluestone
St = Spoon Drain
Ck = Concrete kerb with bluestone gutter
+ = Bluestone crossing as noted

Footpath material
At = Asphalt
Cb = Concrete Block

Tree Species

As = Ash (Fraxinus species)
Bo = Bottle Brush (Callistemon species)
Br = Brush Box (Triastania conferta)
El = Elm (Ulmus species)
Eu = Eucalyptus (Eucalyptus species)
Li = Lillypilly (Acmena smithii)
No = Norfolk Island Hibicus (Lagunaria patersonii)
Pa = Palm
Pb = Paperbark (Melaleuca species)
Pf = Pines (Pinus species)
Pl = Planes (Plantanus species)
Pr = Prunus (Prunus species)
Sh = Sheoaks (Casuarina species)
Si = Silky oak (Grevillea robusta)
Sw = Sweet Pittosporum (Pittosporum undulatum)
Wa = Wattie (Acacia species)
Wh = White Cedar (Melia azederach)
<table>
<thead>
<tr>
<th>Street</th>
<th>Kerb &amp; Gutter</th>
<th>Bluestone Crossing</th>
<th>Footpath Material</th>
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<td>Victoria Gve</td>
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<td>Victoria St</td>
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<td><strong>Eden Terrace</strong></td>
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<td>(Melville-Gardiner)</td>
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<td><strong>(North side)</strong></td>
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<tr>
<td></td>
<td>wide blue stone</td>
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<td><strong>pitcher edge</strong></td>
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<td>(Cardiner-Sydney)</td>
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<tr>
<td>(Nichol-n-Merri Ck)</td>
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<td><strong>9 &amp; 15</strong></td>
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<td>Vincent St</td>
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<td>Waihi Ave</td>
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<td>Wales St</td>
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<td><strong>At (Sth)</strong></td>
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<tr>
<td>(South side)</td>
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<td>Wallace St</td>
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<td>* +Hope St</td>
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<td>Walters St</td>
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<td>* +warne St</td>
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<td>Walton St</td>
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<td>Warburton</td>
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<td>Warne St</td>
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<td>* +Walters St</td>
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<td>Watson St</td>
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<td>(Lygon-John)</td>
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<td>Wilkinson St</td>
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<td>William St</td>
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<td>* +Breese St</td>
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<tr>
<td>Willowbank Rd</td>
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<td>Wilson St</td>
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<td>At</td>
<td>27</td>
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</tr>
<tr>
<td>Wraith St</td>
<td>* <em>(Bluestone Road Surface)</em></td>
<td>At</td>
<td>5</td>
<td></td>
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<tr>
<td>Wyall St</td>
<td>*</td>
<td>At</td>
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<tr>
<td>Wyuna St</td>
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<tr>
<td>Zeal St</td>
<td>*</td>
<td>At</td>
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</table>
3. COUNCIL'S HERITAGE ASSETS

Council owns a number of Brunswick's heritage assets. As well as buildings such as the Municipal Offices and Mechanics' Institute, Council manages a number of parks and other smaller structures of heritage value.

The most significant of these places are documented in earlier sections of this volume and listed in the street lists contained in Volume 4. The major examples are listed below.

### Buildings

<table>
<thead>
<tr>
<th>Building</th>
<th>Address</th>
<th>Rank</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mechanics Institute</td>
<td>270 Sydney Rd</td>
<td>1</td>
<td>34</td>
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<tr>
<td>Municipal Offices &amp; Hall</td>
<td>233 Sydney Rd</td>
<td>1</td>
<td>34</td>
</tr>
<tr>
<td>Brunswick Baths</td>
<td>Dawson St</td>
<td>2</td>
<td>34</td>
</tr>
<tr>
<td>Infant Welfare Centre</td>
<td>318-24 Lygon St</td>
<td>2</td>
<td>-</td>
</tr>
<tr>
<td>Infant Welfare Centre</td>
<td>402 Victoria St</td>
<td>3</td>
<td>18</td>
</tr>
<tr>
<td>Denzil Don Kindergarten</td>
<td>256-64 Union St</td>
<td>3</td>
<td>-</td>
</tr>
<tr>
<td>Brunswick Kindergarten</td>
<td>61 Glenlyon Rd</td>
<td>3</td>
<td>-</td>
</tr>
<tr>
<td>Child Care &amp; Neighbourhood Centre</td>
<td>785 Park St</td>
<td>3</td>
<td>31</td>
</tr>
<tr>
<td>House</td>
<td>373 Albert St</td>
<td>2</td>
<td>-</td>
</tr>
<tr>
<td>Child Care Centre</td>
<td>98 Mitchell St</td>
<td>3</td>
<td>-</td>
</tr>
<tr>
<td>Brunswick Creche</td>
<td>86 Glenlyon Rd</td>
<td>2</td>
<td>-</td>
</tr>
<tr>
<td>BCC Substation</td>
<td>2A Connelly St</td>
<td>2</td>
<td>-</td>
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### Parks

<table>
<thead>
<tr>
<th>Park</th>
<th>Address</th>
<th>Rank</th>
<th>Area</th>
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<tr>
<td>Brunswick Park</td>
<td>423A Victoria St</td>
<td>2</td>
<td>-</td>
</tr>
<tr>
<td>West Brunswick Bowling Club</td>
<td>Brunswick Park</td>
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<tr>
<td>Brunswick Croquet Club</td>
<td>Brunswick Park</td>
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<tr>
<td>Hudson Reserve</td>
<td>208A Dawson St</td>
<td>2</td>
<td>-</td>
</tr>
<tr>
<td>Fleming Park</td>
<td>96 Victoria St</td>
<td>3</td>
<td>-</td>
</tr>
<tr>
<td>Brunswick Bowling Club</td>
<td>Fleming Park</td>
<td></td>
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<tr>
<td>Nursery</td>
<td>1 Heller St</td>
<td>4</td>
<td>20</td>
</tr>
<tr>
<td>Methven Park</td>
<td>7 Methven St</td>
<td>3</td>
<td>22</td>
</tr>
<tr>
<td>Temple Park</td>
<td>24 Gray St</td>
<td>3</td>
<td>29</td>
</tr>
<tr>
<td>Warr Park</td>
<td>43a De Carle St</td>
<td>3</td>
<td>4</td>
</tr>
</tbody>
</table>
4. HISTORIC PLACES CHECKLIST

During the Study a checklist of historic places in Brunswick was developed to assist in understanding the built environment of the municipality and in comparing similar types of places.

The Checklist is organised into the following broad categories, with sub-headings (as appropriate) under each:

1. Contact exploration and survey
2. Events
3. People
4. Settlements
5. Primary industry
6. Secondary industry
7. Trade and commerce
8. Transportation
9. Communications
10. Utility services
11. Community services
12. Public administration
13. Education and culture
14. Philosophy and religion
15. Labour and work
16. Leisure
17. Science and technology
18. Defence

This checklist should not be regarded as a comprehensive list as there are many gaps. For example some factory buildings served many different industries and detailed information is not easily available on most of these buildings. Another example are buildings associated with significant people or social groups; many buildings could be listed under this heading, but that would be a substantial task in itself requiring careful research.

This list was a valuable tool in the Study and may be of further value when trying to trace a particular building or see how many other such places exist in Brunswick.
BRUNSWICK HISTORIC PLACES CHECKLIST

1 CONTACT, EXPLORATION AND SURVEY
   EARLY CONTACT
   MARITIME EXPLORATION
   TERRESTRIAL EXPLORATION
   POSSESSION
   SURVEY

2 EVENTS
   PUBLIC PROCLAMATION

   ANA Clock
   Sydney Rd. entrance to Brunswick. c1935.
   Presented by Brunswick ANA to Brunswick City Council on its Golden Jubilee.

   Drinking fountain
   Sydney Rd. outside Post Office.

   Drinking fountain
   Sydney Road, entrance to Brunswick. c1915.
   Dedicated to Thomas Wilkinson

   Boer War Memorial
   Sydney Rd. entrance to Brunswick.
   c1903; originally outside Municipal buildings; moved here 1926.

MASSACRE, RIOT, DISTURBANCE, DEMONSTRATION

CELEBRATION, COMMEMORATION AND REMEMBRANCE

RELIGIOUS

CULTURAL

RECREATIONAL

OTHER

3 PEOPLE

INDIVIDUALS

   Extant
   Whitby House, Whitby St.
   Built for Edward Whitby, Flinders St. merchant; later owned by Graham Ferry.

   House, 104 Molville Road

   House, 3 Phoenix St.
   Built c1880 for Alfred Cornwell, proprietor of Brunswick Potteries (Cornwell's Pottery); purchased by Roman Catholic Church 1895.

   House, 57 Whitby St.
   Built for John Trenoweth, brick maker.

   House, 53 King St.

GROUPS
4 SETTLEMENTS
EARLY SETTLEMENTS

Phillipstown area, Grey St., Union St., Hodgson Street; area settled 1850s.

UNOCCUPIED/ABANDONED OR PARTIALLY ABANDONED SETTLEMENT
ABORIGINAL SETTLEMENTS AND MISSIONS
SPECIAL PURPOSE SETTLEMENTS
URBAN PLANNING/DESIGN
SERVICE SITES ASSOCIATED WITH SETTLEMENT
TEMPORARY SETTLEMENT
WORKER HOUSING

Terrace,
Group of four terrace houses built by Hoffmans.

5 PRIMARY INDUSTRY
AGRICULTURE & HORTICULTURE

Brunswick Council Nursery, Heller St.
Council nursery on site of the clayhole of Gray's brickyard, and later Nolan's Gilbrooke pottery; Council nursery from c1910.

QUARRYING

Quarry Face, east end Albert St.
Former Wales quarry, now Whelan's depot site.

Quarry face, 49 Nicholson St.
Quarry operated by John Stone from 1870.

6 SECONDARY INDUSTRY
PROCESSING OF PRIMARY PRODUCTIVE PRODUCTS
PROCESSING OF PRIMARY EXTRACTIVE PRODUCTS
MANUFACTURING: TRADES AND CRAFTS

Lattner Hat Factory, 20 Dawson St.
(now Police Mobile Headquarters)

Millers Ropeworks, Dawson St.
(part demolished)

Downs Ropeworks (Samson Rope & Cordage Works), 64-72 Tinning St. Opened 1907.

Wolfe Rope & Cordage Works, Albion St.

CLOTHING & TEXTILE INDUSTRY

Building, 102 Albert Street
R Coldstream (shirt & collar manufacturer) c1930 -55

Building, 191-99 Albert Street
Yoffs (hosiery) c.1925-1960s (or earlier 1917?/ (then old number 83); Kortex Hosiery 1974.
Building, 177 (175) Albert Street
Australian Hosiery Mills c.1930; Silman Hosiery Mills c.1935 - 1955 (then moved to 87 Albert)

Building, 480-6 Albion Street
Hilton Hosiery Ltd c.1940 - 55 (moved to 480 Albion St c.1960); now Australian Consolidated Hosiery.

Building, 17 -27 Brunswick Road (extends through to Barkly Street) Latoff & Callii (underwear & clothing manufacturers) c.1960 (1940 - at 203-207 Brunswick Road)

Building, 337-9 Brunswick Road
R J Henderson Pty Ltd, commenced c1925 (in old number 136 Brunswick Road); Mayfield Shirt Factory c.1925

Building, 157 Donald Street
Prestige Pty Ltd c.1930 -; then acquired by W C Angliss & Co (Barnes 1987:49) now Brandella and other enterprises.

Building, 75 Colebrook Street
Gobbo Shirt & Collar Manufacturer c.1930; Howden & Cream (shirt & collar manufacturers) c.1940-50; (now motor repairs)

Building, 103 Evans Street
Hillcrest c.1950 -

Building, 151 Glenlyon Rd
G Burgin Pty Ltd c. 1925 - 35

Building, Hodgson Street
Stephens & Co Shirts-makers established in Grey Street 1895; from 1910 referred to as in Gray & Hodgson; in 1925 in 17 Hodgson St; Universal Hosiery c.1935 Hodgson St (by 1955 referred to as 17 Hodgson St. Dominion Knitting Mills c.1940 - 55

Building, 52 Holmes St
Varley & Sons established here c.1930; enterprise still here 1960.

Building, 2 Inverness Street
Yorkshire Textile Mills c.1945 -

Building, 11 Lygon Street
Brilliant Hosiery Mills c.1930-5; Balmoral Textile Mills c.1950 -

Building, 63 Lygon Street
Cunn Clothing Pty Ltd c.1935 -

Building, 73 Lygon St
Magset Co. Recent enterprise c.1960
Building, 80 Lygon Street
Thos. Sterling established clothing factory c.1895

Building, 91 Lygon St
Bowen & Collins c1925; Castle Clothing after 1930;
Marathon Clothing after 1935 (still there 1960).
Building remains.

Building, 133b Lygon St
Sterling Knitwear c.1960 (building predates this use)

Building, 162 Lygon Street
Red Robin Hosiery Mills Pty Ltd c.1950-

Building, 170 Lygon Street
Blue Bird Hosiery c.1930; enterprise still there 1960

Building, 249 Lygon St
Aloni Hosiery Mills c.1945-50; Conway Manufacturing
commenced c.1955

Building, 274 Lygon Street
G. Burgin Pty Ltd here c.1940; Linona Shirt & Pyjama
Co. c1955-

Building, 297 Lygon Street
J Dorrens (shirt & collar manufacturer) c.1940-

Building, 326-348 Lygon St
Castle Clothing commenced c1930 at 91 Lygon St; then
in Victoria St; then in this building; since 1945
Bucksteins Hosiery Mills in this building.

Building, 343a Lygon St
Maynard Lingerie Pty Ltd c.1945-

Building, 373a Lygon Street
Maynard Lingerie Pty Ltd c.1940

Building, 408 Lygon Street
Burstin Hosiery Mills c.1950 - 1960 onwards
.enterprise earlier in shop at 323 Lygon St)

Building, 421 Lygon Street
Edna Hosiery & Glove Co c.1940-

Building, 423 Lygon Street
Felman Hosiery Mills c.1945-

Building, 431 Lygon Street
Courtney Hosiery Mills Pty Ltd c.1955-

Building, 6 Merri Street
Staley & Staley c.1925; later Staley Hosiery
Manufacturers 1935 referred to as 3 Dods Street.
Became Holeproof 1934 (Barnes 1987:49); Associated 204 Sydney Road.

**Building, 16 Michael Street**
Jackson & Eckersall Pty Ltd established c1900 by Mrs J Jackson in Sydney Road; from c.1910 in Michael Street

**Building, 55 Mitchell Street**
Mrs J Roberts, clothing factory behind house c.1930 - enterprise still there 1960.

**Building, 4 Railway Place**
Chandler & Folley c.1920-5; E. Holden (shirt & collar manufacturers) c.1930; Howden & Crean (shirt & collar manufacturers) c.1935

**Building, 1 Manallack Street**
H H Mann (shirt & collar manufacturers) c.1910 - 1930; Peerless Silk Mills (silk spinners) c.1942

**Building, 4 St Phillip Street**
Worth's, c.1940 -

**Building, Saxon Street**
Universal Clothing established here c1930

**Building, 204 Sydney Road**
Holeproof Ltd c.1940 -

**Building (shop), 391 Sydney Road**
Miss J Temple (underwear manufacturers) c.1920

**Building, 77 Weston Street**
Sterling Shirt and Clothing Factory established here c.1900; enterprise still there 1960.

**Building, 29 Weston Street (cnr Charles).**
Albion Clothing Factory, opened c.1920. (Still there 1960)

**HEAVY INDUSTRY**

**Precision Engineering Co., 343 Lygon St.**
assoc clothing trades c1940s/50s?

**John Welsh Pty Ltd., 12-20 Miller St.**
Modern factory.

**Ingots Metals, 430 Victoria st.**
c1940s?

**BUILDING INDUSTRY**

**Former Hoffman Brickworks, Dawson St.**
Weighbridge, 310 Albert St.
(Fmr. Ferry Pottery).

Butler's Brickworks (South Brunswick Brickworks), c1886-1972, Albion St. East Brunswick.
Fence, entry gates & remains of buildings. Now Council tip.

House, Victoria St.
Manager's house, Hoffmans No.1 Works.

CHEMICAL INDUSTRIES

W. T. Rawleigh Co. Ltd., 60 Dawson St.

OTHER INDUSTRIES

Hemingway & Pickett Pty Ltd., 320 - 338 Sydney Rd.,
Modern (brutalist) building.

TRADE AND COMMERCE

BANKS

State Savings Bank of Victoria, 58A Melville Rd.
(now State Bank). c1939; State Bank building
department; bank & residence.

State Savings Bank of Victoria, 840 Sydney Rd.
(now State Bank Moreland). c1913; architects
Godfrey & Spowers (Trethowan p.71).

ESA Bank, 528 Sydney Rd.
c1924; apparently a house (c1902) converted to ESA
bank 1924; now a restaurant.

Union Bank (former), 387-9 Sydney Rd.
c188??; architects Inskip & Robertson; now
offices.

State Savings Bank of Victoria, 382 Sydney Rd.
(now State Bank). c1919; bank & residence.

London Bank of Australia (former), 63 Lygon St.
c1892.]

CBA, 192 Sydney Rd.
c1872; architect Evander McIver.

COMMERCE

Ideal Dairy, 136 Nicholson St.
(now a residence).

Fmr. Brunswick Market, 1-9 Ballarat St.

Fmr. Dairy, 42 Glenlyon Road.
HOTELS

Extant

Brunswick Hotel, 140 Sydney Rd.

Caledonian Hotel, 211 Weston St.
c1871; rebuilt 1925.

Candy Tavern Hotel, 133 Sydney Rd.
c1871 as Phoenix Hotel, then R.J. Hawke Hotel.

Carrington Arms Hotel, 158 Union St.
c1855 as Phillipstown Hotel, then Butcher's Arms; rebuilt 1926.

Cornish Arms Hotel, 163a Sydney Rd.
c1854.

Court House Hotel, 615 Sydney Rd.
c1858/1864?; facade altered on ground floor 1989.

Cumberland Arms, 341 Sydney Rd.
c1857/1858.

Duke of Edinburgh, 430 Sydney Rd.
c1868/1870?

East Brunswick Club Hotel, 280 Lygon St.
c1888/1889.

Edinburgh Castle Hotel, 681 Sydney Rd.
c1854; alterations 1939.

Grand View, 47 Pearson St.
c1890.

Lomond Hotel, 225 Nicholson St.
c1888/1889 as Albert Hotel; renamed Lomond in 1930s.

Lyndhurst Club Hotel, 513 Lygon St.
Established as Lyndhurst Hotel and Coffee Palace c1889/1890.

Moreland Hotel, 884 Sydney Rd.
c1889/1890; alterations 1934.

Quarry Hotel, 101 Lygon St.
c1857/1858.

Railway Hotel, 291 Albert St.
c1890.

Retreat Hotel, 280 Sydney Rd.
c1842 as Retreat Inn; rebuilt 1892.

Sarah Sands, 29 Sydney Rd.
c1854.
Sporting Club Hotel, 27 Weston St. 
c1870 as Sadowa Hotel; rebuilt 1907 and named Sporting Club.

Union Hotel, 109 Union St. 
c1859/1865?

Victoria Hotel, 300 Victoria St. 
c1873.

West Brunswick Hotel, 415 Brunswick Rd. 
c1889.

Demolished

True Briton Hotel, 19-19a Ewing St. 
c1866? Closed 1929, demolished.

CORNER SHOPS (examples retaining verandah/shopfront)

17 - 21 Garnet St. (Cnr. Tinning St.) 
Tiled shop front.

325 Albion St. (Cnr. Patterson) 
Post supported verandah.

76 Mitchell St. (Cnr. Barrow St.) 
Post supported verandah.

61 Daly St. (Cnr. Victoria St.) 
Post supported verandah.

119 Hope St. 
Post supported verandah.

FRIENDLY SOCIETY BUILDINGS

228 Melville Road, (Cnr. Irvine Cres) 
U P S Dispensary; painted c1986.

Brunswick & Coburg United Friendly Societies Dispensary, 124 Nicholson St. 

Brunswick & Coburg United Friendly Societies Dispensary, 307 Victoria St. 

ENTERTAINMENT/AMUSEMENT

Extant

Cinema, 66 Brunswick Rd. 
Opened 1920; now used as a factory.

Liberty Theatre, 495 Lygon St. 
c. 1930 as Broadway Dance Palais, opened as cinema 1937(?); substantially altered 1987.
Cinema, 273 Victoria St.  
Scouts Hall c1926; cinema 1972 - 8.

Lygon Theatre, 184 - 196 Lygon St.  
Opened 1922, now houses Victory Publishing Company;  
partially demolished 1985.

Lyric Theatre, 199 Sydney Rd.  
c. 1911, opened 1912, now houses Brunswick Club.

Western Theatre, 41-43 Melville Rd.  
Opened 1929; Estonian House since 1971.

Alhambra Theatre, 828-830 Sydney Rd, Nth Brunswick.  
Opened 1915, by Thomas Crisp; closed 1961 then  
briefly an ice skating rink, then a car salesroom.

Demolished

Cinema, 14-22 Union St.  
Factory demolished.

Empire Theatre, 286-98 Sydney Rd.  
Opened 1913; demolished 1977.

Padua Theatre, 614 Sydney Rd.  
Opened 1937; demolished c1980.

Palais Theatre, Sydney Rd, corner of Barkly St.  
Opened 1915, in former Palais de Danse; closed 1916.

8 TRANSPORTATION

LAND

Bridge, over Merri Creek, Blyth St.

RAILWAY - ROUTES

Upfield railway line

Fmr. Railway easement, Passfield St.

RAILWAY - SHELTER

Brunswick Railway Station, Wilkinson St.

Jewell Railway Station, Wilson Ave.

RAILWAY - SUPPORT SERVICES

Upfield Railway line : signals, signal boxes,  
gatekeeper's shelters, houses etc. along Upfield  
line.

TRAMWAY

Sydney Road, cable tram route c1887.

Lygon St, electric tramway c1916.
Nicholson St, electric tramway.

Melville Road tram
c1925/6.

MMTB Sub-station, 196 Dawson St.

MMTB Depot, office & shops
Office - 807-13 Sydney Rd.
Shops - 815-827 Sydney Rd.
Depot - Feverill St.
Built as a complex.

Cable tram engine house, 253-263 Brunswick Rd.

9 COMMUNICATIONS
PRINT
POSTAL SERVICES

Brunswick Post Office, Sydney Rd.

Brunswick East Post Office, 93-97 Lygon St.

TELECOMMUNICATIONS

Telephone Exchange, 5 Frith St.
c1945

OTHER AUDIO-VISUAL MEDIA

10 UTILITY SERVICES
WATER
ELECTRICITY

Brunswick City Council Electricity Supply building
119 Brunswick Rd.

Brunswick City Council Sub stations
.adjacent no. 2 Connelly St.
.between 184 & 192) Brunswick Road.
.adjacent 27-9 Kirkdale St.
.174A Donald St. (Allard Park)
.339 Albion St.
.Face brick
.59 Ryan St.
.425 Victoria St.
.Methven Park
SEC Sub-station, 64 & 64B Brunswick Rd.
(64B - tank).

SEC Brunswick Terminal Station, 46 King St.
Building complex c1930 onwards. On site of 1852
Sunner mansion.

GAS

Gas Retort Building, 21-35 Hope St.

WASTE

11 COMMUNITY SERVICES
HEALTH FACILITIES
COMMUNITY HEALTH

East Brunswick Infant Welfare Centre,
318-324 Lygon St.

West Brunswick Infant Welfare Centre,
482 Victoria St.
Conventional /early modern building with art deco
facade.

North East Brunswick Infant Welfare Centre,
75 Albion St.

South Brunswick Infant Welfare Centre,
John Curtin Building, 10 Dawson St.

Infant Welfare Centre, 1 Glenlyon Road.

WELFARE

House, 20 Cohuna St.
Acquired by Salvation Army 1897 and used as
maternity home for unmarried mothers.

SUPPORT

'Keeble Court' 261 Glenlyon Road.
Flats built by Brotherhood of St. Lawrence.

EMERGENCY

12 PUBLIC ADMINISTRATION
ADMINISTRATIVE

Municipal offices & Town Hall, Sydney Road.

LEGAL AND JUDICIAL
PUBLIC ORDER

Police Stations
House, 91 Pearson St. Fmr. police station -
2 storey Terrace house.

Police station and court house, 630 Sydney Road.
Other police buildings
63A Hunter St. c1953.

CORRECTIONAL

13 EDUCATION AND CULTURE
FORMAL LEARNING
PRE-SCHOOL

Brunswick Kindergarten, 61 Glenlyon Rd.
c. 1927 (Fmr. Brunswick Free Kindergarten)
Brick facade, timber building.

Brunswick North West Kindergarten, 34 Rose St.

Brunswick Montessori Pre-School, 244 Union St.

Benzil Don Kindergarten, South Daly St. West
Brunswick (Wylie Park)

East Brunswick Kindergarten, 8 Noel St. East
Brunswick.

Hartnett House Kindergarten, 123 Albion St.

Appleby Reserve Kindergarten, 34 Appleby St.

Brunswick Creche Day Nursery, 86 Glenlyon Rd.

PRIMARY EDUCATION

Brunswick Primary School, 254 Albert St.
c1877; rebuilt 1972.

Brunswick North Primary School, Cnr. Albion &
Pearson Sts. 144 Pearson St. c1924.

Brunswick North-West Primary School, 2 Culloden St.
Brunswick West.

Brunswick South Primary School, 50 Brunswick Rd.
c1886

Brunswick South-West Primary School, South Daly St.
Brunswick West. c1927.

Brunswick West Primary School, 490 Victoria St.
Brunswick West. c1889

Brunswick East Primary School No.3179,
195–197 Stewart St., East Brunswick. c1892-3.

Our Lady Help of Christians, 49 Nicholson St.

St. Ambrose, 13 Dawson St.
St. Joseph's, 185A Hope St. (School, church & manse) c1929.

St. Margaret Mary's, 57 Mitchell St. c1926 a primary school opened.

SECONDARY EDUCATION

Brunswick High School, Victoria St, c1966.


Brunswick Technical, 49 Dawson St.

Lynall Hall Community School, 178 Victoria St.


Trinity Regional College, 33 Saxon St.

Brunswick Grammar (St. Basiles), 15 Blyth St.

Holy Family, 150 Nicholson St.

Demolished

Brunswick College, various locations
In Presbyterian Church (1854) 212 Sydney Rd. c1891-1924.

Private Ladies School, 2 Barrow St. (c1894 to 71911); now demolished.

ARTS

COMMUNITY FORUMS

West Brunswick Progress Association Hall, Victoria St.
c1910 built for WBPA; altered 1931; now Monte Lauro Social Club.

Albion Hall, 357-361 Lygon St.
c1930s (TOOF Manchester Unity)

Rechabite Hall, 253 Albert St.
c1903, Meeting place for I.O.R., lodges and Brunswick Branch of Amalgamated Societies of Engineers; became reception centre 1975.

Kitchener Hall, 24 Peacock St.
Moved to site after 1960.

Abruzzo Club, 373 - 381 Lygon St.

Mechanics Institute, 270 Sydney Rd.
SCOUTS

Montford Hall, 1-3 Wendel St.
c1946/50? (LB 1987:159)

SCIENTIFIC

14 PHILOSOPHY AND RELIGION
SCHOOLS OF PHILOSOPHIC THOUGHT
MASONIC

Masonic Hall, 265 Brunswick Rd.
c1926.

Coppin Masonic Hall, 191 Weston St.
c1928.

Masonic Temple, 2 Davies St.
c1923.

Masonic Hall, 387-89 Sydney Rd.
c1873; demolished 1887.

Duke of Brunswick Masonic Lodge, where?
c1868.

CHRISTIANITY

Extant

Independent Church (Baptist, formed after split in Baptist Church), 523-7 Sydney Rd. c1869; sold c.1889 & later fronted with shops.

St. Ambrose's, 287 Sydney Rd. c1871.

Wesleyan Church, (Central Brunswick Uniting Church), 340 Sydney Rd. (Lewis 1982 p. 81) c1872.
Sunday School (1888) 342 Sydney Rd.

St. Eleftherios (former Albion St. Methodist Church), 279 Albion St. Brick building (1934) replaced timber Methodist Church (1884) that was moved to this site 1910 (Barnes p. 29). Became Greek Orthodox 1969.

St. Andrews, (former Presbyterian Church) 214 (212?) Sydney Rd. c1854 (1865?) and 1885.(1884?)

Baptist Church, 503 Sydney Rd. c1889 (replaced after Baptist church c1862).

Our Lady Help of Christians, 49 Nicholson St. c1911/13; built in Stone's quarry.

Italian Pentecostal Church, Cnr Victoria & Daly Sta.
St. Margaret Mary's, 51 Mitchell St.

St. Joseph's, 183 Hope St. 
c1929; replaced by larger church 1959

Christ Church, 8 Glenlyon Rd. (1857 - 75).

St. John's Church of England, 494A Victoria St. 
c1919 in a timber building; brick church 1930; now Italian Church.

Cretan Brotherhood building, 150 Nicholson St. 
Church and School (formerly Holy Family Roman Catholic Church c1927); School building demolished 1989.

Serbian Orthodox Church, 42A Nicholson St. (Map 18).

Brunswick Church of Christ, 67A Glenlyon Rd.

St. Vasilios, 19 Staley St.

Sth. West Brunswick Uniting Church, Cnr. Teague & Union Sts. (former Primitive Methodist Church? c1860).

St. David's, 74-76 Melville Rd. 
Rebuilt 1962.

Church, cnr Blyth and Church Sts. 
(now Italian Church).

Primitive Methodist Chapel, 170 (120?)Albert St. 

Wesleyan Methodist Church, 53A Nicholson St. 
c1887; brick church 1932.

Congregational Church, cnr Blyth & Lawrence St. 
Lynall Hall built in 1865; Church built adjacent 1888 (now Uniting Church).

West Brunswick Methodist Church, 60 Daly St. 
c1889 - 1968.

East Brunswick Presbyterian Church, 213A Weston St. 
(near John St.) c1912 - 1977 (Church & school shown on MMBW plans).

South West Brunswick Methodist Church, 240 Union St. 
c1930.

Mission Church, 156 Albion Street c.?; now house.
Demolished

Wesleyan Chapel, c1841, small brick building on land donated by Thomas Manallack.

Wesleyan Chapel, c1853.

Primitive Methodist Church, 97 Union St. c1860; demolished 1960. (LE 1987:143)

Wesleyan Church, c1872, later became Central Brunswick Uniting Church.

Scotch Free Presbyterian Church, Park St. c1863. (LE 1987 p86)

United Free Methodist Church, 191 Weston St. c1877 - 1908 (demolished & replaced with Coppin Masonic), (earlier chapel 1859) (LE 87:160).

St Augustine's Anglican Church, 10 Davies St. 1903 - 1984 (demolished).

Other:

Rechabite Hall, 253 Albert St. c1903.

Bethany Hall, 235 Victoria St. c1922 - 1972 property of Plymouth Brethren. Later Spanish Baptist Church.

Marantha Gospel Hall 127A Stewart St.

Bible Christian Church, 250 - 2 Albert St. c1884; then Albion St. Methodist Church 1902 - 10; removed to 279 Albion St.; now St. Eleuterios.

Kingdom Hall, Jehovah’s Witnesses, 63b Hunter St; since demolished.

Kingdom Hall, Jehovah’s Witnesses, Brunswick Rd. (former Masonic Hall)

Brunswick Hebrew Congregation, 32 Lord St. 1942-87; originally a house.

Salvation Army, 256 Albert St. c1884; burnt down and rebuilt in brick c1928.

Salvation Army, Sydney Rd. where?
LABOUR AND WORK

Albion Street East, concrete road constructed as 1930s relief work.

LEISURE

Pavilion, Dunstan Reserve (south east corner) c1920s?

Brunswick Football Ground, (Brunswick Park), Victoria St. c1908.

Brunswick Bowling Club, 98 Victoria St. c1919 as part of Fleming Park.

Brunswick Croquet Club, (Brunswick Park), Victoria St. c1908.

West Brunswick Bowling Rink (Brunswick Park), Victoria St. c1925.

PARKS

Gilpin Park, Albert St.
Previously Hoffmans No. 2 works day pit. Served as a tip for Melbourne City Council (1952 - 1972).

Clifton Park, Albert St.
Previously Hoffmans No. 1 works (1863 - 1947).

Warr Park, De Carle St.
Established c1910 as North Park; renamed Warr Park in 1940.

Temple Park, Grey St.
Originally a clay pit c1922.

Methven Park, Methven St.
Originally the stone quarry of Alexander Methven; filled by council and landscaped as a park c1920.

Brunswick Park, 164 Victoria St. c1908, with football and cricket ground, croquet lawns and gardens.

Fleming Park,
Park opened 1919 on site of Brunswick Council's stone crushing works (1892); and later a private stone crushing operation until c1912.
17 SCIENCE AND TECHNOLOGY
SCIENCE
TECHNOLOGY

18 DEFENCE
TRAINING AND RECRUITMENT
Drill Hall, 6 Percy St. Constructed 1917
- Headquarters 59th Battalion until 1929. From 1915-
17 a building at 279 Albert St. served as
headquarters.

COMMUNICATIONS

Defence Printing Works, 60 Fallion St.

RSL
Australian Legion of Ex Servicemen & Women building
197 Brunswick Rd. c1930s/40s ?

RSL Club, 345 Victoria St.
(cnr. Percy St.) c1938.
5. MAPS

Individual buildings and Heritage Areas identified as significant in this study have been plotted on the Detail Plan series for Brunswick.

The annotations used are indicated below:

**Individual buildings**

- Level 1
  - Level 2
  - Level 3
  - Level 4 (only within Heritage Areas)

**Heritage Areas**

The boundary of each Area is indicated along with the number of the Area.

Individual buildings within Heritage Areas are ranked from Level 1 to 4.