

# **Moreland North of Bell Street Heritage Study**

## **Volume 1 – Key findings and recommendations**

**Final  
March 2013**

**CONTEXT**

**Prepared for  
City of Moreland**

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### Report Register

This report register documents the development and issue of the report entitled *Moreland North of Bell Street Heritage Study. Volume 1: Key findings and recommendations* undertaken by Context Pty Ltd in accordance with our internal quality management system.

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## EXECUTIVE SUMMARY

### Purpose

This report has been prepared by Context Pty Ltd for Moreland City Council and forms Volume 1 of the *Moreland North of Bell Street Heritage Study* (The Study), which was undertaken in two stages. It includes:

- A summary of the outcomes of Stage 1, including the methodology used and the key findings, which provided the basis for Stage 2 (Chapter 2).
- A description of the methodology used in the Stage 2 assessment process (Chapter 3)
- The key findings of Stage 2 (Chapter 4).
- The recommendations arising from the Study (Chapter 5)

The citations for the places and precincts assessed to be of local significance form Volume 2 of this study.

### Assessment of heritage places and precincts

A total of 134 places were assessed by the Study and a summary of the final assessment for each place is provided in the tables in Appendix B.

Of the 134 places assessed:

- 37 individual places are of local significance to Moreland City (See Table B.1).
- 12 precincts (or small groups) are of local significance to Moreland City (See Table B.2).
- 85 places do not meet the threshold of local significance – these places referred to as ‘Not significant’ are included in Table B.3.

No places have been assessed as being of potential State significance.

### Review of thematic history

While the *City of Moreland Thematic History* provides a useful context for the identification and assessment it could be improved by some changes, particularly to Chapter 6. Such changes may include:

- Renaming *Theme Six: Building Moreland’s Houses* as *Building Moreland’s Suburbs*, and providing separate sub-chapters for development from 1900-1945 and from 1945 onwards. The section on 1945 onwards should include specific reference to the Ford Factory Housing in Fawkner (currently there is none) and may utilise information gathered for the McBryde Street precinct.
- Providing a separate sub-chapter for Merlynston, which may be entitled ‘Merlynston – the model suburb’, using the detailed history prepared for the heritage precincts in Stage 2 of this study. This would form part of the existing section 6.4 or part of the suggested new section about development from 1900-1945.
- Providing additional information about the role of the War Service Homes Commission and the State Savings Bank of Victoria in the provision of housing in Theme Six.
- Providing additional information for the development of Pascoe Vale before and after the Second World War in Theme Six.
- Providing an additional sub-chapter in *Theme Nine: shopping and retailing* for the development of local shops (or this might form part of the revised Theme Six).

### Review of Fawkner Memorial Park (HO216)

The review of Fawkner Memorial Park found that only a bridge on Seventh Avenue is currently included in the heritage overlay (HO), but this is only one of several buildings and features that contribute to the significance of the place. The assessment confirms that Fawkner Memorial Park is at least of local significance and may even be of State significance. A HO over the whole of the site is not warranted, however, the HO should be extended to include all of the significant features, which are generally located in the area to the south of Merlynston Creek. It is recommended that:

- Moreland Council consult with the trustees of Fawkner Memorial Park about consideration of a nomination of the cemetery to the Victorian Heritage Register.
- HO216 is extended to include land generally to the south and east of Merlynston Creek containing :
  - The buildings, structures and features designed by or under the direction of Charles or Frank Heath including the cemetery layout, the Tearooms and its associated formal landscape setting, the Garden of Remembrance 1 and Rose Urn Garden and associated mature plantings, Garden of Remembrance 2, the bridges over Merlynston Creek at Fourth, Sixth and Seventh avenues, the Jewish Chapel and the Islamic/Muslim Chapel, the Charles Heath Fountain (as constructed c.1952 excluding the 1994 additions) and the R.J. Hardy Memorial Fountain.
  - The formal landscape setting along Fourth Avenue comprising mature English Elms (*Ulmus procera*) between First Crescent and Fourth Crescent with a central plantation containing mature red standard roses.
  - The remnant mature plantings along Second Avenue, Fifth Avenue, Second Crescent, and the extension of Fourth Crescent east of the Jewish Chapel and along the southern boundary.
  - The traditional and picturesque cultural landscape within the area generally to the south of Merlynston Creek.
  - The former mortuary carriage situated within the formal gardens adjacent to the railway station.
  - The 'Old Pioneers' Section and the John Batman memorial, and the Jewish Pioneers cemetery.
  - The entry gates, relocated to this site from the Melbourne Fish Markets.

### Review of 34 Finchley Avenue (HO222)

The review assessed the significance of the two White Cedars (*Melia azederach*) located in front of the house at 34 Finchley Avenue, Glenroy (HO222) and concluded that the trees are not significant and the application of tree controls over this property is not warranted.

### Recommendations

On the basis of the key findings in this report, it is recommended that the City of Moreland:

- Adopt the *Moreland North of Bell Street Heritage Study*.
- Prepare and exhibit an amendment to the Moreland Planning Scheme to implement the findings of the *Moreland North of Bell Street Heritage Study*
- Give consideration to the comments made in section 4.4 when undertaking any future review or update of the *City of Moreland Thematic History*.
- Give consideration to assessing the places of archaeological and natural significance reviewed in Stage 1 of this study.





**Bain Avenue**



**Kent Road Uniting Church Vestry**



**Former Merlynston Progress Hall**



**Glenroy Presbyterian Church**



# 1 INTRODUCTION

## 1.1 Purpose

This report has been prepared by Context Pty Ltd for Moreland City Council and forms Volume 1 of the *Moreland North of Bell Street Heritage Study* (The Study).

The Study was undertaken in two stages. Stage 1 was completed in June 2010 (and updated in 2013 – see below) and identified heritage places and precincts of potential cultural heritage significance that are not currently subject to the Heritage Overlay (HO) and located to the north of Bell Street within the City of Moreland (see study area).

Stage 2 of the study involved the detailed assessment of significance and documentation of those places that were identified to be of potential heritage significance in Stage 1. An additional task was the review of existing heritage overlay controls applying to three places within the study area; St Linus Church Organ (HO86), Fawkner Cemetery (HO216) and 34 Finchley Avenue, Glenroy (HO222)

This report, Volume 1, provides the methodology, key findings and recommendations arising from Stage 1 and Stage 2 of this Study. It includes:

- A summary of the outcomes of Stage 1, including the methodology used and the key findings, which provided the basis for Stage 2 (Chapter 2).
- A description of the methodology used in the Stage 2 assessment process (Chapter 3)
- The key findings of Stage 2 (Chapter 4).
- The recommendations arising from the Study (Chapter 5)

The citations for the heritage places and precincts assessed to be of local significance to Moreland form Volume 2 of the Study.

### Amendment C129 update

In accordance with the report of the Amendment C129 Independent Panel as adopted by Moreland Council on 13 March 2013 the following updates have been made to this report:

- The status of two places has been changed from Local Significance to Not Significant. They are the former SEC substation at 49-53 Gaffney Street (demolished) and the former shop and residence at 42 Burgundy Street, Pascoe Vale (reassessed as significantly altered following a submission to Amendment C129).
- The date of this final report has been updated to March 2013.

## 1.2 Study area

The study area comprises all that part of Moreland City in the area to the north of Bell Street. Bell Street runs east-west through what is generally considered to be the middle of the City of Moreland. The suburbs within Moreland that are situated north of Bell Street are Coburg North, parts of Coburg, Fawkner, Glenroy, Gowanbrae, Hadfield, Oak Park, Pascoe Vale, parts of Pascoe Vale South and parts of Tullamarine.

The area north of Bell Street was situated within the former Cities of Broadmeadows and Coburg.

## 1.3 Background

Moreland City Council has a strong and continuing commitment to conserving the rich cultural heritage of the City, which forms an important part of the City's identity and character.

The Moreland Municipal Strategic Statement recognises the importance of Moreland's heritage places and identifies, amongst other things, three key objectives in relation to Heritage:

- To conserve and enhance buildings, places, archaeological sites and landscapes that contribute to Moreland's rich cultural heritage.
- To foster an appreciation of heritage assets as an expression of Moreland's history and identity.
- To recognise and celebrate the multi-cultural heritage of the community.

Consistent with this commitment to conserving the rich cultural heritage of the City, Council is currently undertaking an amendment to the Moreland Planning Scheme to include places recommended in the *Moreland Local Heritage Places Review 2004* (Amended April 2008) in the Heritage Overlay. The amendment affects approximately 970 properties, comprising 127 individual places, 30 heritage precincts and 11 street trees and public parks within the City of Moreland.

Heritage Studies previously undertaken within the City of Moreland have generally concentrated on investigating the southern part of Moreland, building on the former Cities of Coburg and Brunswick Heritage Studies.

This *City of Moreland North of Bell Street Heritage Study* will address the gap in protection of heritage places located north of Bell Street and include recommendations for statutory protection through application of the most appropriate planning control or inclusion on the Victorian Heritage Register.

## 1.4 Terminology

The terminology used in this report is consistent with the *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (1999).

The 'Hermes' database is the electronic heritage place database managed by Heritage Victoria. Originally established for places on the Victorian Heritage Register or Heritage Inventory it now contains place records for local government heritage places, which are being progressively transferred from existing hard copy studies or databases or entered directly into the database as part of new studies. All the Moreland heritage place records are now contained on the Hermes database.

For the purposes of this study, the term 'inter-war' is defined as the period between c.1919 and c.1940; i.e., up to the early 1940s when construction was halted because of World War II, while 'post-war' refers to the period after World War II; i.e. after 1945. This definition is consistent with that used by Heritage Victoria in the Hermes database.

## 2. STAGE 1 OUTCOMES

Stage 1 of the Study was completed in June 2010 and an interim report was presented to the steering committee on 17 June. This chapter provides a summary of the methodology, key findings and recommendations of Stage 1.

### 2.1 Purpose

The purpose of Stage 1 was to identify all places of potential post-contact cultural heritage significance that are not currently subject to the Heritage Overlay (HO) in the study area, which were worthy of detailed assessment in Stage 2. An additional task was the review of three places already included in the HO to determine whether the existing HO controls and mapping are correct or should be modified.

Stage 1 was guided by a steering committee, comprising Moreland City Council planning staff, which was chaired by the project manager, Kate Shearer.

### 2.2 Approach and methodology

The Study brief provided the basis for the approach and methodology used in Stage 1. In summary, the key steps in the process included:

- The preparation of a 'primary' list of places to be inspected during Stage 1.
- Fieldwork of all places identified by Moreland City Council and Context on the 'primary' fieldwork list.
- Preliminary assessment and identification of priorities for Stage 2 assessment.
- Preliminary review of three existing HO places.

Stage 1 used the existing place records in the Hermes database.

#### Preparation of the primary fieldwork list

The 'primary' fieldwork list prepared by Context was based the 'preliminary' fieldwork list that formed part of the study brief. The preliminary fieldwork list was compiled by Moreland City Council and included:

- Places identified by previous heritage studies but not included in the Heritage Overlay. These places were identified primarily in the *Moreland Local Heritage Places Review 2004* (Amended April 2008), however all previous Heritage Studies within the City of Moreland (pre and post amalgamations) were reviewed.
- Community nominations for heritage places in the north of Bell Street, which were invited by Council in late 2009 (i.e. prior to the commencement of Stage 1) following a process of local newspaper advertisements, posters in various locations publicising the nomination process and notices on Councils Website,
- Nominations by Moreland Council staff and Councillors.

An initial task was the preparation of a report (dated 17 June 2010) for the consideration of the project steering committee that outlined:

- The places on the preliminary fieldwork list proposed to be excluded from the primary list and a summary of the reasons why.
- The places proposed to be added to the primary list and the methodology used.
- A discussion on archaeological places
- General notes on the approach to fieldwork.

The rationale for the additions and subtractions to the primary list and the approach to fieldwork is discussed in more detail below. In preparing this list the consultants, as is typical for Stage 1 studies, erred on the side of caution, and included any place with potential cultural heritage values that were worthy of further investigation.

On this basis, the final primary fieldwork list agreed to by the steering committee included 108 places and precincts of potential significance that were inspected during the Stage 1 field surveys (see below).

### **Places excluded from the primary list**

About 24 places included on Councils preliminary fieldwork list were removed from the primary list – i.e. they were not inspected during the field surveys. All of these places are listed in Table B.3. The reasons for exclusion may be summarised as:

- The place has been demolished or significantly altered (e.g. several ‘Beaufort’ houses).
- The place has been assessed by a previous study to be not significant (e.g. 41 Middle St, Hadfield or 7 Staples Ct, Glenroy). The majority of these places had been reviewed by Context in 2004 as part of the *Moreland Local Heritage Places Review 2004* and so the consultants had first hand knowledge of the rationale for original assessment of the place and could therefore exclude them with some confidence.
- The place is already included in the HO (e.g. house in Tudor St, Glenroy)
- The place has been nominated for the Victorian Heritage Register and will be assessed as part of that nomination (e.g. Coburg Drive-In).

For places that already have a Hermes record, a brief statement has been added (based on the text in Table B.3) setting out the reasons why further assessment is not required. A Hermes record was not created for the other places.

### **Places added to the primary list**

About 40 places were added by the consultants to the preliminary fieldwork list compiled by Moreland City Council to form the ‘primary list’. These included:

- Places identified by key typological studies including *Twentieth Century Churches in Victoria* study (Coleman et al, for the Historic Buildings Council, 1996), *Survey of Post-war built heritage* (Heritage Alliance, for Heritage Victoria, 2008), and the *Northern Suburbs Factory Study*. (Vines et al, 1992).
- Places identified by a review of MMBW Detail Plans c.1920s to c.1940s available on-line (e.g. places in O’Hea Street), which show areas that achieved significant development by the early twentieth century. This covers parts of the study area, particularly in the southern parts between Bell Street and Gaffney Street.
- Places identified through examination of aerial photography.
- Schools of potential significance. All schools have been identified and reviewed using aerial and street view imagery and the examples with the most potential (i.e. buildings, landscape) were added to the primary list.
- Open space. As with schools, all open space was reviewed using aerial and street view imagery and the examples with most potential were added to the primary list.

### **Archaeological places**

A review of the J *Cultural Heritage Report. Merri Creek Concept Plan*, (1993) and the *Merri Creek & Environs Strategy* (2014) found that all of the potentially archaeological sites that they list as within the study area were already included in the preliminary list and have Hermes place records. Further, two of the Hermes places records are duplicates, probably because they have featured in more than one heritage study – the descriptions are just worded slightly

differently. This may have occurred for other sites, although most having addresses probably makes this less likely.

The primary list therefore contained five sites that are located in four locations (all crown land as far as could be ascertained) with some potential for associated deposits.

## Fieldwork

Stage 1 fieldwork was carried out during the week 3-7 May 2010. All sites on the primary list were inspected from the street boundary. Field notes were taken that recorded key details about places (Era/date of construction, style, integrity, condition etc.), which was supplemented by photographs. A visual inspection was made on foot of potential precincts and rough boundaries were marked on base maps – not all contributory places were mapped, but field notes recorded the predominant type of housing, condition, integrity etc.

The Stage 1 budget did not allow for field surveys across the whole of the study area (i.e., not every street in the study area was visited during fieldwork). The approach to fieldwork was therefore to inspect all places on the primary list, and to make general inspections of other areas considered to have good potential for heritage places on the basis of the preliminary research that was carried out. Recent experience from a similar ‘gap’ study for the City of Darebin for the area to the north of Bell Street in that municipality found that pre-Second World War suburban development was usually closely associated with transport routes and nodes.

On this basis, the following areas were the focus of additional fieldwork:

- The area surrounding Merlynston Railway Station, generally within the area bounded by Sydney Road, Shorts St, Sussex Street, and Boundary Road. The primary list included some small precincts in Bain Avenue and Lorensen Avenue and preliminary research including examination of MMBW plans identified a number of others areas with good potential.
- The area surrounding Glenroy Railway Station, including the shopping centre in Pascoe Vale Road. This includes the area originally subdivided in the late nineteenth century, which then developed slowly in the early twentieth century and more quickly after the Second World War.
- The area surrounding Pascoe Vale Railway Station, particularly the streets between the railway and Northumberland Street – this was an area originally subdivided in the late nineteenth century, and developed further after the electrification of the railway in 1921.
- The corridor between Gaffney Street and Bell Street, with particular emphasis on the area between Sydney Road and Sussex Street, which was an area where there were many speculative subdivisions in the late nineteenth century and rapid development in the 1920s as shown on MMBW plans.
- The Sydney Road corridor extending to the north from Bell Street, along the route of the electric tramway extended to Baker’s Road in the early twentieth century.
- The Charles/Gaffney Street industrial area, one of the first industrial areas defined by the City of Coburg in the 1920s, which contains a number of factories identified in the *Northern Suburbs Factory Study* and may contain others.

## Preliminary assessment

At the conclusion of fieldwork, preliminary assessment was undertaken of all places on the primary list. The purpose was to determine the places that would have the best potential to achieve the threshold of local significance and would be worthy of detailed assessment in Stage 2. This preliminary assessment considered the following questions:

- The strength of the associations, if any, with the themes identified by the *City of Moreland Thematic History*, May 2010.

- The condition and integrity of the place and how well any historic or social associations are demonstrated by the fabric, particularly when compared to similar places.
- The extent to which modifications have diminished the ability to understand and interpret the significance of the place.
- Whether the place type or theme is already represented in the HO in the area north of Bell Street, or more generally across Moreland.

### **Review of three HO places**

The preliminary review of the three places already in the HO included:

- A review of the existing place citation
- A site inspection

## **2.3 Stage 1 key findings**

The key findings of Stage 1 include:

- Places or precincts of potential cultural heritage significance at the local level recommended for further assessment in Stage 2.
- Places or precincts that have limited or no potential to achieve the threshold of local significance and for which no further action is required.
- Findings in relation to archaeological sites.
- Recommended actions following the review of three places already in the HO.
- Findings in relation to other sites outside of the scope of the Stage 1 study.

### **Places/precincts of potential local significance**

Stage 1 identified 67 heritage places comprising 55 individual places and 12 precincts of potential local significance and worthy of further assessment in Stage 2. A Hermes record was created, or updated where a record already existed, for all of these places and precincts, and populated in accordance with the Stage 1 study mandatory requirements as recommended by Heritage Victoria.

In summary, the individual places identified by Stage 1 included:

- Two baby health centres (one forms part of the DS Bain Reserve)
- One cemetery (Fawkner General Cemetery)
- Three halls
- One hotel
- One former post office and two post-war telephone exchanges
- Two factories
- Approximately 17 houses.
- Five groups of 1950s shops
- Eight churches
- Six reserves or tree groups
- One pool
- Six schools. It is noted that one school, St Joseph's College at 71 Grandview Avenue, Pascoe Vale is actually in the area to the *south* of Bell Street – this place has been identified in the



*Survey of Post-war Built Heritage in Victoria* prepared for Heritage Victoria and was included in Stage 1 on that basis.

- One railway culvert

The twelve precincts comprised eight Edwardian/inter-war and four post-war housing estates.

### Places of limited or no potential for local significance

Approximately 51 places and precincts following fieldwork inspection were considered to have limited or no potential for local significance (This included the 24 places excluded from fieldwork). Table 2.1 provides a summary of key reasons, numbers of places and some examples – please refer to Table B.3 in Appendix B for a complete list.

No further action is required for these places. For places that have an existing Hermes record, a brief explanation has been added to the record using the text from the table. With the agreement of the steering committee no Hermes record was created for the other places as it was considered the time would be better utilised in the preliminary assessment of potentially significant places.

**Table 2.1 – Summary of places of limited or no significance**

Reason	No. of places	Comments
<i>Already in HO</i>	2	-
<i>Better comparative examples</i>	21	These are places for which better examples have been identified by this study or are already included in the HO. Some of these places may also have low integrity or poor condition.
<i>Demolished</i>	7	-
<i>Low integrity or poor condition</i>	20	These include precincts such as Pleasant Street, Pascoe Vale that have low integrity or places such as the houses in Champ Street, Coburg that have been significantly altered. Accordingly, many of these places would also fit the criteria of better comparative examples.
<i>Outside study area</i>	1	One place in Donne Street Coburg was found to be well outside the study area and was not investigated further.

### Archaeological places

All of the archaeological sites have been inspected and the results of the preliminary assessment are set out in Appendix C. Of the six sites, there are two that have some potential for inclusion on the Heritage Inventory and could be assessed further. However, it appears that they would not be suitable for inclusion in the HO as they do not have significant above ground features.

There is no statutory obligation for Council to assess these two places. It is noted that:

- All archaeological sites in Victoria older than 50 years are automatically protected under the *Heritage Act* 1995, whether or no they have been assessed or included on the Heritage Inventory.
- The information known about the two places is captured in the Hermes database, which provides a readily accessible reference.

## Review of existing HO places – recommended actions

As noted in section 2.1, an additional task was the review of the controls applying to three places within the study area already included in the Heritage Overlay. Table 2.2 provides the findings of the review and the specific purpose of the review for each place:

**Table 2.2 – Review of HO places**

Place	Purpose of review	Findings	Recommended action
<i>House and trees at 34 Finchley Avenue, Glenroy</i>	To determine the significance of the two <i>Melia azederach</i> located in front of the house (HO222) and whether tree controls should be applied.	The trees are in good condition and appear to be 50+ years old – they are the only remnants of the original garden, but it is not clear whether they are an early or later planting.	Further research in Stage 2 to determine the historic significance of the trees.
<i>The organ at St Linus' Church, Coburg North.</i>	The organ itself is already individually listed in the HO (HO86). Should internal controls be applied to protect the organ?	Because of a later glass wall addition to the church it is possible to see almost the whole of the interior of the church. It is clear that the organ is separate from the building and not part of it.	The application of interior controls is unwarranted as it would have no effect upon the organ, which is a moveable object.
<i>Fawkner Memorial Park/Cemetery, Hume Highway</i>	The seventh ave bridge is included in the HO (HO216). Should other features be included?	The site inspection confirmed that the landscaping and other features surrounding the tearooms and other mature plantings within the cemetery have potential for inclusion in the HO.	Undertake a detailed survey of additional features and historic research in Stage 2.

## Other findings

### Beaufort houses

The preliminary fieldwork list compiled by Moreland City Council included a number of 'Beaufort' houses situated in the area around Gallipoli Parade in Pascoe Vale South. As these are within the area *south* of Bell Street it has been decided to assess these places separately as part of a review of the Gallipoli Parade Heritage Precinct. This will be the subject of a separate report to Council by Context Pty Ltd entitled *Gallipoli Parade Precinct and Beaufort Houses. Review of heritage significance* 2010.

**St Joseph's College**

This building is also to the south of Bell Street and so a preliminary assessment was carried out to determine whether it would be worthy of further detailed assessment as part of a separate study. However, this preliminary assessment determined that the College had been significantly altered and therefore was not worthy of further assessment.

**Places of natural significance**

The 'preliminary' list that formed part of the brief included two places, which have primarily natural heritage values. These places were excluded from the list for further assessment during Stage 1, but maybe assessed in future either individually or as part of a natural heritage study for potential inclusion in an overlay that better reflects the significance of the place, such as the Environmental Significance Overlay (ESO) or Significant Landscape Overlay (SLO). The two places are:

Place	Locality	Potential natural values
Jukes Road (end of)	Fawkner	Native Grassland
Merlynston Creek	Coburg North	May be a habitat for the Growling Grass Frog

**2.4 Stage 1 outcomes and recommendations**

The key findings of Stage 1 were discussed at a steering committee meeting held on 17 June 2010 when it was decided to proceed with the Stage 2 detailed assessment of the 67 places and precincts of potential local significance and the detailed review of the heritage controls applying to Fawkner Memorial Park (HO216) and 34 Finchley Avenue (HO222). It was also determined that:

- The 'Beaufort' houses (both in the area to the south of Bell Street and therefore outside the Study area) will be assessed as part of a separate report by Context Pty Ltd that will also consider review the Gallipoli Parade precinct (Please refer to *Gallipoli Parade Precinct and Beaufort Houses. Review of heritage significance* 2010).
- There will be no further assessment of the places of archaeological or natural significance at this stage.

## 3 STAGE 2 METHODOLOGY

### 3.1 Purpose and approach

The purpose of Stage 2 of the study was to undertake a detailed assessment of significance and documentation of those places that were identified to be of potential heritage significance in Stage 1 in order to inform recommendations for statutory protection. An additional task was to review the heritage controls applying to Fawkner Cemetery (HO216) and 34 Finchley Avenue (HO222). Stage 2 was guided by a steering committee, comprising Moreland City Council planning staff, which was chaired by the project manager, Kate Shearer.

The approach to Stage 2 addressed the tasks specified in the study brief and followed the principles and procedures set out in *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (1999). The methodology also drew upon Heritage Victoria guidelines for the preparation of heritage studies as well as relevant Independent Panel reports, including the Panel Report for Amendment C78 to the Moreland Planning Scheme (May, 2010) and, in particular, the Advisory Committee report in relation to the *Review of Heritage Provisions in Planning Schemes*<sup>1</sup> (The Advisory Committee Report), which was completed in August 2007.

The study methodology included the following key steps:

- Historical research
- Fieldwork
- Assessment of significance
- Preparation of statutory recommendations.

This chapter also includes discussion on how a precinct achieves a threshold of local significance and what constitutes a precinct having regard to comments made in the Advisory Committee Report.

### 3.2 Historical research

Additional research was carried out to build upon the preliminary information gathered in Stage 1. This research included both primary and secondary sources, for example:

- Land subdivision and title information from Land Victoria
- Sands & McDougall Directories
- Information held by the Public Records Office of Victoria including public buildings files, rate books for the former Broadmeadows and Coburg municipalities
- Local histories
- Newspaper articles including selected editions of *The Argus* and *Coburg Courier*
- Coburg Historical Society newsletters

The historical research was, generally speaking, carried out in two phases. Initial research (and in some cases further fieldwork) was undertaken to determine whether places were likely to achieve the threshold of local significance. Once this was done places were reviewed and were

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<sup>1</sup> *Review of Heritage Provisions in Planning Schemes. Advisory Committee Report. The way forward for heritage*, August 2007 (viewed online on 7 June 2009 at <http://www.dse.vic.gov.au/DSE/nrenpl.nsf/LinkView/954D4DD9314DF831CA256D480003CED9E82B85B30B18B0A4CA2572FF002709333#heritage>)

either determined to be not significant (and no further assessment required) or of probable significance and therefore worthy of further research and assessment.

The scope of the brief did not allow for the detailed research to be undertaken for every individual property within a precinct – the report identifies the places where further research would be desirable.

For the review of the two places already in the HO further research was carried out, as required, to fill any gaps in the existing histories of the sites.

### **3.3 Fieldwork**

Once further research was carried out additional fieldwork was undertaken in August and September 2010 in order to confirm what is significant about each place and enable more detailed descriptions of the condition and integrity of places and precincts to be prepared.

In almost all cases inspections were carried out from the street, although partial access on to properties was possible for some public buildings. An on-site inspection in the company of the owners was carried out for 10 Northumberland Road, Pascoe Vale, which is partially concealed from the street. More detailed field notes were gathered and additional photographs taken, as required.

As part of this fieldwork the majority of (and in some cases, all of) the contributory places in precincts were photographed and brief notes made about condition, integrity, possible date of construction and any notable features – wherever possible at least one image was taken of each contributory place within the precinct. The information gathered built upon the description gathered in Stage 1.

The additional fieldwork also assisted with comparative analysis of places and also led to the identification of additional places as described below.

Once further research was carried out of the two places already in the HO, further site inspections were undertaken of Fawkner cemetery to positively identify the significant fabric and to check that the HO had been applied correctly to significant features and whether it needed to be extended to include any additional features.

### **3.4 Assessment of significance**

The significance of each precinct was assessed using the Hercon criteria in accordance with current Heritage Victoria guidelines (refer to Appendix A for a full list of the criteria). The Hercon criteria have recently been adopted in place of the Australian Heritage Council (AHC) criteria (also known as the Register of the National Estate – RNE criteria) that were until recently used in many local heritage studies (see Section 3.7).

The thresholds applied in the assessment of significance are ‘State Significance’ and ‘Local Significance’. Heritage Victoria guidelines note that ‘Local Significance’ includes those places that are important to a particular community or locality (i.e., it can be important to a suburb and not necessarily the whole of Moreland municipality). Section 3.7 provides a discussion of how the threshold of local significance was determined.

The findings and recommendations of the Panel Report for Amendment C78 to the Moreland Planning Scheme (May 2010) were also considered.

#### **Comparative analysis**

Comparative analysis was an important part of this process. This analysis compared places identified and assessed by this Study as well as examples already in the HO both in the study area and elsewhere in Moreland, as considered appropriate.

For example, Stage 1 identified a number of potential precincts within the area bounded by the railway line, Gaffney Street, Sussex Street and Bell Street that was subdivided during the late

nineteenth century during the land boom, but not fully developed until the 1920s. Further research and comparative analysis enabled these broad areas to be more precisely defined on the basis of the key phases of development identified by detailed research. This was followed up by fieldwork to positively identify the contributory dwellings. As a consequence, two potential precincts identified by Stage 1 – A’Beckett St and Stock St – were downgraded to not significant, while two new precincts – Main Street and Rolland Street – emerged. A similar process was followed for the Merlynston group of precincts.

There was some difficulty in undertaking comparative analysis of post-war residential precincts because of the lack of suitable comparative examples. For the precincts identified in Glenroy Road, Glenroy and McBryde Street, Fawcner additional fieldwork was undertaken of streets in the vicinity of these two precincts to determine how they compared with the general pattern of 1950s housing in those areas. Selected inspections were also made of post-war housing in Pascoe Vale and Hadfield to provide further comparisons. The assessment of the post-war precincts also drew upon our experience in assessing a post-war precinct in the City of Stonnington known as the Green Gables Precinct. In addition, the precincts were assessed using similar criteria that would be applied to inter-war or Victorian precincts in terms of their intactness of the original period of development and overall integrity of the contributory places, and whether other features such as gardens, fencing and the setting of the houses were also contributory. It is considered that this provided a firm basis on which to make a determination about the relative significance of these places.

The assessment of significance and comparative analysis was also assisted by the recently adopted *City of Moreland Thematic History*, although, as will be discussed later in this report, the assessment did also identify some shortcomings with the themes identified.

## Documentation

As information about a place was compiled it was entered into the Hermes database. The significant features and elements of each place are described in detail in the Description field, and then summarized in the Statement of Significance.

A succinct history has been prepared for each place of local significance, which also links the place to the relevant theme and sub-theme as identified in the *City of Moreland Thematic History*. However, as noted below not all places are associated with a theme.

For heritage precincts, the following elements are identified, as appropriate:

- Individually significant buildings/places
- Contributory buildings/places
- Buildings/places that are not contributory to a precinct; and
- Other contributory elements within the precinct (e.g. buildings/structures/trees/components that contribute to the heritage area).

Maps have been prepared for each precinct showing contributory and non-contributory elements and the precinct boundaries. All individual places have been identified by an address or shown on a plan and have been mapped

## 3.5 Identification of additional places

The detailed research, additional fieldwork and comparative analysis resulted in a number of new places being identified, most of which were ultimately found to be of local significance. As noted above two new precincts – Main Street and Rolland Street – emerged as a result of the detailed investigation into the area around O’Hea Street, while research about houses in Sydney Road led to the discovery of an early house, partially concealed by flats, at No.781. A total of 5 houses and three precincts were so identified in Stage 2 (See Tables B.1 and B.2 in Appendix B), all of which were assessed to be of local significance.



### 3.6 Statutory recommendations

The statutory recommendations for places assessed to be local significance are made in accordance with relevant policies and guidelines including the *Local Government Heritage Guidelines* (1991) and the VPP practice note *Applying the Heritage Overlay*. It is noted that the practice note states that:

*The Heritage Overlay map, like all overlay maps, is intended to show which places are subject to a control. The Heritage Overlay map is not intended to indicate those buildings, structures, trees or other features considered to be important within a significant area. The only instance where an individual property within a significant area should be scheduled and mapped is in instances where it is proposed to trigger a variation to the control.*

On this basis, it is noted that the boundary of a place or precinct described in a statement of significance (i.e. what is significant) may differ from the recommended HO boundary (i.e. what is proposed to be subject to control).

In accordance with advice provided by the Steering Committee general conservation management guidelines were not provided for places or precincts – instead reference is made to the Moreland Local Heritage Policy (Cl.22.13 of the Moreland Planning Scheme). However, in some instances specific guidelines have been provided for matters not covered by the local policy.

### 3.7 Establishing a threshold of local significance

#### What is a threshold?

The Heritage Victoria standard brief for Stage 2 heritage studies notes that local significance can include places of significance to a town or locality, however, whether the ‘threshold’ of local significance is achieved depends how relevant heritage criteria are applied and interpreted.

The Advisory Committee Report notes that the related questions of the application of appropriate heritage criteria and establishing ‘thresholds’ that provide practical guidance to distinguish places of ‘mere heritage interest from those of heritage significance’ have been the subject of continuing debate in recent times. While there was agreement that the AHC criteria may be appropriate for use at the local level, the question of what establishes a threshold remains open to interpretation.

The Advisory Committee Report defines ‘threshold’ as follows:

*Essentially a ‘threshold’ is the level of cultural significance that a place must have before it can be recommended for inclusion in the planning scheme. The question to be answered is ‘Is the place of sufficient import that its cultural values should be recognised in the planning scheme and taken into account in decision - making?’ Thresholds are necessary to enable a smaller group of places with special architectural values, for example, to be selected out for listing from a group of perhaps hundreds of places with similar architectural values.<sup>2</sup>*

#### How is a threshold defined?

The Advisory Committee Report cites the Bayside C37 and C38 Panel report, which notes that:

*With respect to defining thresholds of significance, it was widely agreed by different experts appearing before this Panel that there is a substantial degree of value judgment required to assess a place’s heritage value, so that there is always likely to be legitimate, differing professional views about the heritage value of some places.*

<sup>2</sup> Advisory Committee Report, p.2-41

*There is a wide range of matters that can be taken into account in making any assessment (e.g. a place's value in relation to historic, social, aesthetic, cultural factors, its fabric's integrity and so on), leading to further grounds for differences between judgments.<sup>3</sup>*

While there are application guidelines for the use of the AHC criteria (Developed in 1990 these are known as the AHC *Criteria for the Register of the National Estate: Application Guidelines*), they are designed for application at the regional or National level and the Advisory Committee Report cited a report prepared by Ian Wight for Heritage Victoria, which noted that they may require rewriting to 'make them clearly applicable to places of local significance'.

On this basis, the Panel made the following conclusions:

*As also discussed, a fundamental threshold is whether there is something on the site or forming part of the heritage place that requires management through the planning system.*

*As we have commented, we see the development of thresholds as something which responds to the particular characteristics of the area under investigation and its heritage resources. Nevertheless the types of factors that might be deployed to establish local thresholds can be specified State - wide. They would include **rarity in the local context, condition/degree of intactness, age, design quality/aesthetic value, their importance to the development sequence documented in the thematic environmental history.** (Emphasis added)*

*This process is essentially a comparative one within the local area. That area may not coincide with the municipal area. Its definition should be informed by the thematic environmental history.<sup>4</sup>*

### **What is the role of the thematic history?**

The previous comments highlight the important role played by thematic environmental histories in providing a context for the identification and assessment of places. However, while it would be expected that the majority of places of local significance would be associated with a theme in the thematic history not all places are and there may be some that are individually significant for reasons that are independent of the themes identified by the Study. The chair of the Advisory Committee Report, Jenny Moles, made the following comment in the Panel report prepared for the Warrnambool Planning Scheme Amendment C57:

*The Panel also does not see it as inimical to the significance of this building that there is currently no mention of a guest house theme in the Gap Study Thematic History. **It is simply not the case that every building typology will be mentioned in such a study.** (Emphasis added)*

The C57 Panel Report also once again highlighted that thematic histories are not 'static' documents and should be reviewed once more detailed assessments are carried out for places and precincts. This iterative approach allows a 'more complete and more pertinent history of a municipality to be developed in terms of providing a basis for managing heritage stock and allows individual buildings to be placed in their historical context'.<sup>5</sup>

### **Conclusion**

In accordance with the Advisory Committee comments a series of local 'tests' have developed to determine whether a heritage place meets the threshold of local significance to the City of Moreland using the Hercon criteria. It is noted that a place need only meet one 'test' or criteria in order to meet the threshold of local significance. Meeting more than one 'test' does not make the place more significant – it simply means that the place is significant for a variety of reasons. The tests are:

<sup>3</sup> Advisory Committee Report, p.2-32

<sup>4</sup> Advisory Committee Report, p.2-45

<sup>5</sup> *Warrnambool Planning Scheme. Amendment C57 Panel Report*, December 2008, Jennifer A. Moles, Chair

- The place is associated with a key theme identified in the thematic environmental history. The place will have a strong association with the theme and this will be clearly illustrated by the fabric, when compared with other places (Criterion A).
- The place may be rare within the municipality or to a township or locality. It may contain or be a very early building/s, or be of a type that is under-represented within Moreland (Criterion B).
- If it is a representative example of a place type it will usually have the typical range of features normally associated with that type – i.e. it will be a benchmark example – and it will usually have a high degree of integrity (i.e. for a precinct, a high proportion of the places will be considered to be contributory) or particular aesthetic characteristics (Criteria D or E).
- The place is an exemplar of an architectural style or represents significant technical or artistic/architectural innovation or achievement when compared to other similar places in the municipality. The places will usually have a high degree of integrity when compared to other places (Criterion F).
- The place has strong social or historic associations to an area (Criterion G) or to an individual or organisation (Criterion H) and, in particular:
  - There is continuity of use or association, meanings, or symbolic importance over a period of 25 years or more (representing transition of values beyond one generation).
  - The association has resulted in a deeper attachment that goes beyond utility value.
  - The connection between a place and a person/s or organisations is not short or incidental and may have been documented – for example in local histories, other heritage studies or reports, local oral histories etc.

By comparison, places that do not meet the threshold of local significance will generally be those where:

- Historical associations are not well established or are not reflected in the fabric because of low integrity, or
- The place is common within the municipality or already well-represented in the Heritage Overlay, or
- If a precinct, it has a high proportion of non-contributory buildings, or
- It is a typical, rather than outstanding example of an architectural style or technical achievement and there are better comparative examples in the area or municipality.
- The social or historical associations are not well established or demonstrated.

### 3.8 What constitutes a precinct?

At present there are no definitive guidelines that provide assistance in identifying and defining a heritage precinct. This was acknowledged by the Advisory Committee appointed to undertake the *Review of Heritage Provisions in Planning Schemes*, which made the follow comments in the final report submitted in August 2007:

*Various Ministerial Panels have considered the question of the conceptualisation of the extent of a significant heritage place, particularly in relation to heritage areas or precincts, industrial sites and large rural properties. The Greater Geelong Planning Scheme Amendment C49 Ministerial Panel (February 2004) pointed out that the Practice Note Applying the Heritage Overlay does not provide any guidance on identification of heritage precincts. It noted that practice within the profession suggested that precincts should contain a substantial proportion of buildings that were assessed as being of precinct heritage significance, as defined in the statement of significance. A*

*statement of significance should outline what is significant, why it is significant and how the place demonstrates the heritage significance.*<sup>6</sup>

The Advisory Committee Report considered a number of submissions and various relevant Independent Panel reports. The final conclusions and recommendations suggested that the criteria for the definition of a precinct should take into account:

- the geographic distribution of the important elements of the place, including buildings and works, vegetation, open spaces and the broader landscape setting.
- whether the place illustrates historic themes or a particular period or type of development.
- whether it is a defined part of the municipality recognised by the community.
- whether non-built elements such as the subdivision pattern contribute to its significance.

The Panel went on to note that criteria suggested by the Hobsons Bay C34 Panel, ‘may be appropriate for inner urban, relatively homogenous precincts but appear to us to be too prescriptive for application in other situations’. It concluded that:

*Thematically related buildings or sites that do not adjoin each other or form a geographic grouping should, where appropriate, be able to **be treated as a single heritage place and share a statement of significance and HO number.***<sup>7</sup> (Emphasis added)

Finally, with regard to the proportion of significant (or significant and contributory) buildings that is desirable within precincts, the Advisory Panel considered that:

*..the stress on built fabric inherent in this question is misleading. Precincts need to be coherent, thematically and/or in terms of design, and need to be justifiable in relation to protection of significant components. It is neither possible nor desirable to set hard and fast rules about percentages.*<sup>8</sup>

## Conclusions

Section 3.7 already provides guidance for determining whether or not a precinct meets the threshold of local significance. For the purposes of this study, a precinct is considered to possess one or more of the following characteristics:

- They contain contributory places that individually or as a group illustrate important themes set out in the thematic history.
- The places within a precinct may or may not adjoin one another. Where they do not form a contiguous grouping they will have a strong and demonstrated thematic association.
- Where places form a contiguous grouping they will have largely intact or visually cohesive streetscapes that are either aesthetically or historically significant (or both).
- Precincts that are historically significant will include elements such as housing styles and subdivision layouts that are representative or typical of a particular era or type.
- Precincts of aesthetic significance will be distinguished by the high or exceptional quality of the housing design and/or estate layout and features when compared to other examples.
- They may contain a high proportion of Significant or Contributory properties as defined above.

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<sup>6</sup> Advisory Committee Report, p.2-48

<sup>7</sup> Advisory Committee Report, p.2-55

<sup>8</sup> Advisory Committee Report, p.2-54

## 4 STAGE 2 KEY FINDINGS

This chapter provides a summary of the key findings the study. It is based on a preliminary report presented to the steering committee on 7 September 2010 and includes:

- A summary of the places and precincts assessed to be local significance to Moreland.
- A discussion about the application of the *City of Moreland Thematic History*, in the assessment and comparative analysis of places.
- Recommended changes to the heritage overlay controls applying to applying to Fawkner Cemetery (HO216) and 34 Finchley Avenue (HO222).

### 4.1 Overview

At total of 134 places were assessed by the Study and a summary of the final assessment for each place is provided in the tables in Appendix B.

Of the 134 places assessed:

- 37 individual places are of local significance to Moreland City (See Table B.1).
- 12 precincts (or small groups) are of local significance to Moreland City (See Table B.2).
- 85 places do not meet the threshold of local significance – these places referred to as ‘Not significant’ are listed in Table B.3.

No places have been assessed as being of potential State significance.

### 4.2 Local significance

The majority of the 39 individual places and 12 precincts are situated in either Coburg/Coburg North or Pascoe Vale. The balance is situated in either Glenroy (2 places) or Fawkner (2 precincts, 3 individual places) and Oak Park (1 place). There are no places assessed by the study to be of local significance in the other suburbs of Gowanbrae, Hadfield or Tullamarine, which form part of the study area. Table 4.1 provides a summary of the types of places identified by suburb and the associated historic themes.

**Table 4.1 – Places of local significance by locality, type and theme**

Suburb	Place types identified	Historic themes
Coburg	19 <sup>th</sup> century boom residential precincts	Theme Six: Building Moreland's Houses 6.3 Building during the boom
	19 <sup>th</sup> century boom subdivisions with 1920s housing	Theme Six: Building Moreland's Houses 6.3 Building during the boom 6.4 Building houses in the twentieth century
	1920s housing in Sydney Road	Theme Six: Building Moreland's Houses 6.4 Building houses in the twentieth century
	Industry – Former J.Gadsden factory	Theme Eight: Building Moreland's Industries and Workforce 8.6 Wartime and post-war manufacturing
Merlynston (Coburg North)	1920s residential precincts	Theme Six: Building Moreland's Houses 6.4 Building houses in the twentieth

Suburb	Place types identified	Historic themes
		century
Fawkner	Post-war housing estates	Theme Six: Building Moreland's Houses 6.4 Building houses in the twentieth century
Glenroy	Inter-war and post-war public buildings	Theme Ten: Moreland's Community and Cultural Life 10.4 Participating in community activities
Oak Park	Railway culvert	Theme Four: Linking Moreland 4.3 Developing public transport routes
Pascoe Vale	Nineteenth and early twentieth century houses	Theme Six: Building Moreland's Houses 6.3 Building during the boom 6.4 Building houses in the twentieth century
	1920s commercial development	No specific theme
Various	Post-war Baby Health Centres	Theme Ten: Moreland's Community and Cultural Life 10.3 Caring for Moreland's community
Various	Inter-war schools	Theme Ten: Moreland's Community and Cultural Life 10.2 Establishing schools and places of learning
Various	Churches	Theme Ten: Moreland's Community and Cultural Life 10.1 Worshipping in Moreland
Various	Halls	Theme Ten: Moreland's Community and Cultural Life 10.4 Participating in community activities

### Recommended planning scheme overlay and permit exemptions

The Heritage Overlay is considered to be the most appropriate overlay controls for all the places and precincts of local significance. Specific controls (e.g. tree controls, interior controls) have been applied in accordance with VPP practice note – that is, where the application of the specific control is warranted by the significance of the place or precinct.

In terms of future management, permit exemptions may also be considered for specific places, for example the post-war residential precincts, which have specific management issues. For example, there are types of development that may be discouraged in Victorian or Edwardian/inter-war precincts (e.g. visible rear additions), which may be considered in appropriate circumstances in post-war precincts.

In order to reduce potentially unnecessary permit applications for various types of development it would be appropriate to develop a permit exemptions policy that could exempt certain types of development from the need for permit under the heritage overlay. At present, the only method of providing an exemption to a control in accordance with the HO is via an incorporated document and an example, developed specifically for post-war precincts, is provided in Appendix E. This could be adapted for individual places or for other precincts assessed by the study if required.



This approach has been used successfully at Wellington Shire, Latrobe City and Darebin City, where it has been implemented via planning scheme amendments (Amendment C26 Part 2, Amendment C14 and Amendment C68, respectively). In each case, the inclusion of the permit exemptions documents was considered to be a factor in reducing potential opposition to the introduction of heritage controls, particularly within precinct areas. The use of the incorporated documents was supported by the panels in each case.

### 4.3 Not significant

In addition to the 50 places identified by Stage 1 a further 33 places or precincts assessed during Stage 2 do not meet the threshold for local significance having regard to the criteria thresholds discussed in Chapter 3. Table B.3 provides a list of these places, with a brief explanation of why they are not significant. A basic Hermes record has been prepared with known information, an image and a short explanation of why the place has been assessed as not significant at the local level. No further action is required for these places.

In most cases, it was determined relatively quickly that these places would not meet threshold of local significance and often detailed research was not carried out. However, Table 4.2 provides additional comments for three places and one group of places for which more detailed research was carried out that provides further detail about what was discovered about the place and why it does not meet the threshold.

**Table 4.2 – Not significant places – additional information**

Places	Why is it not significant?
<i>Northern Golf Course</i>	<p>While the club-house is original, it has been significantly altered. The focus of this research was upon the vegetation and in particular whether or not a reputed World War I Honour Avenue was still extant.</p> <p>The evidence was inconclusive – research indicates that an avenue of Mahogany Gums were planted c.1918. Advice from the club historian suggested that the trees currently leading to the workshop area may be the avenue, however, an inspection found that the trees were a different species and further of were of different sizes and ages. While it is not unusual for Avenues of Honour to be replaced, unfortunately no firm evidence was uncovered that positively identified these trees.</p>
<i>Trees – Hartington Avenue, Glenroy</i>	<p>A row of Sugar Gums, which a community nomination suggested may have been planted by nineteenth or early twentieth century land speculators as part of ‘grand avenue’ of trees leading from Wheatsheaf Road to the station. However, no evidence has been found to support this claim and an inspection also revealed that some of the trees are in poor condition.</p>
<i>50s shops – various locations in Fawkner, Hadfield and Coburg North</i>	<p>These shops have distinctive 1950s/60s design featuring angled party walls and stallboards clad in crazy-paving. Research established that although the shops were among the first to be established within these areas they were not <i>the</i> first and also did not appear to be strongly linked with any particular theme in the thematic history.</p>
<i>Former Pascoe Vale Post Office 123 Essex Street</i>	<p>This building is in poor condition and the integrity is unknown. Research undertaken by the Coburg Historical Society appears to confirm that this was once the Pascoe Vale South Post Office. However, the move to this site, although it is not far from its original site, has further diminished the ability of the building to demonstrate a strong connection with a particular historic theme.</p>

## 4.4 Application of the City of Moreland Thematic History

The detailed assessment undertaken in Stage 2 has established the strong links between many of the places and various key themes in the thematic history, which relate to the intense periods of growth experienced in Moreland in the late nineteenth century and inter-war period. However, the detailed assessment of places has also identified the following issues:

- A small number of places that don't seem to fit a particular theme.
- The content and structure of Theme Six: *Building Moreland's Houses* could be improved.

### Places that don't fit a theme

As previously noted, not all places will be associated with a theme - the Heritage Victoria *Guidelines for Thematic Environmental Histories* (the HV Guidelines) that forms part of the standard brief for municipal heritage studies note that not every theme should be written about and implicit within this is that a place may be individually significant even though it is not associated with a theme that has been identified to be of particular importance to the historic development of an area. For example, the HV Guidelines note that "schools will be identified in the heritage study because of their architectural importance or their social value to a particular community" – i.e. a school may be individually significant even though education may not be identified as a theme within a particular area.

Accordingly, it is possible there will be places that are individually significant for reasons that are independent of the themes in the *City of Moreland Thematic History*. It was noted that some places may in fact be associated with themes at a regional, State or even national level. For example, places associated with major infrastructure such as water supply or electricity supply where the significance of the place needs to be considered on a metropolitan-wide basis rather than just in the context of a single municipality.

Accordingly, the fact that a place is not associated with a theme does not necessarily mean that there is a gap in the thematic history or that the place is not significant. As discussed in section 3.7, the process of developing a thematic history is an iterative one that will be continually informed by on-going research about the heritage places in a municipality – that is, updating and reviewing a thematic history is part of an accepted process and should not be perceived as revealing 'shortcomings' in a thematic history.

On this basis Table 4.3 provides comment about the places that could not be linked to a theme:

**Table 4.3 – Places with no applicable theme**

Place	Comments
Fawkner Police Station (Former)	Probably does not form a theme at the local level, however, is part of a State-wide theme.  Is also indicative of the suburban development of Fawkner in the post-war era and could be attached to a revised Theme Six (see below)
Pascoe Buildings Precinct	These places are typical of the small local shopping centres that formed along transport routes prior to the Second World War. There are likely to be others in Moreland.  It is possible that a new sub-theme of local shop could be developed under Theme Nine or as part of a revised Theme Six (see below)

## The content and structure of Theme Six: Building Moreland's houses

*Theme Six: Building Moreland's Houses* currently includes four sub-themes and while all of the houses and residential precincts can be linked to the various sub-themes, the actual link is sometimes tenuous given the existing structure and content in the thematic history. The following issues are identified:

- The use of the word 'houses' is somewhat limiting as it effectively excludes all other types of development. House are perhaps the most obvious and tangible expression of suburban growth, but they are not the only ones. A better description, perhaps, would be Theme Six: Building Moreland's *Suburbs*. This may also allow for discussion of other types of development that are associated with suburban development –e.g. development of local shops, services such as police stations etc.
- Sub-theme 6.4 *Building houses in the twentieth century* is too broadly defined. It is evident that there were two intense periods of suburban development in Moreland during the twentieth century. The first was in the 1920s when Coburg was raised to the status of a city and experienced significant growth – in the study area most of the development at that time occurred within Coburg and Coburg North (Merlynston) with isolated pockets in Glenroy and Pascoe Vale, but virtually nothing in Fawkner, Hadfield and elsewhere. The second was after the Second World War when Pascoe Vale, Glenroy, Fawkner, etc. finally filled up with houses. However, this is not made clear in the existing history, which deals with both in section 6.4. There should be separate chapters on pre and post-war development – that is, 6.4 should be for pre-1940 and a new 6.5 for post-1940.
- The section on the War Service Homes Commission (WSHC) and State Savings Bank of Victoria (SSBV) in sub-theme 6.4 could be improved. At present, sub-theme 6.4 includes a brief paragraph on the SSBV housing schemes, but doesn't explain its link to the WSHC (after 1922 the SSBV built homes on behalf of the WSHC) and the SSBV probably deserves a longer mention in its own section.
- Merlynston probably deserves its own sub-chapter in section 6.4. It grew significantly during the 1920s when it became a suburb in its own right and was held up a 'model' of suburban development that was the subject of civic pride. At the moment it is included in the history with Glenroy and Fawkner, which developed much later.
- There is little information about the development of Pascoe Vale either before or after the Second World War. More information is required. How and when did it develop and why?
- While the section on 'Beaufort' houses is good it is disproportionate in relation to the actual importance of these houses as an actual 'theme' in Moreland – this really forms part of a potential new theme of 'meeting post-war housing shortages', which also includes the activities of the Housing Commission of Victoria, and the WSHC (which apart from the Beaufort houses, also developed other estates in Pascoe vale and Fawkner). This could form part of a new sub-them 6.5 as mentioned above. This would allow reference to the significant Ford Factory Housing estate in Fawkner, which is not even mentioned in the history, even though I believe it is very important in terms of the post-war growth of Fawkner and was related to the industrial development occurring to the north.

## Conclusions

While the *City of Moreland Thematic History* provides a useful context for the identification and assessment it could be improved by some changes, particularly to Chapter 6. Such changes may include:

- Renaming *Theme Six: Building Moreland's Houses* as *Building Moreland's Suburbs* and providing separate sub-chapters for Development from 1900-1945 and from 1945 onwards. The section on 1945 onwards should include specific reference to the Ford

Factory Housing in Fawkner (currently there is none) and may utilise information gathered for the McBryde Street precinct.

- Providing a separate sub-chapter for Merlynston, which may be entitled ‘Merlynston – the model suburb’, using the detailed history prepared for the heritage precincts in Stage 2 of this study. This would form part of the existing section 6.4 or part of the suggested new section about development from 1900-1945.
- Providing additional information about the role of the War Service Homes Commission and the State Savings Bank of Victoria in the provision of housing in Theme Six.
- Providing additional information for the development of Pascoe Vale before and after the Second World War in Theme Six.
- Providing an additional sub-chapter in *Theme Nine: shopping and retailing* for the development of local shops (or this might form part of the revised Theme Six).

## 4.5 Fawkner Memorial Park (HO216)

### Review of significance

The Hermes database contains two citations for Fawkner Memorial Park – one is for the whole cemetery, and the other is specifically for the Tearooms and associated Garden of Remembrance.

The citation for the cemetery as a whole concludes that it is of State significance:

*Fawkner Memorial Park is of State significance as the major burial ground for the northern metropolitan area. It contains a number of graves of early Melbourne Pioneers, including John Batman, which form an unbroken sample of memorials from Victoria's foundation to the present day. It reflects the diversity of ethnic backgrounds of the northern suburbs in the variety of funerary monuments. The site is also of significance for the remnant native vegetation located in the northern section.*

However, as the place has not been nominated for inclusion on the Victorian Heritage Register (VHR), this assessment has not been confirmed. At present, only a small number of cemeteries are included on the VHR – the most comparable example is the Melbourne General Cemetery. Review of other historical information provides further evidence that may support a nomination for State significance, which includes the cemetery providing the first modern crematorium for Victoria, as well as the first Mausoleum (i.e., above-ground) burials in Victoria. However, the potential State significance of the place has been affected by the demolition and replacement of the original crematorium and chapel buildings in the 1980s.

The tearooms are of local significance:

*The Fawkner Memorial Park tearooms are of local architectural and historical significance. It is one of the few remaining original buildings constructed to Heath's 1906 masterplan for the Park, and, with the adjoining Garden of Remembrance, reflects the Classical-inspired architectural theme which Heath had envisaged.*

The tearooms are now the only surviving original building on the site. However, the building does not exist in isolation and is part of a wider cultural landscape that includes the adjacent enclosed ‘Garden of remembrance’, formal landscaping leading to the station, which also contains a restored Mortuary Carriage. These important features are not specifically mentioned by the existing citation.

## Significant features

The review of the existing historic information in the citation (along with some additional research) and site inspections have identified that a number of significant features exist within the site, which are summarised in Table 4.4. Of these only the bridge on Seventh Avenue is currently included within the HO.

**Table 4.4 – Fawkner Memorial Park significant features**

The cemetery layout, which is based upon the original plan prepared by Charles Heath

The buildings, structures and features designed by or under the direction of Charles or Frank Heath including the Tearooms and its associated formal landscape setting including terraces and mature Elms (*Ulmus procera*) and Canary Island Palms (*Phoenix canariensis*), the Garden of Remembrance 1 and Rose Urn Garden and associated mature plantings including a Pin Oak (*Quercus palustris*), Cedar (*Cedrus* sp.), Lemon-scented Gums (*Corymbia citriodora*) and Cypresses (*Cupressus* sp.), Garden of Remembrance 2, the bridges over Merlynston Creek at Fourth, Sixth and Seventh avenues, the Jewish Chapel and the Islamic/Muslim Chapel, the Charles Heath Fountain (as constructed c.1952 excluding the 1994 additions) and the R.J. Hardy Memorial Fountain.

The formal landscape setting along Fourth Avenue comprising mature English Elms (*Ulmus procera*) between First Crescent and Fourth Crescent, with a central plantation containing mature red standard roses.

The remnant mature plantings along Second Avenue (*Quercus robur* and *Cupressus* sp.), Fifth Avenue (*Ulmus procera*), Second Crescent (*Cupressus macrocarpa*), and the extension of Fourth Crescent east of the Jewish Chapel (*Cupressus macrocarpa*) and along the southern boundary (*Cupressus macrocarpa*)

The traditional and picturesque cultural landscape within the area generally to the south of Merlynston Creek, which comprises the earliest memorials set within mature trees. The significant mature plantings include exotic trees of the genus *Pinus*, *Cupressus*, *Quercus*, *Ulmus*, *Fraxinus* and *Phoenix canariensis*, as well as some remnant and introduced native species, predominantly Eucalypts

The former mortuary carriage situated within the formal gardens adjacent to the railway station.

The 'Old Pioneers' Section (which contains many early graves moved to this site in 1922) and the John Batman memorial

The Jewish Pioneers cemetery

The entry gates, relocated to this site from the Melbourne Fish Markets.

## Findings and recommendations

Fawkner Memorial Park is at least of local historic, social and aesthetic significance to Moreland City. It may also be of State significance, but for this to be determined would require further assessment by Heritage Victoria following a formal nomination. The Hermes place records have been updated and new citations prepared – please refer to Appendix G.

However, this does not automatically mean that the application of the heritage overlay (HO) over the whole of the site is automatically warranted. Many of the values of the cemetery are 'associative', that is, they are associated with activities carried out at the cemetery and peoples memories and use of the place, which are not always embodied in the fabric of the place. (although they can be). Similarly, while the layout of the cemetery is of interest, the fabric (that is the materials used to construct the roads and pathways) is not as it has been altered over time and is not original.

Secondly, the HO would provide no control over many 'soft' landscaping elements such as flower beds, small trees and shrubs etc. In addition, while many of the trees have landscape

amenity value, they are not significant because they were not planted at the time the cemetery was first established as part of an overall scheme, but were added much later.

Also, while the cemetery does contain a number of significant features, it has typically grown organically over time and much of the more recent fabric associated with the cemetery is not significant in itself, and does not warrant control.

The question is therefore, whether the conservation of heritage values on this site is best achieved by a statutory control such as the HO or by a variety of methods including interpretation, information brochures and the like. It is noted that the Cemetery has historic information on its website, a range of brochures and a published history of the cemetery that is available. They have restored the tearooms and the Mortuary Carriage. In short, the trustees appear to be very aware and proud of the history of the place and are working to conserve the historic values associated with it.

On this basis, it is considered that a HO over the whole of the site is not warranted, however, certain specific features should be included within the HO. It is recommended that:

- Moreland Council consult with the trustees of Fawkner Memorial Park about consideration of a nomination of the cemetery to the Victorian Heritage Register.
- That part of Fawkner Memorial Park generally to the south of Merlynston Creek and west of the railway is added to the HO as shown on the map in Appendix F. This area contains all the significant features as listed in Table 4.4.

## 4.6 34 Finchley Avenue (HO222)

The existing citation for 34 Finchley Avenue, Glenroy has the following statement of significance:

*Glenlyn is of local historical significance. The house dates from the first period of suburban subdivision of Glenroy, which occurred in the 1880s, probably as part of James Chapman's Forest Hills Estate.*

There is no mention of the trees in either the history or description for this place. Trying to establish exactly when trees were planted is extremely difficult and can often only be based on the size having regard to the species of the trees and typical growth rates.

The White Cedar (*Melia azedarach*) is native to Australia and South East Asia. It is distributed mainly in the northern part of Australia mainly in Queensland and eastern New South Wales. It is also found in the Kimberleys. White Cedar belongs to the mahogany family Meliaceae. It is a deciduous, shade tree with a rounded crown. The tree can reach height of 12m at maturity and having a width of 6-8m (sometimes up to 30m in its natural environment). The plant has an average lifespan around 20 years (Australian National Botanic Gardens website).

In this case, it is noted that the house was constructed c.1888. It is therefore unlikely that the trees date from this time and it is estimated that they date from some time in the early post-war period. That is, they are not associated with the primary period of significance of the house.

It is therefore concluded that the application of tree controls over this property is not warranted. The Hermes place record has been updated on the basis of the additional research carried out (Please refer to Appendix G).

### Source

Australian National Botanic Gardens Website (accessed 25 October 2010)

<<http://www.anbg.gov.au/gnp/interns-2008/melia-azedarach.html>>



## 5 RECOMMENDATIONS

### 5.1 Introduction

This section provides the key recommendations arising from the study. They are:

- The adoption of the *Moreland North of Bell Street Heritage Study* by the City of Moreland.
- Statutory recommendations to implement key findings of the study.
- Further work including potential future updates to the thematic history and assessment of places of natural and archaeological significance.

### 5.2 Adoption of study

On the basis of the key findings in this report, it is recommended that the City of Moreland adopt the *Moreland North of Bell Street Heritage Study*.

### 5.3 Statutory recommendations

It is recommended that the City of Moreland prepare and exhibit an amendment to the Moreland Planning Scheme to implement the findings of the *Moreland North of Bell Street Heritage Study*.

This amendment should:

- Update the references in the LPPF of the Moreland Planning Scheme to include specific reference to the Study, as appropriate.
- Replace the existing schedule to the heritage overlay in the Moreland Planning Scheme with a new schedule, which includes:
  - The existing heritage places listed in the Schedule.
  - The addition of the heritage places and precincts of local significance listed in tables B.1 and B.2 in this report.
  - Changing the description of HO216 to the following and deleting the external paint control:

*1187 Sydney Road, Fawkner - Fawkner Memorial Park*

This will require shifting the HO216 entry (currently it is listed under 'Hume Highway'). A draft revised HO Schedule showing the new HO places forms Attachment D to this report.

- Amend the relevant Moreland Planning Scheme Heritage Overlay maps and add new maps as required. This would add the places listed in tables B.1 and B.2 and also amend HO216 in accordance with section 4.5. The extent of the HO for precincts is shown on the precinct maps, which form part of the citations in Volume 2.

The extent of the HO for individual places is usually the whole property with the exception of the following places, which should have a smaller extent including only the identified significant features as shown on the plans in Appendix G.

- Coburg Olympic Pool
- The primary schools at Coburg North, Pascoe Vale and Westbreen and the former Merlynston Primary School.
- The former Charles Gadsden Factory, 36 Charles Street, Coburg North.

- The Wheatsheaf Road Uniting Church, Glenroy.
- The Glenroy Public Hall.
- The maternal child health centres at Merlynston (The HO extent also include the D.S. Bain Reserve) and Pascoe Vale.
- Fawkner Memorial Park.

The extent of the HO for precincts should include the properties shown on the precinct map as well the roadways between the properties. Where only the properties on one side are included then the HO boundary should be along the centre of the road.

- Include an incorporated document providing permit exemptions (Refer to Appendix E) in accordance with Cl.43.01-2 for certain types of development within post-war (and potentially other) heritage precincts. As discussed in section 4.2, this would apply specifically to the two post-war heritage precincts in Fawkner, but could be adapted to apply to other precincts and individual places as well. (Note: This is an optional recommendation and does not need to be adopted by Council.)

## 5.4 Further work

### Thematic history update

It is recommended that Council give consideration to the comments made in section 4.4 when undertaking any future review or update of the *City of Moreland Thematic History*.

### Assessment of places of potential archaeological or natural significance

It is recommended that Council consider assessing the places of archaeological and natural significance reviewed in Stage 1 of this study.

## REFERENCES

*These are the references referred to by this Volume 1 report. Specific references consulted in the assessment of heritage places and precincts are listed in the citations in Volume 2.*

Department of Planning & Housing, *Local Government Heritage Guidelines*, 1991

Historica, *City of Moreland Thematic History* (2010)

Johnson, C. & Ellender, I., *Cultural Heritage Report. Merri Creek Concept Plan*, (1993)

Merri Creek Management Committee, *Merri Creek & Environs Strategy 2009-2014* (2009)

*Moreland Planning Scheme Amendment C78 Panel Report*, May 2010, David Blore, Chair, Ann Keddie, Member, Ray Tonkin, Member

*Review of Heritage Provisions in Planning Schemes. Advisory Committee Report. The way forward for heritage*, August 2007 (viewed online on 7 June 2010 at  
<<http://www.dse.vic.gov.au/DSE/nrenpl.nsf/LinkView/954D4DD9314DF831CA256D480003CED9E82B85B30B18B0A4CA2572FF00270933#heritage>>)

Victoria Planning Provisions practice note, *Applying the Heritage Overlay*, 1999

## APPENDIX A

### Criteria for assessing cultural heritage significance (HERCON)

**Criterion A:**

Importance to the course, or pattern, of Moreland's cultural history.

**Criterion B:**

Possession of uncommon, rare or endangered aspects of Moreland's cultural history.

**Criterion C:**

Potential to yield information that will contribute to an understanding of Moreland's cultural history.

**Criterion D:**

Importance in demonstrating the principal characteristics of a class of cultural places and objects.

**Criterion E:**

Importance in exhibiting particular aesthetic characteristics.

**Criterion F:**

Importance in demonstrating a high degree of creative or technical achievement at a particular period.

**Criterion G:**

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.

**Criterion H:**

Special association with the life or works of a person, or group of persons, of importance in Moreland's history.

## APPENDIX B – SUMMARY OF FINDINGS

### Local significance

Tables B.1 and B.2 list the individual places and precincts assessed to be of local significance. Table B.1 has been updated in accordance with the recommendations of the Amendment C129 Independent Panel as adopted by Council on 13 March 2013 by removing the former SEC substation at 49-53 Gaffney Street (demolished) and the former shop and residence at 42 Burgundy Street, Pascoe Vale (reassessed as significantly altered and therefore not of local significance). Both places have been added to Table B.3.

\*Indicates places identified during Stage 2.

Note: No places or precincts are recommended for inclusion on either the Victorian Heritage Register or the Heritage Inventory.

### B.1 Individual places

Hermes No.	No.	Street	Suburb	Name/description	Recommended for Planning Scheme Overlay	Significance
59163	2A	Gaffney Street & De Chene Pde & Lake Grove	Coburg	Lake Reserve	Yes – Heritage Overlay	<b>LOCAL</b>
56736	1	Deans Street	Coburg	House	Yes – Heritage Overlay	<b>LOCAL</b>
140047	1	Gaffney Street	Coburg	Modernist house	Yes – Heritage Overlay	<b>LOCAL</b>
139972		Murray Road	Coburg	Coburg Olympic Pool	Yes – Heritage Overlay	<b>LOCAL</b>
139996	180	O'Hea Street	Coburg	Coburg North State School	Yes – Heritage Overlay	<b>LOCAL</b>
140016	58-60	Bakers Road	Coburg North	Merlynston State School (former)	Yes – Heritage Overlay	<b>LOCAL</b>
140005	97	Boundary Road	Coburg North	House & Canary Island Palm	Yes – Heritage Overlay	<b>LOCAL</b>
140007	36-38	Charles Street	Coburg North	Factory	Yes – Heritage Overlay	<b>LOCAL</b>
56773	4	Mathieson Street	Coburg North	Merlynston Salvation Army Temple (former)	Yes – Heritage Overlay	<b>LOCAL</b>
139975	2	Merlyn Street	Coburg North	DS Bain reserve	Yes – Heritage Overlay	<b>LOCAL</b>
149964	2	Merlyn Street	Coburg North	Merlynston Baby Health Centre	Yes – Heritage Overlay	<b>LOCAL</b>
140020	1	Novian Street	Coburg North	Progress Hall Merlynston	Yes – Heritage Overlay	<b>LOCAL</b>

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<b>Hermes No.</b>	<b>No.</b>	<b>Street</b>	<b>Suburb</b>	<b>Name/description</b>	<b>Recommended for Planning Scheme Overlay</b>	<b>Significance</b>
149930	773	Sydney Road	Coburg North	House	Yes – Heritage Overlay	<b>LOCAL</b>
150191	775	Sydney Road	Coburg North	House	Yes – Heritage Overlay	<b>LOCAL</b>
154673	781	Sydney Road	Coburg North	Rathmore (House)*	Yes – Heritage Overlay	<b>LOCAL</b>
149931	811	Sydney Road	Coburg North	House and canary island palms	Yes – Heritage Overlay	<b>LOCAL</b>
154674	962-64	Sydney Road	Coburg North	ANZ Bank*	Yes – Heritage Overlay	<b>LOCAL</b>
140008	138 & 144	Major Road	Fawkner	St Nektario's Greek Orthodox Church	Yes – Heritage Overlay	<b>LOCAL</b>
61688	67	Major Road	Fawkner	House	Yes – Heritage Overlay	<b>LOCAL</b>
61689	21	Princess Street	Fawkner	Policemans House (former)	Yes – Heritage Overlay	<b>LOCAL</b>
149937	5A	Cromwell Road	Glenroy	Glenroy Public Hall	Yes – Heritage Overlay	<b>LOCAL</b>
140022	70-76	Wheatsheaf Road	Glenroy	Glenroy Uniting Church	Yes – Heritage Overlay	<b>LOCAL</b>
140019		Station Road	Oak Park	Railway culvert	Yes – Heritage Overlay	<b>LOCAL</b>
139951	177A	Cumberland Road	Pascoe Vale	Baby Health Centre	Yes – Heritage Overlay	<b>LOCAL</b>
149932	24	Fawkner Street	Pascoe Vale	House*	Yes – Heritage Overlay	<b>LOCAL</b>
56745	362-364	Gaffney Street	Pascoe Vale	Pascoe Vale Primary School	Yes – Heritage Overlay	<b>LOCAL</b>
149934	4	Heath Street	Pascoe Vale	House*	Yes – Heritage Overlay	<b>LOCAL</b>
140002	10	Northumberland Road	Pascoe Vale	Loch Erne	Yes – Heritage Overlay	<b>LOCAL</b>
140058	137A	Kent Road & 38-46 Cornwall Road	Pascoe Vale	Kent Road Uniting Church	Yes – Heritage Overlay	<b>LOCAL</b>
139966	2 to 10	Pascoe Street	Pascoe Vale	Westbreen Primary School No.4158	Yes – Heritage Overlay	<b>LOCAL</b>
139971	35	Pascoe Street	Pascoe Vale	Westbreen Hall	Yes – Heritage Overlay	<b>LOCAL</b>
139997	19	Pleasant Street	Pascoe Vale	House	Yes – Heritage Overlay	<b>LOCAL</b>
56806	28	Pleasant Street	Pascoe Vale	Tasma (house)	Yes – Heritage Overlay	<b>LOCAL</b>
139994	38	Pleasant Street	Pascoe Vale	House	Yes – Heritage Overlay	<b>LOCAL</b>

<b>Hermes No.</b>	<b>No.</b>	<b>Street</b>	<b>Suburb</b>	<b>Name/description</b>	<b>Recommended for Planning Scheme Overlay</b>	<b>Significance</b>
139992	53a	Pleasant Street	Pascoe Vale	House	Yes – Heritage Overlay	<b>LOCAL</b>
149534	25	Prospect Street	Pascoe Vale	House	Yes – Heritage Overlay	<b>LOCAL</b>
139974	42	Prospect Street	Pascoe Vale	House	Yes – Heritage Overlay	<b>LOCAL</b>

## B.2 Precincts

<b>Hermes No.</b>	<b>No.</b>	<b>Street</b>	<b>Suburb</b>	<b>Name/description</b>	<b>Recommended for Planning Scheme Overlay</b>	<b>Significance</b>
140041	1-9 & 2-16	Fischer Street	Coburg	Fischer Street	Yes – Heritage Overlay	<b>LOCAL</b>
139962	5-45 & 8-34	Main Street	Coburg	Main Street*	Yes – Heritage Overlay	<b>LOCAL</b>
140054	1-35 & 2-48	May Street and 72 & 74 O’Hea St	Coburg	May Street	Yes – Heritage Overlay	<b>LOCAL</b>
149921	1, 3 & 6-20	Rolland Street	Coburg	Rolland Street*	Yes – Heritage Overlay	<b>LOCAL</b>
139958	35-49	Soudan Street	Coburg	Soudan Street	Yes – Heritage Overlay	<b>LOCAL</b>
140039	1-11 & 2-12	Adler Grove	Coburg North	Merlynston (Adler Grove)	Yes – Heritage Overlay	<b>LOCAL</b>
140370	1-3 & 4-30	Bain Avenue, 5, 7 & 9 Boundary Rd & 10, 12 Plaisted St	Coburg North	Merlynston (Bain Avenue)	Yes – Heritage Overlay	<b>LOCAL</b>
140045	1, 2 & 3	Delta Avenue & 17-1/21 & 2/21 Lorensen Ave	Coburg North	Merlynston (Delta Ave & Lorensen Ave)	Yes – Heritage Overlay	<b>LOCAL</b>
140034	3-63 & 2-54	Mashoobra St, 3-33A Galeka St and 47-57 & 54 Orvieto Street	Coburg North	Merlynston (Station Heights)	Yes – Heritage Overlay	<b>LOCAL</b>
56087	8-70	Argyle, Berry, Kiddle, Lorne, Lesleigh, McBryde & Wilson streets, Chester & Jelf courts	Fawkner	Ford Factory housing	Yes – Heritage Overlay	<b>LOCAL</b>
140023	181-199 & 210-236	McBryde Street and 7 & 9 Lowson Street	Fawkner	McBryde Street	Yes – Heritage Overlay	<b>LOCAL</b>
149935	434-442	Gaffney Street and 4 & 6 Railway Parade	Pascoe Vale	Pascoe Buildings*	Yes – Heritage Overlay	<b>LOCAL</b>



## Not significant

This table contains all the places assessed by Stages 1 and 2 of the Study not to meet the threshold of local significance with a brief explanation of the reasons why. (EFF - excluded from fieldwork) indicates those places that were removed from the fieldwork list at the beginning of Stage 1 because they were considered to have low potential to meet the threshold of local significance.

MLHPR is the *Moreland Local Heritage Places Review*, prepared by Context Pty Ltd in 2005.

### B.3 – Not significant

Hermes No.	No.	Street	Suburb	Name/description	Recommended Planning Scheme Overlay	Comments
140037	1-35 & 2-30	A'Beckett Street	Coburg	A'Beckett Street precinct	None	<b>Stage 2</b> – Better comparative examples
139962	146	Bell Street	Coburg	Church of Christ	None	<b>Stage 2</b> - Low integrity, better comparative examples
57028	29	Champ Street	Coburg	House	None	<b>Stage 1</b> – Better comparative examples
27029	31	Champ Street	Coburg	House	None	<b>Stage 1</b> – Better comparative examples
139964	19 & 19A	Clifton Grove	Coburg	Houses	None	<b>Stage 2</b> – Altered, better comparative examples
	42	Donne Street	Coburg	House	None	<b>Stage 1 (EFF)</b> – Outside study area
59232	15 rear	Elizabeth Street	Coburg	Synagogue (former)	None	<b>Stage 1</b> – Better comparative examples
140042	49-53	Gaffney Street (Cnr Cope Street)	Coburg	SEC substation (former)	None	<b>Demolished c.2012</b>
	92 & 156	O'Hea Street	Coburg	Shops	None	<b>Stage 1</b> – Better comparative examples
139953	154	O'Hea Street	Coburg	House	None	<b>Stage 2</b> – Better comparative examples
61690	64	O'Hea Street	Coburg	House	None	As above
139998	1 to 15	Stock Street	Coburg	Stock Street precinct	None	As above
	497	Sydney Road	Coburg	Commercial Buildings	None	<b>Stage 1 (EFF)</b> – Demolition permit issued (MCC advice)

Hermes No.	No.	Street	Suburb	Name/description	Recommended Planning Scheme Overlay	Comments
140004	697	Sydney Road	Coburg	Telstra Building	None	<b>Stage 2</b> – Historic themes/associations not strongly demonstrated
			Coburg	Merri Creek Reserve	None	<b>Stage 1 (EFF)</b> Identified by Hubbard 1991, reviewed by MLPHR. A substantial area (Edgars Creek, see below) is included in the HO. Other parts do not meet the threshold of local significance or are now outside the municipal area (i.e., on east side of Darebin Creek in Darebin City).
		Bakers Road (end)	Coburg North	Swing Bridge	None	<b>Stage 1</b> - Demolished
	30-34	Charles Street	Coburg North	Richards Reserve	None	<b>Stage 1</b> – Better comparative examples, no historic fabric
59216	45	Gaffney Street	Coburg North	Factory	None	<b>Stage 1</b> – Better comparative examples, low integrity
59185		Edgars Creek	Coburg North	Parkland	None	<b>Stage 1 (EFF)</b> Already in HO (HO72)
140017	6	Lens Street	Coburg North	Factory	None	<b>Stage 2</b> – Historic themes/associations not strongly demonstrated
59257		Newlands Road	Coburg North	Coburg Triple Drive In	None	<b>Stage 1 (EFF)</b> Nominated for Victorian Heritage Register - PROV H2218, therefore no further assessment required at this stage.
	23	Newlands Road	Coburg North	House	None	<b>Stage 1</b> – Better comparative examples
140074	64-68	Newlands Road	Coburg North	Shops	None	<b>Stage 2</b> – Historic themes/associations not strongly demonstrated – see detailed comment in section 4.3.
		Pallett Street and Bakers Road	Coburg North	Hoskin Reserve	None	<b>Stage 1</b> – Better comparative example, no historic fabric
140011	1141	Sydney Road	Coburg North	First and Last Hotel	None	<b>Stage 2</b> – Low integrity, better comparative examples

<b>Hermes No.</b>	<b>No.</b>	<b>Street</b>	<b>Suburb</b>	<b>Name/description</b>	<b>Recommended Planning Scheme Overlay</b>	<b>Comments</b>
140030	777, 779 & 813	Sydney Road	Coburg North	Houses	None	<b>Stage 2</b> – Better comparative examples
		Upfield Path - Adjacent to Upfield Railway Line	Coburg North	Upfield Path (between Bell Street and Boundary Road, Merlynston)	None	<b>Stage 1 (EFF)</b> The majority of the significant elements of Upfield Railway are already included in the HO, and there is little extant historic fabric.
59153		Jukes Road (end of)	Fawkner	Native Grassland	Possible ESO? See comments	<b>Stage 1 (EFF)</b> Site of natural significance. Sites of natural significance should be investigated by Council, where appropriate, for inclusion in another overlay, such as the Environmental Significance Overlay (ESO)
		Merlynston Creek	Fawkner	May be a habitat for the Growling Grass Frog	Possible ESO? See comments	<b>Stage 1 (EFF)</b> As above.
140062	131-137	Jukes Road,	Fawkner	Shops	None	<b>Stage 2</b> – Historic themes/associations not strongly demonstrated – see detailed comments in section 4.3
140010	9	Lee Street & 1094 Sydney Road, 118 Argyle Street	Fawkner	St Mark's Catholic Church & Hall	None	<b>Stage 2</b> - Better comparative examples
61687	40 & 86	Lorne Street	Fawkner	Mutton Reserve	None	<b>Stage 1</b> – Better comparative examples, no historic fabric
140038		Argyle, Lorne, Lynch, Malborough Street, etc.	Fawkner	HCV Fawkner Estate	None	<b>Stage 2</b> - Low integrity, better comparative examples
140076	88-92	Lynch Road	Fawkner	Shops	None	<b>Stage 2</b> – Historic themes/associations not strongly demonstrated – see detailed comments in section 4.3
140065	48-54	Major Road	Fawkner	Shops	None	As above
		Belair Avenue	Glenroy	Potential precinct	None	<b>Stage 1</b> – Better comparative examples, low integrity, houses altered.

<b>Hermes No.</b>	<b>No.</b>	<b>Street</b>	<b>Suburb</b>	<b>Name/description</b>	<b>Recommended Planning Scheme Overlay</b>	<b>Comments</b>
140026	16	Blenheim Street	Glenroy	House & trees	None	As above
	24	Blenheim Street	Glenroy		None	<b>Stage 1 (EFF)</b> Demolished
	54A	Chapman Avenue	Glenroy	House	Noen	<b>Stage 1 (EFF)</b> Demolished
	69-73	Chapman Avenue	Glenroy	Inter-war houses	None	<b>Stage 1</b> – Better comparative examples
	83-85	Chapman Avenue	Glenroy	Nursing Home	None	<b>Stage 1 (EFF)</b> Original house has been significantly altered by later additions.
61694		Daley Street	Glenroy	ATC Cook Reserve	None	<b>Stage 1 (EFF)</b> No historic fabric - a relatively bare reserve with no significant structures.
		Finchley Avenue	Glenroy	Potential precinct	None	<b>Stage 1</b> – Low integrity, better comparative examples
140043		Glenroy Road	Glenroy	Northern Golf Course	None	<b>Stage 2</b> - Historic themes/associations not strongly demonstrated – see detailed comments in section 4.3
140021	50-84	Glenroy Road	Glenroy	Glenroy Road precinct	None	<b>Stage 2</b> - Better comparative examples
	143	Glenroy Road	Glenroy	House	None	<b>Stage 1</b> – Better comparative examples, low integrity
	19	Grandview Street	Glenroy	House	None	<b>Stage 1</b> - Demolished
	10	Hartington Street	Glenroy	House	None	<b>Stage 1</b> – Better comparative examples, low integrity
59169		Melbourne Avenue	Glenroy	Street trees	None	<b>Stage 1</b> – Already assessed by Heritage Alliance (MCC advice)
	4	Nelson Street	Glenroy	Glenroy Dairy Stables	None	<b>Stage 1</b> – Low integrity
59088	7	Staples Court	Glenroy	House	None	<b>Stage 1 (EFF)</b> Not significant – assessed by MLHPR
	1	Tudor Street	Glenroy	House	None	<b>Stage 1</b> - Demolished
61693		Tudor Street	Glenroy	Assistant Station Masters	None	<b>Stage 1 (EFF)</b> This is actually the house

Hermes No.	No.	Street	Suburb	Name/description	Recommended Planning Scheme Overlay	Comments
				House		known as <i>Buangor</i> , 11 Tudor Street, which is already in the HO. No further action required.
139949		Hartington Street	Glenroy	Avenue of Gum Trees	None	<b>Stage 2</b> - Poor condition, historic associations not strongly demonstrated – see detailed comments in section 4.3
140025	55	Leonard Avenue	Glenroy	Glenroy Wesleyan Methodist	None	<b>Stage 2</b> - Better comparative examples, historic themes/associations not strongly demonstrated
139999	144-48	Melbourne Avenue	Glenroy	Tennis Club	None	<b>Stage 2</b> - Low integrity, historic themes/associations not strongly demonstrated
140015	701-703	Pascoe Vale Road	Glenroy	Glenroy Baptist Church	None	As above
140077	60-64	East Street	Hadfield	Shops	None	<b>Stage 2</b> - Historic themes/associations not strongly demonstrated
59064	41	Middle Street	Hadfield	House	None	<b>Stage 1 (EFF)</b> Not significant – assessed by MLHPR
		Pascoe Vale Road	Oak Park	Oak Part Aquatic centre	None	<b>Stage 1</b> - Better comparative examples
140014	626	Pascoe Vale Road	Oak Park	St Francis de Sales Catholic Church	None	<b>Stage 2</b> - Better comparative examples
	724	Pascoe Vale Road	Oak Park	House	None	<b>Stage 1</b> - Better comparative examples
140001	752	Pascoe Vale Road	Oak Park	Telstra Building	None	<b>Stage 2</b> - Historic themes/associations not strongly demonstrated
		Watt Ave & Harra Court	Oak Park	Oak Park Baptist Church	None	<b>Stage 1</b> - Better comparative examples. Low integrity
		Willett Avenue	Oak Park	Oak Park Primary School	None	<b>Stage 1</b> - Better comparative examples
	15, 21-26, 30	Dale Avenue, 2 & 4 Brady Street	Pascoe Vale	‘Snail Houses’	None	<b>Stage 1 (EFF)</b> Low integrity – better comparative examples.
		Bellevue Terrace	Pascoe Vale	Potential precinct	None	<b>Stage 1</b> - Better comparative examples.

Hermes No.	No.	Street	Suburb	Name/description	Recommended Planning Scheme Overlay	Comments
						Low integrity
		Boundary Road (West end)	Pascoe Vale	Potential precinct	None	<b>Stage 1</b> - Better comparative examples. Low integrity
149933	42	Burgundy Street	Pascoe Vale	Shop (former) and residence*	None	<b>Amendment C129</b> – Reviewed and found to have low integrity
56740	1	Derby Street	Pascoe Vale	House	None	<b>Stage 1 (EFF)</b> Not significant - – assessed by MLHPR
140018	154	Derby Street	Pascoe Vale	Church of Christ	None	<b>Stage 2</b> - Low integrity, historic themes/associations not strongly demonstrated
59233	123	Essex Street	Pascoe Vale	Pascoe Vale Post Office (former)	None	As above
140028	16	Grover Street	Pascoe Vale	House and Canary Island Palms	None	As above
56086		Northumberland Road & Cornwall Road	Pascoe Vale	KW Joyce Reserve (Gavin Park & Westbreen Reserve)	None	<b>Stage 1</b> - Already in HO (HO81)
140031	535-537	Pascoe Vale Road	Pascoe Vale	Pascoe Vale Uniting Church	None	<b>Stage 2</b> - Better comparative examples
149533	48	Pleasant Street	Pascoe Vale	House	None	<b>Stage 2</b> - Low integrity, better comparative examples
		Pleasant Street	Pascoe Vale	Potential precinct	See Comments	<b>Stages 1 &amp; 2</b> – Individual houses identified for HO, overall precinct has low integrity
		Sussex Street	Pascoe Vale	Houses	None	<b>Stage 1 (EFF)</b> The northern section of Sussex Street between Kent & Dixon streets is proposed for inclusion in HO249. Other sections of the street have low integrity.
	390-400 &	Bell Street	Pascoe Vale South	Shops	None	<b>Stage 1</b> – Low integrity, better

<b>Hermes No.</b>	<b>No.</b>	<b>Street</b>	<b>Suburb</b>	<b>Name/description</b>	<b>Recommended Planning Scheme Overlay</b>	<b>Comments</b>
	412-414					comparative examples
56761	16	Heliopolis Street	Pascoe Vale South	Beaufort House	None	<b>Stage 1 (EFF)</b> Demolished
56786	3	Moascar Street	Pascoe Vale South	Beaufort House	None	<b>Stage 1 (EFF)</b> Demolished
56787	9	Moascar Street	Pascoe Vale South	Beaufort House	None	<b>Stage 1 (EFF)</b> Demolished
56872	21	Somali Street	Pascoe Vale South	Beaufort House	None	<b>Stage 1 (EFF)</b> Demolished
56956	11	Vaux Street	Pascoe Vale South	Beaufort House	None	<b>Stage 1 (EFF)</b> Demolished
	19	Vaux Street	Pascoe Vale South	Beaufort House	None	<b>Stage 2</b> - Demolished



## APPENDIX C – STAGE 1 - ARCHAEOLOGY FINDINGS

Hermes ID	Hall (1989) Study Number	Street	Suburb	Additional site description (if known)	Notes	Result of initial field visit	Recommendation
59189	BM01	Argyle Street (End)	Fawkner	Unknown	Industrial Site (same as 60451)	Site appears to remain as described in Hall (1989) although obscured by landscaping and vegetation. Probably worthy of VHI entry, perhaps along with adjacent Quarry BM02.	Revisit. Potential inclusion on VHI.
59181	CB02	Armstead Avenue	Coburg	DeChene Reserve	Fence foundation. Possible originally fence of Pentridge stockade	Appears to survive in Google Earth images of cleared Newlands High School site. Has since been removed, probably as part of beautification for new development.	No further work.
8696	CB01	Armstead Avenue	Coburg	DeChene Reserve	Quarry	Quarry survives in fair condition although any archaeological potential has been removed through landscaping as part of Merri Creek corridor.	No further work.
60451	(BM01)	Broadmeadows Quarry 1	Fawkner	Unknown	(same as 59189)	NA	No further work
60453	BM02	Argyle Street (End) Broadmeadows Quarry 2, Fawkner	Fawkner	Cuttings	Industrial Site (possibly already on HO? (HO312?))	Quarry survives in good condition although little archaeological potential. Probably worthy of inclusion on VHI entry for adjacent industrial site BM01.	Revisit. Potential inclusion on VHI.

Hermes ID	Hall (1989) Study Number	Street	Suburb	Additional site description (if known)	Notes	Result of initial field visit	Recommendation
60452	(BM03)	Broadmeadows Quarry 3, Fawkner	Fawkner	Dry Stone Wall	(same as 59191)	NA	No further work
59191	BM03	Jukes Road (near)	Fawkner	Dry Stone Wall	Adjacent to Merri Creek Melway Map 18 A2 (same as 60452)	Lengths of wall appear to survive but in a somewhat collapsed state. The council land parcel in which it sits has been subdivided and is fenced off (the wall could not be directly accessed) perhaps for development or infrastructure corridor? The wall itself has no archaeological potential.	No further work.
None		Treloar & Keady Street	Coburg North	Old Quarry?	MMBW no.3539, 1937 [bw2417]	Quarry to the north of the junction has been infilled and is now a reserve. The quarry to its south west is hidden behind a tall corrugated metal fence but what could be seen suggests a well preserved quarry, with some potential for associated deposits. The northern part of the site is currently occupied by piles of building rubble, whilst the southern part is used by the dealership to the east to store commercial vehicles.	Revisit. Potential inclusion on VHI.

## **APPENDIX D – DRAFT HO SCHEDULE**

This includes only those pages of the HO Schedule that will be altered by the insertion of new places or the amendment of the existing listings for Fawkner Memorial Park.

MORELAND PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO75	Precinct Ewing Street Precinct, Brunswick Map 15HO	No	No	No	No	No	No	No	No
	Precinct Fischer Street, Coburg Map 8HO & 11HO	No	No	No	No	No	No	No	No
HO76	Precinct First Avenue Precinct, Brunswick Map 11HO & 14HO	No	No	No	No	No	No	No	No
	Precinct Ford Factory Housing, Fawkner Map 9HO	No	No	No	No	No	No	No	No
HO77	Precinct Frederick Street Precinct, Brunswick Map 14HO	No	No	No	No	No	No	No	No
HO132	Precinct French Avenue Precinct, Brunswick East Map 15HO	No	No	No	No	No	No	No	No

MORELAND PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO108	Precinct Lyle Street Precinct, Brunswick Map 14HO	No	No	No	No	No	No	No	No
	Precinct Main Street, Coburg Map 11HO	No	No	No	No	No	No	No	No
	Precinct May Street, Coburg Map 8HO & 11HO	No	No	No	No	No	No	No	No
HO214	Precinct Manallack and Union Streets Precinct, Brunswick Map 14HO	No	No	No	No	No	No	No	No
HO109	Precinct Marion Avenue Precinct, West Brunswick Map 13HO & 14HO	No	No	No	No	No	No	No	No
HO215	Precinct Marks Street Precinct, Brunswick Map 15HO	No	No	No	No	No	No	No	No

MORELAND PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	Precinct McBryde Street, Fawkner Map 5HO	No	No	No	No	No	No	No	No
HO110	Precinct Melville Road Precinct, Pascoe Vale South Map 10HO & 11HO	No	No	No	No	No	No	No	No
	Precinct Merlynston (Adler Grove) Map 8HO	No	No	No	No	No	No	No	No
	Precinct Merlynston (Bain Avenue) Map 8HO	No	No	No	No	No	No	No	No
	Precinct Merlynston (Delta Ave & Lorensen Ave) Map 8HO	No	No	No	No	No	No	No	No
	Precinct Merlynston (Station Heights) Map 8HO	No	No	Yes – Canary Island Palm 33 Mashoob ra only	No	No	No	No	No

MORELAND PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO130	Precinct Park Street Precinct, Brunswick Map 14HO	No	No	No	No	No	No	No	No
	Precinct Pascoe Buildings, Pascoe Vale Map 7HO	No	No	No	No	No	No	No	No
HO47	Precinct H.M. Prison Pentridge, Sydney Road and Champ Street and Murray Road and Urquhart Street, Coburg Map 9HO & 12HO	-	-	-	-	Yes  Ref No H1551	Yes	-	No
HO139	Precinct Phillipstown Precinct - Barkly Street/ Union Street, Brunswick Map 14HO	No	No	Yes (Temple Park only)	No	No	No	No	No
HO218	Precinct Reaburn Crescent Precinct, Brunswick West Map 13HO	Yes	No	No	Yes	No	No	No	No
HO220	Precinct Roberts Street, Brunswick East Map 15HO	No	No	No	No	No	No	No	No



MORELAND PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	Precinct Rolland Street, Coburg Map 11HO	No	No	No	No	No	No	No	No
HO145	Precinct Sheffield Street Precinct, Coburg Map 11HO & 12HO	No	No	No	No	No	No	No	No
	Precinct Soudan Street, Coburg Map 11HO	No	No	No	No	No	No	No	No
HO229	Precinct Stewart Street Precinct, Brunswick East Map 15HO	No	No	No	No	No	No	No	No
HO238	Precinct Sumner Estate Precinct, Brunswick Map 15HO	No	No	No	No	No	No	No	No
HO249	Precinct Sunbeam Street Precinct, Pascoe Vale Map 8HO	No	No	No	No	No	No	No	No

MORELAND PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO10	10 Allard Street, West Brunswick – House Map 13HO	Yes	No	No	No	No	Yes	No	No
HO264	118 Argyle Street, Fawkner – St Mark's Catholic Primary School (1930s school building) Map 8HO	No	No	No	No	No	Yes	No	No
HO11	326 Amess Street, East Brunswick – House Map 15HO	Yes	No	No	No	No	Yes	No	No
	58-60 Bakers Road, Coburg North – Former Merlynston State School Map 8HO	No	No	No	No	No	No	No	No
HO12	1-9 Ballarat Street, Brunswick - Former Brunswick Market Map 14HO	-	-	-	-	Yes Ref No H1307	Yes	-	No
HO385	2-6 Ballarat Street, Brunswick – Perucci Shirt Factory (former) Map 14HO	No	No	No	No	No	No	No	No
HO16	1 Barkly Street, East Brunswick – House Map 15HO	Yes	No	No	No	No	Yes	No	No

MORELAND PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	97 Boundary Road, Coburg North- House & Canary Island Palm Map 8HO	No	No	Yes – Canary Island Palm only	No	No	No	No	No
HO275	18-28 Brunswick Road, Brunswick East – Houses Map 15HO	No	No	No	No	No	No	No	No
HO35	56 Brunswick Road, East Brunswick - Brunswick South Primary School No. 2743 Map 15HO	Yes	No	No	No	No	Yes	No	No
HO276	64 Brunswick Road, Brunswick – SEC Substation Map 15HO	No	No	No	No	No	No	No	No
HO36	66 Brunswick Road, Brunswick - Former Star Cinema Theatre Map 15HO	Yes	No	No	No	No	Yes	No	No
HO277	104-106 Brunswick Road, Brunswick – Houses (pair) Map 15HO	No	No	No	No	No	No	No	No
HO278	119 Brunswick Road, Brunswick – City of Brunswick Electricity Supply Building Map 15HO	Yes	No	No	No	No	No	No	No

MORELAND PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO42	333-335 & 337-339 Brunswick Road, Brunswick - Houses and former Henderson's Shirt Factory Map 14HO	Yes	No	No	No	No	Yes	No	No
HO43	356 Brunswick Road, Brunswick – House Map 14HO	Yes	No	No	No	No	Yes	No	No
HO44	357 & 359 Brunswick Road, Brunswick – Prestonia and Hazeldeane Map 14HO	Yes	No	No	No	No	Yes	No	No
HO45	405-413 Brunswick Road, Brunswick - Beacon Service Station & Flats Map 14HO	Yes	No	No	No	No	Yes	No	No
HO281	5-11 Burchett Street, Brunswick – Terraces Map 14HO	No	No	No	No	No	No	No	No
	42 Burgundy Street, Pascoe Vale – Former shop & residence Map 7HO	No	No	No	No	No	No	No	No
HO282	7 Cadman Street, Brunswick West – House Map 14HO	No	No	No	No	No	No	No	No
HO283	27 Carnarvon Street, Brunswick – Chewton Map15HO	No	No	No	No	No	No	No	No

MORELAND PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO284	29-33 Carnarvon Street, Brunswick – Houses Map15HO	No	No	No	No	No	No	No	No
HO46	7-9 Cassels Road, Brunswick - Downs and Sons Rope and Cordage Works (Sampson Cordage Works) Map 14HO	Yes	No	No	No	No	Yes	No	No
HO285	39 Cassels Road, Brunswick – House Map 11HO	No	No	No	No	No	No	No	No
HO286	41 Cassels Road, Brunswick – Charsfield Map 11HO	No	No	No	No	No	No	No	No
HO287	Champ Street, Coburg – Street Trees Map 9HO, 11HO & 12HO	No	No	Yes	No	No	No	No	No
	36-38 Charles Street, Coburg North – Former Charles Gadsden Factory  The heritage place comprises the 1956 factory designed by Harry Norris.  Map 8HO	No	No	No	No	No	No	No	No
HO205	2 Churchill Street, Glenroy – House Map 2HO	Yes	No	Yes	No	No	No	No	No

MORELAND PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO206	41-49 Clarendon Street, Coburg - St Fidelis Roman Catholic Church and Presbytery Map 11HO	Yes	No	No	No	No	Yes	No	No
HO49	20 Cohuna Street, West Brunswick – Milano (The Harbour) Map 13HO & 14HO	Yes	No	Yes	No	No	Yes	No	No
HO50	1-7, 9-17 Colebrook Street, Brunswick – Former Melvilles Grain Store (1888-91) Map 14HO	-	-	-	-	Yes Ref No H705	Yes	-	No
HO52	2A Connelly Street, Brunswick - BCC Sub-station Map 14HO	Yes	No	No	No	No	Yes	No	No
HO53	6 Craigrossie Avenue and 3 Wattle Grove, Coburg - Glencairn 1859-61, 1882, 1911 Map 11HO	-	-	-	-	Yes Ref No H375	Yes	-	No
	5A Cromwell Road, Glenroy – Glenroy Public Hall Map 2HO	No	No	No	No	No	No	No	No
HO288	28 Crisp Avenue, Brunswick – House & Canary Island Palm Map 15HO	No	No	Yes	No	No	No	No	No



MORELAND PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO289	10 Cumberland Road, Pascoe Vale South – Pascoe Vale South Uniting Church (formerly St Andrew’s Uniting Church)  Map 10HO	No	No	No	No	No	Yes	No	No
HO290	61 Cumberland Road, Pascoe Vale – House  Map 7HO	No	No	No	No	No	No	No	No
HO291	109 Cumberland Road (Rogers Reserve), Pascoe Vale – World War I Soldier’s Memorial  Map 7HO	No	No	No	No	No	No	No	No
	177A Cumberland Road, Pascoe Vale – Baby Health Centre  Map 7HO	No	No	No	No	No	No	No	No
HO54	47 Cumming Street, West Brunswick – House  Map 13HO	Yes	No	No	No	No	Yes	No	No
HO57	2 -6 Davies Street, Brunswick - Masonic Temple  Map 11HO	Yes	No	No	No	No	Yes	No	No
HO58	11 Davies Street, Brunswick – House  Map 11HO	Yes	No	No	No	No	Yes	No	No

MORELAND PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO64	196A Dawson Street, Brunswick - MMTB Substation Map 13HO	Yes	No	No	No	No	Yes	No	No
HO65	208A Dawson Street, Brunswick - Hudson Reserve Map 13HO	Yes	No	No	No	No	Yes	No	No
HO67	20 De Carle Street, Brunswick – House Map 14HO	Yes	No	No	No	No	Yes	No	No
	1 Deans Street, Coburg - House Map 8HO	No	No	No	No	No	No	No	No
HO293	3 Deans Street, Coburg – Capragh Map 8HO	No	No	No	No	No	No	No	No
HO294	5 Deans Street, Coburg – Victoriana Map 8HO	No	No	No	No	No	No	No	No
HO69	7 Donald Street, Brunswick - House Map 11HO	Yes	No	No	No	No	Yes	No	No
HO70	31 Donald Street, Brunswick - "Iona" Map 11HO	Yes	No	No	No	No	Yes	No	No

MORELAND PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO298	2 Fallon Street, Brunswick – House (former John Curtin residence) Map 14HO	No	No	No	No	No	No	No	No
	24 Fawkner Street, Pascoe Vale - House Map 7HO	No	No	No	No	No	No	No	No
HO245	Elm Grove, Coburg – Baby Health Care Centre	-	-	-	-	Yes Ref No H2042	No		No
HO222	34 Finchley Avenue, Glenroy - Glenlyn Map 2HO	Yes	No	No	No	No	No	No	No
HO131	15-29 Ford Street, Brunswick Map 14HO	No	No	No	No	No	No	No	No
HO299	3-5 Frith Street, Brunswick – Telephone Exchange Map 14HO	No	No	No	No	No	Yes	No	No
HO301	14 Frith Street, Brunswick – Former Steel Company of Australia Ltd Map 14HO	No	No	No	No	No	No	No	No

MORELAND PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	Gaffney Street, Coburg – Coburg Lake Reserve Map 8HO & 9HO	No	No	Yes	No	No	No	No	No
	1 Gaffney Street, Coburg - House Map 8HO & 9HO	No	No	No	No	No	No	No	No
HO78	11 Gaffney Street, Coburg - Antrim (Now Felton House) Map 8HO	Yes	No	No	No	No	Yes	No	No
	51-53 Gaffney Street, Coburg – Former SEC substation Map 8HO	No	No	No	No	No	No	No	No
HO79	82-92 Gaffney Street, Coburg - Lincoln Mills 1919 Map 8HO	Yes	No	No	No	No	Yes	No	No
	362-364 Gaffney Street, Coburg – Pascoe Vale Primary School Map 7HO	No	No	No	No	No	No	No	No
HO302	87 Garnet Street, Brunswick – House Map 11HO	No	No	No	No	No	No	No	No

MORELAND PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO213	Hartington Street (corner Melbourne Avenue), Glenroy - Electricity Substation Map 2HO	Yes	No	No	No	No	Yes	No	No
	4 Heath Street, Pascoe Vale - House Map 7HO	No	No	No	No	No	No	No	No
HO91	49 Heller Street, West Brunswick - "Chaumont" Map 14HO	Yes	No	No	No	No	Yes	No	No
HO244	Hope Street and Percy Street, Brunswick Craig & Seeley Offices and Showroom, Map 14HO	-	-	-	-	Yes Ref No H2026	No	-	No
HO94	21-35 Hope Street, Brunswick - Former Brunswick Gas and Coke Company Gas Retort Building Map 14HO	Yes	No	No	No	No	Yes	No	No
HO95	160 Hope Street, Brunswick – House Map 14HO	Yes	No	No	No	No	Yes	No	No
HO96	181-185 & 272 Hope Street, Brunswick - Church, Manse, School & Convent Map 13HO	Yes	No	No	No	No	Yes	No	No

MORELAND PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO97	7 Hopetoun Avenue, Brunswick – House Map 10HO	Yes	No	No	No	No	Yes	No	No
HO311	Howarth Street (part of 14 Frith Street), Brunswick – Former City of Brunswick Electricity Supply Transformer Station Map 14HO	No	No	No	No	No	No	No	No
HO98	5 - 15 Hudson Street, Coburg, Houses Map 11HO	Yes	No	No	No	No	Yes	No	No
HO99	35 Hudson Street, Coburg - House Map 11HO	Yes	No	No	No	No	Yes	No	No
HO216	<del>Hume Highway, Fawkner (Fawkner Cemetery) – Tearooms Fawkner Memorial Park</del> Map 4HO	<del>Yes</del>	<del>No</del>	<del>Yes</del>	<del>No</del>	<del>No</del>	<del>Yes</del>	<del>No</del>	<del>No</del>
HO312	Imaroo Street, Fawkner (opposite Nos.5, 7 and 9) – Former Quarry Map 9HO	No	No	No	No	No	No	No	No
HO313	Josephine Street, Oak Park (outside 37 Murphy St) – Peppercorn Tree Map 6HO	No	No	Yes	No	No	No	No	No

MORELAND PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO314	26 Josephine Street, Oak Park – Oak Park Reserve  Map 6HO	No	No	Yes	No	No	No	No	No
	137A Kent Road, Pascoe Vale – Kent Road Uniting Church  The heritage place is the 1959 church and vestry designed by Earle & Bunbury.  Map 8HO	No	Yes – church only	No	No	No	No	No	No
HO101	53 King Street, East Brunswick – House  Map 15HO	Yes	No	No	No	No	Yes	No	No
HO2	Kirkdale Street Park, East Brunswick (adjacent Merri Creek) - Quarry  Map 15HO	Yes	No	No	No	No	Yes	No	No
HO315	25 Lake Avenue, Pascoe Vale – Former Mt Sabine building only (now part of Pascoe Vale Girls' High School)  Map 7HO	No	No	No	No	No	Yes	No	No
HO102	Lake Reserve, Coburg - Pepper Tree (Schinus Molle Var Areira)  Map 9HO	No	No	Yes	No	No	No	No	No

MORELAND PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO106	318-324 Lygon Street, Brunswick – Baby Health Centre  Map 15HO	Yes	No	No	No	No	Yes	No	No
HO107	513 Lygon Street, Brunswick - Lyndhurst Club Hotel  Map 15HO	Yes	No	No	No	No	Yes	No	No
HO321	1 Maghull Street, Brunswick East –House  Map 15HO	No	No	No	No	No	No	No	No
HO322	1A-1B Main Street, Coburg – Former Coburg Court House  Map 11HO	No	No	No	No	No	Yes	No	No
	67 Major Road, Fawkner - House  Map 5HO	No	No	No	No	No	No	No	No
HO323	82 Major Road, Fawkner – Dowling House  Map 4HO	No	No	No	No	No	No	No	No
	138 Major Road, Fawkner – St Nektario's Church  The heritage place is the 1976 church designed by Earle & Bunbury.  Map 4HO	No	No	No	No	No	No	No	No



MORELAND PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO310	1-7 Marlborough Street (corner Hartington Street), Glenroy – Former Hutchinson's Flour Mill  Map 2HO	No	No	No	No	No	No	No	No
HO324	1 McKay Street, Coburg – Fitzroy Villa  Map 11HO	No	No	No	No	No	No	No	No
	4 Mathieson Street, Coburg North – Former Salvation Army Hall  Map 8HO	No	No	No	No	No	No	No	No
HO325	151 Melbourne Avenue, Glenroy – House and front fence  Map 2HO	No	No	No	No	No	No	No	No
HO111	41-45 Melville Road, West Brunswick - Former Western Theatre  Map 13HO	Yes	No	No	No	No	Yes	No	No
HO112	104 Melville Road, Brunswick - House  Map 14HO	Yes	No	No	No	No	Yes	No	No
HO326	180E Melville Road & 14A Jolley Street, Brunswick West – Jacobs Reserve and Scout Hall  Map 11HO	Yes (Scout Hall only)	No	Yes	Yes	No	No	No	No

MORELAND PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	2 Merlyn Street, Coburg North – DS Bain Reserve & Baby Health Centre Map 8HO	No	No	Yes, Elms, Bottle Tree & 2 Moonahs	No	No	No	No	No
HO386	9-27 Michael Street, Brunswick – Gordon Brothers Refrigeration (Former Charles Steele & Company printing factory) Map 14HO	No	Yes (Board room and entry foyer)	No	No	No	No	No	No
HO114	12-20 Miller Street, East Brunswick - John Welsh Factory Map 15HO	Yes	No	No	No	No	Yes	No	No
HO328	68 Mitchell Street, Brunswick – House Map 15HO	No	No	No	No	No	No	No	No
HO329	86 Mitchell Street, Brunswick – House Map 15HO	No	No	No	No	No	No	No	No
HO219	Moonee Ponds Creek, Glenroy - Trestle Bridge Map 1HO	Yes	No	No	No	No	No	No	No
HO117	1-9 Moreland Road, Coburg - Former Spicer Paper Mills Map 12HO	Yes	No	No	No	No	Yes	No	No

MORELAND PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO335	72 Munro Street, Coburg – Franklin Map 11HO	No	No	No	No	No	No	No	No
HO122	Murray Road, Coburg - Bridge over Merri Creek Map 9HO	-	-	-	-	Yes Ref No H1198	Yes	-	No
	Murray Road, Coburg – Coburg Olympic Pool Map 9HO	No	No	No	No	No	No	No	No
HO337	30 Murray Street, Brunswick West – House Map 13HO	No	No	No	No	No	No	No	No
HO125	Newlands Rd, Coburg - Bridge over Merri Creek Map 9HO	-	-	-	-	Yes Ref No H1446	Yes	-	No
HO338	44 Nicholson Street, Coburg – Former Akins Auto Service Map 12HO	No	No	No	No	No	No	No	No
HO128	53 Nicholson Street, East Brunswick - Wesleyan Methodist Church Map 15HO	Yes	No	No	No	No	Yes	No	No

MORELAND PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO339	75 Nicholson Street, Coburg – House (including garage and front fence) Map 12HO	No	No	No	No	No	No	No	No
HO127	132A Nicholson Street, Coburg – Former Coburg East Primary School 1926 Map 12HO	Yes	No	No	No	No	Yes	No	No
HO341	225 Nicholson Street, Brunswick East – Lomond Hotel Map 15HO	No	No	No	No	No	No	No	No
	10 Northumberland Road, Pascoe Vale – Loch Erne (House) Map 7HO	No	No	Yes – Oak (Quercus robur)	No	No	No	No	No
	1 Novian Street, Coburg North – Former Merlynston Progress Hall Map 8HO	No	No	No	No	No	No	No	No
HO221	7 Oak Park Court, Oak Park – Oak Park (Belle Vue Park, Grand View Park and Pascoe Vale Farm) Map 6HO	Yes	No	No	No	No	Yes	No	No
HO342	9 Oak Park Court, Oak Park – Former Belle Vue Park Stables Map 6HO	No	No	No	No	No	No	No	No

MORELAND PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO343	20 O'Hea Street, Coburg – Former Warder's Cottage & Dairy Map 11HO	No	No	No	Yes	No	No	No	No
HO344	22 O'Hea Street, Coburg – Former Warder's Cottage Map 11HO	No	No	No	No	No	No	No	No
	180 O'Hea Street, Coburg – Coburg North Primary School Map 11HO	No	No	No	No	No	No	No	No
HO345	22 Orvieto Street, Coburg North – Merlynston Uniting Church Map 8HO	No	No	No	No	No	Yes	No	No
HO133	Park Street- Janet Hillman Reserve, Brunswick Map 15HO	No	No	No	No	No	No	No	No
HO134	655 Park Street, Brunswick – Nalang Map 14HO	Yes	No	No	No	No	Yes	No	No
HO346	827 Park Street, Brunswick – House Map 14HO	No	No	No	No	No	No	No	No

MORELAND PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO347	833 Park Street, Brunswick – House (including garden and front fence) Map 14HO	No	No	Yes	Yes	No	No	No	No
HO348	835 Park Street, Brunswick – House Map 14HO	No	No	No	No	No	No	No	No
HO241	839 Park Street, Brunswick – Dwelling Map 14HO	No	No	No	No	No	No	No	No
HO135	903 & 905 Park Street, West Brunswick - Former Superintendent's Residence (Aldersyde) and House Map 14HO	Yes	No	Yes	No	No	Yes	No	No
	2-10 Pascoe Street, Pascoe Vale – Westbreen Primary School  The heritage place is the 1929 weatherboard school. Map 7HO	No	No	No	No	No	No	No	No
	35 Pascoe Street, Pascoe Vale – Westbreen Hall Map 7HO	No	No	No	No	No	No	No	No
HO136	19 Passfield Street, West Brunswick - House Map 13HO	Yes	No	No	No	No	Yes	No	No

MORELAND PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO137	23 Passfield Street, West Brunswick – House  Map 13HO	Yes	No	No	No	No	Yes	No	No
HO349	10-38 Patterson Street (corner of Sheffield Street), Coburg – St Bernard's Catholic Church (1955 church building only)  Map 12HO	No	No	No	No	No	Yes	No	No
HO350	144 Pearson Street, Brunswick West – North Brunswick Primary School  Map 14HO	No	No	No	No	No	Yes	No	No
HO387	5 Pitt Street, Brunswick – Former Irene Lingerie Factory  Map 15HO	No	No	No	No	No	No	No	No
	19 Pleasant Street, Pascoe Vale - House  Map 7HO	No	No	No	No	No	No	No	No
	28 Pleasant Street, Pascoe Vale – Tasma (House)  Map 7HO	No	No	No	No	No	No	No	No
HO351	29 Pleasant Street, Pascoe Vale – Holy Trinity Anglican Church  Map 7HO	No	No	No	No	No	Yes	No	No

MORELAND PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO352	31 Pleasant Street, Pascoe Vale – Wilsleigh Map 7HO	No	No	No	No	No	No	No	No
HO353	35 Pleasant Street, Pascoe Vale – Residence Map 7HO	No	No	No	No	No	No	No	No
	38 Pleasant Street, Pascoe Vale - House Map 7HO	No	No	No	No	No	No	No	No
	53A Pleasant Street, Pascoe Vale - House Map 7HO	No	No	No	No	No	No	No	No
HO223	Plumpton Avenue, Glenroy - Former St Matthew's Church c 1908 Map 2HO	Yes	No	No	No	No	Yes	No	No
HO237	73 Plumpton Avenue, Glenroy – Dwelling Map 14HO	Yes	No	No	No	No	No	No	No
	21 Princess Street, Fawkner – Former Fawkner Police Station & Residence Map 8HO	No	No	No	No	No	No	No	No
	25 Prospect Street, Pascoe Vale - House Map 7HO	No	No	No	No	No	No	No	No



MORELAND PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	42 Prospect Street, Pascoe Vale - House Map 7HO	No	No	No	No	No	No	No	No
HO354	54 Rainer Street, Pascoe Vale South – Residence Map 10HO	No	No	No	No	No	No	No	No
HO355	55-57 Rainer Street, Pascoe Vale South – Residence Map 10HO	No	No	No	No	No	No	No	No
HO357	27 Rennie Street, Coburg – House Map 12HO	No	No	No	No	No	No	No	No
HO358	54 Rennie Street, Coburg – House Map 12HO	No	No	No	No	No	No	No	No
HO359	130 Rennie Street, Coburg – Former Montague Dare Residence Map 12HO	No	Yes	Yes	No	No	No	No	No
HO360	185-187 Reynard Street, Coburg – Coburg West Primary School No. 3941 Map 11HO	No	No	No	No	No	Yes	No	No
HO141	234 Reynard Street, Coburg — West Coburg Progress Association Hall & Cinema Map 11HO	Yes	No	No	No	No	Yes	No	No

MORELAND PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO226	21 South Street, Hadfield - Kingsley College (Huntingtower) Map 8HO	Yes	No	Yes	No	No	Yes	No	No
HO361	10 South Audley Street, Brunswick – House Map 15HO	No	No	No	No	No	No	No	No
HO227	South Daly Street, Brunswick West - Brunswick South West Primary School Map 13HO	Yes	No	No	No	No	Yes	No	No
	Station Road, Oak Park – Railway culvert Map 6HO	No	No	No	No	No	No	No	No
HO146	21 Station Street, Moreland – The American Cottage c1885 Map 11HO	-	-	-	-	Yes Ref No H139	Yes	-	No
HO147	120 Stewart Street, Brunswick - Residence (1887) Map 15HO	-	-	-	-	Yes Ref No H1219	Yes	-	No
HO148	195A-197 Stewart Street, East Brunswick - Brunswick East Primary School Map 15HO	Yes	No	No	No	No	Yes	No	No

MORELAND PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO170	715-719 Sydney Road, Brunswick - Don Bosco Youth Centre Map 14HO	Yes	No	No	No	No	Yes	No	No
HO369	725-729 Sydney Road, Coburg – Former Coburg Metropolitan Fire Brigade Station Map 8HO	No	No	No	No	No	Yes	No	No
	773 Sydney Road, Coburg North - House Map 8HO	No	No	No	Yes – front fence	No	No	No	No
	775 Sydney Road, Coburg North - House Map 8HO	No	No	No	Yes – front fence	No	No	No	No
	781 Sydney Road, Coburg North – Rathmore (House) Map 8HO	No	No	No	No	No	No	No	No
HO171	807-813 Sydney Road, Brunswick - Brunswick Tram Depot Map 11HO	Yes	No	No	No	No	Yes	No	No
	811 Sydney Road, Coburg North – House & Canary Island Palm Map 8HO	No	No	Yes – Canary Island Palm only	No	No	No	No	No

MORELAND PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO243	828 Sydney Road, Brunswick – former Alhambra Theatre  Map 11HO	No	Yes	No	No	No	No	No	No
	962-964 Sydney Road, Coburg North – ANZ Bank  Map 8HO	No	No	No	No	No	No	No	No
HO216	1187 Sydney Road, Fawkner - Fawkner Memorial Park  Map 4HO	No	No	Yes	No	No	Yes	No	No
HO370	1218-1220 Sydney Road, Fawkner – Former Fawkner Methodist Church & Sunday School  Map 4HO	No	No	No	No	No	Yes	No	No
HO173	22 The Grove, Coburg - Holyrood 1890  Map 12HO	Yes	No	No	No	No	Yes	No	No
HO174	23 & 25 The Grove, Coburg – Koorali & Kalimna (Polychrome Brick Residences)  Map 12HO	Yes	No	No	No	No	Yes	No	No
HO175	45 & 47 The Grove, Coburg – Oak Hill & Waratah (Manumbar) (Polychrome Brick Residences)  Map 12HO	Yes	No	No	No	No	Yes	No	No

MORELAND PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO195	193 Weston Street, East Brunswick – Cottage Map 15HO	Yes	No	No	No	No	Yes	No	No
HO381	213A Weston Street, Brunswick East – Former Brunswick East Presbyterian Church Map 15HO	No	No	No	Yes	No	Yes	No	No
HO382	54 Wheatsheaf Road, Glenroy - Glenroy Primary School No. 3118 Map 2HO & 3HO	No	No	Yes	No	No	Yes	No	No
	76 Wheatsheaf Road, Glenroy – Glenroy Uniting Church The heritage place is the 1924 brick church, 1947 addition and Canary Island Palm Map 2HO	No	No	Yes – Canary Island Palm only	No	No	No	No	No
HO234	92 Wheatsheaf Road, Glenroy – Shop Map 2HO	Yes	No	No	No	No	No	No	No
HO235	139 Wheatsheaf Road, Glenroy – Shop Map 2HO	Yes	No	No	No	No	No	No	No
HO197	28 Whitby Street, West Brunswick - Whitby House (Whitbyfield) Map 14HO	-	-	-	-	Yes Ref No H546	Yes	-	No

## **APPENDIX E – DRAFT PERMIT EXEMPTIONS POLICY**

# Permit exemptions policy

## Moreland Post-war Heritage Precinct

**Contents**

1 Application	2
2 Definitions	2
3 No Planning Permit Required	2
Attachment A – Schedule of buildings	5



## 1 Application

These permit exemptions apply to the XXX Residential Precinct (HOXXX) in Moreland.

## 2 Definitions

The following definitions apply:

Level	Significance
<i>Significant</i>	to be added
<i>Contributory</i>	
<i>Non-contributory</i>	

## 3 No Planning Permit Required

Under Clause 43.01-2 of the Planning Scheme, no planning permit is required for the following development:

- ▶ Demolition of a building or part of a building on a Non-contributory place.
- ▶ Repairs or routine maintenance to a building on a Non-contributory place that would change the appearance of that building. This exemption does not apply if the repairs or maintenance would result in an extension to the building.
- ▶ Repairs or routine maintenance to the wall of a building that faces the rear boundary that would change the appearance of only that wall on a Significant or Contributory place. This exemption does not apply if the repairs or maintenance would result in an extension to the building or to a property on a corner site.
- ▶ Construction or extension of an outbuilding with a gross floor area not more than 10 square metres and a maximum building height not more than 3 metres above natural ground level on any place provided that it is situated within the rear yard as defined in Figure 1. This exemption does not apply to a property on a corner site.
- ▶ Construction or extension of a garage or carport on any place provided that all of the following conditions are met:
  - the garage or carport is not attached to the existing dwelling;
  - the garage or carport is situated within the rear yard as defined in Figure 1.
- ▶ Construction or extension of an open-sided pergola or verandah with a finished floor level not more than 800mm above natural ground level and a maximum building height not more than 3 metres above natural ground level within the rear yard of any place as defined in Figure 1.
- ▶ Construction or extension of a deck with a finished floor level not more than 800mm above natural ground level within the rear yard of any place as defined in Figure 1.
- ▶ Construction of an extension to a dwelling on a Significant or Contributory place provided that all of the following conditions are met:
  - the building height<sup>1</sup> is not more than the building height of the original dwelling excluding any later extensions or additions;
  - the extension is sited within the rear yard as defined in Figure 1;
  - there is no alteration or extension to any part of the roof facing the front or side boundary;

- there is no alteration or extension to any part of the front or side walls of the dwelling; and
- the setback from side boundaries is not less than the setback of the existing dwelling.
- ▶ Construction of an extension to a dwelling on a Non-contributory place provided that all of the following conditions are met:
  - the building height<sup>1</sup> is not more than the building height of the existing dwelling; and
  - the setback from front or side boundaries is not less than the setback of the existing dwelling.
- ▶ Construction of a front fence not more than 1 metre in height above natural ground level provided that this does not require the demolition or alteration of an existing front fence of a Significant or Contributory place.
- ▶ Construction or demolition of side or rear fences including the installation of lattice or trellis on any place. This exemption does not apply to:
  - side fences within 3 metres of the frontage.
  - side fences along the secondary frontage of a property on a corner site.
- ▶ Installation of domestic services normal to dwelling including solar heating or solar power generation on any place that may be visible from a street or public park provided that the installation:
  - is not attached to the front wall of the dwelling;
  - is not situated between the front wall of the dwelling and the front property boundary;
  - does not project above the highest point of the roof; and
  - is not situated on that part of the roof that faces directly toward a street (including a side street).
- ▶ Construction or extension of a domestic swimming pool or spa and associated mechanical equipment and safety fencing on any place provided that the pool is situated within the rear yard as defined in Figure 1.

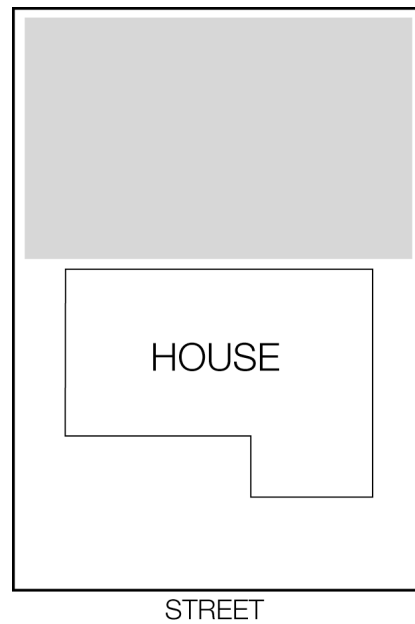
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<sup>1</sup> "Building height" as defined by Clause 72 General Terms in the Moreland Planning Scheme.

**NOTE 1:** *For the purposes of this exemption the front setback is measured to the original dwelling and not to any later extensions or additions such as garages or carports*

**FIGURE 1**

*The shaded area defines the rear yard for the purposes of this policy*



## **Attachment A – Precinct maps**

The maps show the Significant, Contributory and Non-contributory buildings within each precinct.

## APPENDIX F – HO EXTENT MAPS

The HO is recommended to apply to the land within the yellow line, unless otherwise specified.



**Coburg Olympic Pool**



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**Coburg North Primary School**



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**Merlynston State School (Former)**



**Charles Gadsden Factory (Former)**



**Merlynston Baby Health Centre and DS Bain Reserve**

*The HO should apply to all the shaded area within the green line.*





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### Glenroy Public Hall



---

### Pascoe Vale Primary School

*The HO should apply to the land shaded with black diagonal lines.*





## Westbreen Primary School



## Wheatsheaf Road Uniting Church



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### Cumberland Road Maternal Child Health Centre



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### Fawceter Memorial Park (HO216)

The HO should apply to the land shaded by the black diagonal line.

## **APPENDIX G – NEW CITATIONS**

**Fawkner Cemetery**

**House, 34 Finchley Avenue**

## HERITAGE CITATION REPORT

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<b>Name</b>	FAWKNER MEMORIAL PARK	
<b>Address</b>	1187 HUME HIGHWAY, FAWKNER	<b>Significance Level</b> State
<b>Place Type</b>	Cemetery/Graveyard/Burial Ground	
<b>Citation Date</b>	2013	





# HERITAGE CITATION REPORT

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<b>Recommended Heritage Protection</b>	<b>VHR</b> Yes <b>HI</b> - <b>PS</b> Yes		
<b>Designer / Architect</b>	Heath, Charles Robert	<b>Architectural Style</b>	Interwar Period (c.1919-c.1940) Academic Classical, Interwar Period (c.1919-c.1940) Stripped Classical

## History and Historical Context

### Thematic context

This place is associated with the following theme/s identified by the *City of Moreland Thematic History* (2010):

*Theme Ten: Sustaining Moreland's Community and Cultural Life*

10.7 Honouring and commemorating

### Place history

Fawkner Memorial Park was originally known as 'The Municipal Cemetery, Fawkner', and later the 'New Melbourne General Cemetery' (and is hereafter referred to as 'Fawkner Cemetery'). Its creation was intended to relieve the burden on inner-city cemeteries that were rapidly nearing capacity toward the end of the nineteenth century. These included burial sites at what is now the Queen Victoria Market, and the Melbourne General Cemetery at Carlton. It was one of two new major cemeteries established in Melbourne in the first decade of the twentieth century - the other was at Springvale, which opened in 1901.

According to Chambers (2006:11) both the Fawkner and Springvale cemeteries were set up on a 'modern railway cemetery' model introduced from England where it originated in the 1850s. Increasing mortality rates in the growing industrial cities of England could not be accommodated in the small scattered churchyard burial grounds and:

*The coming of the railway age provided an obvious means of economically transporting the dead from big and rapidly expanding metropolitan centres to distant cemeteries that provided no health threat to populated areas, and where ground was cheap.*

This concept was first introduced to Australia with the establishment in 1860 of Rookwood Necropolis outside of Sydney, which is said to have served as a model for the new cemeteries at Fawkner and Springvale (Chambers, 2006:11).

Several agencies had a hand in the Fawkner cemetery's establishment, however the City of Melbourne was the main driving force. The northern suburbs municipalities that would be hosting the new cemetery were amenable to the idea, seeing the opportunity to improve rail services into the local area under the auspices of a project largely funded by the City of Melbourne. Fawkner Cemetery is unique in that it was funded wholly by local municipalities, such that its municipal trustees held freehold title rather than Crown Land. Consequently they had very little direct responsibility to State authorities in early days, unlike other Victorian cemeteries. To allow this to happen, a special *Northern Suburbs Cemetery Act* was passed in late 1904 to allow the purchase of a site by municipalities for the purpose of a cemetery. In August 1905 the Cemetery Board, comprising representatives of the relevant municipalities, was constituted and began the task of planning for the opening of the new cemetery. The first action was to advertise the post of cemetery 'surveyor' (Chambers, 2006:57-59).

### Designing the cemetery - Charles R. Heath

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The layout for the Fawknor Cemetery was designed by architect and licensed surveyor Charles Robert Heath who was appointed to the position of Secretary and Surveyor for the cemetery in late 1905. Heath had started his career in the 1880s with George Jobbins, and later Alan Meudell. The 1890s depression had a severe impact on the surveying and building industries in Victoria, and Heath moved to Western Australia, where he worked as Town Surveyor of Geraldton for seven years. In this role he improved his architectural skills and gained experience in road making, drainage, water supply and landscaping, all fields relevant to his position at Fawknor Cemetery.

Charles Heath oversaw every aspect of the cemetery's development and management from 1905 through to his retirement 40 years later. Over this time Heath also designed a number of buildings for the City of Coburg, including the new municipal administrative offices in 1921, and a grandstand at the Bell Street Recreation Reserve in 1924 (Chambers 2006: 97) He was succeeded as cemetery secretary/surveyor in 1945 by his son Frank, who had been groomed for the role by his father. Charles Heath died in 1948. His contribution to the development of the cemetery is honoured by a memorial fountain placed just inside the cemetery entry c.1952 (Chambers 2006: 60-61, 134, 143).

Charles Heath's original 1906 design for Fawknor Cemetery comprised an innovative plan, in which a number of avenues radiated from a central point connected by a series of cross-avenues. It has been said that the layout - described as a 'spider's web half complete' - was intended to 'lift the shadow of death and reveal the beauty of everlasting life' (Butler, 1983:31). The 1906 plan shows how the diagonal avenues acted as the boundaries between the main denominational burial areas and also indicates the tree species proposed along each - Maples along First Avenue, Oaks along Second, Poplars along Third, Planes along Fourth, Elms along Fifth and Walnuts along Seventh (While the trees along Sixth Avenue are specified the writing is illegible). While the denominational pattern has largely been retained the tree planting scheme was only partially realised (See Description).

Research undertaken by Chambers shows that the original plan by Heath was developed further in the decade after the opening. By 1913 the annual report advised that 'a complete plan showing the design for the lay-out of the whole of the cemetery area' had been made. Key changes made to the 1906 design included the deletion of the proposed internal railway, the relocation of the proposed crematorium to a site at the western end of Fourth Avenue and further development of design aspects to include half-circle crescents at the end of the key avenues, as well as more formal garden areas (Chambers, 2006:90).

In a 1911 brochure, Heath explains that "allotments have been arranged upon the lawns in such a manner that the Monuments, interspersed with trees and shrubs, may give a pleasing and tasteful effect". Although the brochure described it as a 'lawn cemetery' (a type of cemetery layout that was not introduced in Victoria until after World War II - see below) it was more in the style of a monumental lawn and intended to achieve a 'park-like effect'. The greater proportion of the cemetery was formal in its layout, however, Heath's vision included a plan for the northern part of the cemetery to "be treated in a more natural style", creating a more informal parkland to that of the cemetery proper. (Chambers 2006: 88-89)

The design by Heath (particularly the plan of 1913) shows the influence of nineteenth century Picturesque and Gardenesque ideals and principles, as well as French classicism in its strict geometric layout and strong axial layout (and original planting scheme) intended to maximise views and vistas to key built elements. The design also shows the emerging influence of 'garden suburb' planning, which was emerging in Australia at that time, and is said to resemble Dacey Gardens, a residential subdivision in Sydney, which was designed by John Sulman(See Description).

## **1905-1920- Establishing and laying out the cemetery**

Although the Fawknor Cemetery was gazetted and formally declared open by an order of the Governor-in-Council in July 1905 it would be another 18 months before the first burial was made. In late October 1905, the cemetery's Board had accepted tenders to construct the internal roadways featured in Heath's plan, and early photographs (c.1906) show the entrance road, roundabout to the west of the railway and the beginnings of some the radial avenues already formed in time for the official inspection in December 1906. The images also show the brick house constructed as Heath's

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residence on the north side of the entrance road. These early works were funded by a £15,000 loan for infrastructure development authorised in December 1906 (Chambers 2006:56, 61-65, 74).

The Municipal Cemetery, Fawkner opened to the public late in 1906. On 5 December 1906 a special train conveyed a large number of municipal councillors, clergymen and undertakers to the cemetery for an 'official inspection'. By that time 35 acres (out of a total area of 285 acres) had been prepared for 'immediate use' and the 'excellence of the arrangements was generally commented upon' (*The Argus*, 6 December 1906, p.9). There was however, no 'official' opening and the first burial, which subsequently took place on 10 December when Dorothy Gladys Knapp, aged 5 years, was interred in the Roman Catholic Section is often regarded as marking the date of opening. From this time regular mortuary trains ran between Flinders Street and Fawkner each afternoon. (Chambers 2006:66; Fawkner Memorial Park 2010) The railway service to the cemetery continued up until 1939, when improvements to roads and the increasing prominence of motor cars made it a less viable option (Fawkner Memorial Park 2010).

Some landscaping appears to have been carried out at the time of the cemetery's foundation, as a December 1906 news article reports on "The excellent manner in which the grounds had been laid out in so short a time, with its green lawns and up-to-date buildings" (*Coburg Leader* 8 Dec 1906). A gardener was employed by 1908 (Chambers, 2006:80). Other works required in the formative years of the cemetery included relocating the old Fawkner Railway Station to a site south of the main cemetery entry to provide for visitors, constructing ancillary buildings to service mortuary trains and offices for cemetery staff, connecting a water main to the Yan Yean supply system, fencing parts of the site, and widening roads around the cemetery to facilitate public access. (Chambers 2006: 61-65)

As noted above the original plan set aside sections for the major Christian denominations, including Church of England, Roman Catholic, Presbyterian, Methodist and Baptist, as well as a Jewish section (Chambers 2006: 57). By 1910 a number of other religious denominations came forward requesting sections of the cemetery to be allocated to them. These proposals were largely accepted, and sections soon appeared for the Greek Orthodox community, Church of Christ, Society of Friends and YMCA. (Chambers 2006: 69)

In its first decades the cemetery faced financial hardship as the revenue the participating municipalities had imagined would pour in from the operation of a large cemetery did not materialise. It was primarily for this reason that the name 'The New Melbourne General Cemetery' was adopted mid 1907, instead of 'The Municipal Cemetery Fawkner'. The trustees hoped to make clear that their services were not restricted to northern suburbs residents, but were available to the entire metropolitan area, with the implication that Fawkner was *the* cemetery for Melbourne. (Chambers, 2006)

According to Chambers (2006:67) the lack of early success at Fawkner Cemetery can largely be attributed to the lingering conservatism of funerary traditions:

*Victorians were accustomed to a funeral departing the deceased's residence where friends and relations had gathered, a horse-drawn glass-sided hearse followed by mourning coaches and a pedestrian procession. The option of sliding a coffin into a 'hearse truck' at Flinders Street station to end up at a Fawkner graveside had little appeal.*

As a railway cemetery, Fawkner Cemetery was at a considerable disadvantage that was further exacerbated by the negative response of undertakers, who apparently feared that if railway funerals were to become popular, they would lose profits in the hire of horse-drawn hearses and mourning coaches. Many undertakers thus charged a significantly higher tariff for funerals that culminated at Fawkner Cemetery (Chambers 2006: 86-87).

Despite the change of name the situation of the cemetery remained dire, so much so that the participating municipals 'approached a state of panic'. According to Chambers (2006:92) there was a 'collective sigh of relief', when the State accepted responsibility for the cemetery's financial responsibility after the passing of the *Cemeteries Act* 1909, which allowed loans to be made by the State Government. Valid uses for such loans included 'to lay out and ornament such cemetery in such a manner as may be most convenient and suitable for the burial or cremation of the dead' (Chambers,

2006:82-3). According to Chambers (2006:83), 'Fawkner for many years depended on this emergency funding'.

With the assistance of the State Government the Board was able to continue improving and developing the cemetery. During 1910 and 1911, the cemetery managers bought roadmaking materials from Coburg Council, and hired its steamroller, which indicates that the early roads were 'macadamised' - that is, had a surface of durable stone, broken up and rolled tightly. By 1914 the main entry areas had been laid out and early photos show the first buildings including the waiting rooms, mortuary station, and the ornate 'Hebrew Chapel' situated in a setting of 'spreading lawns, garden plots and ornamental trees'. In November 1918 permission was given to the Chevra Kadisha to construct the second Jewish Chapel, at a cost of £200, which was situated at the southern end of First Avenue (Chambers, 2006:87-8, 98).

### **Development of the cemetery after 1920**

The financial situation of Fawkner Cemetery improved after World War I and by 1922 the Board was able to report a modest surplus. The electrification of the railway by the end of 1920 improved access and the number of burials subsequently doubled between 1921 and 1926 (Chambers, 2006:98). As the financial situation improved the State Government began to demand substantial increases in the annual debt repayments. Consequently, from 1922 onwards the Board 'boosted its improvement program' in order to make its finances 'look less rosy' (Chambers, 2006:104). Between 1922 and 1925 £1000 was spent annually on general improvements including roads and paths, gates and fencing and tree planting and gardens; this increased to over £4000 in 1926 and then averaged £3000 from 1928 to 1930.

The improvement in finances finally enabled the building of the crematorium, which would be the first 'modern' crematorium in Victoria. Although a 'primitive' crematorium had existed at Springvale since 1905 public official opinion was still 'very much against' the practice of cremation and only 176 cremations were carried in its first 20 years of operation. Nonetheless, in 1920 the chairman of the Fawkner board of management, Alderman Sir Henry Weedon, declared that he 'favoured cremation on common-sense hygienic grounds, but considered that there was need of much education of the public mind' (Fawkner Memorial Park brochure; *The Argus* 22 April 1920 p.6).

The Board received support from the Cremation Society of Victoria and, more importantly, from Melbourne City Council's Health Officer, T.W. Sinclair. Sinclair, who travelled widely inspecting crematoria overseas, is said to have 'exercised a powerful influence' upon Melbourne's Health Committee, which wrote to Heath in February 1925 to promote a modern crematorium at Fawkner (Chambers, 2006:109).

Consequently, a site for the crematorium, at the western end of the cemetery at the end of one of the radial roads leading from the entrance, was selected and the Board obtained specifications by mid-1925. The £14,000 cost of construction included an ornate 'columbarium' to preserve ashes. In June 1927, the first 'modern' crematorium in Victoria, which included a chapel for services, was finally opened (Chambers, 2006:109). The new crematorium was approached by a decorative new concrete bridge over Merlynston Creek at the end of Fourth Avenue that was constructed by C.N. Chandler of Coburg by late 1927 (Chambers, 2006:116). The design of this bridge was similar to that of a bridge erected on Sixth Avenue in 1920 (Foundation plaque).

The opening of the new crematorium led to the immediate closure of the crematorium at Springvale. Despite this, cremation still held 'little appeal' and the number of cremations remained low until the early 1930s. By March 1934, however, it was reported that the number of cremations that year was double that of the corresponding period in the previous year and the crematorium was described by a Board member as 'paying its way'. Over 2,000 cremations had been conducted by 1935 and 15% of Melbourne's dead were cremated by 1941 (Chambers, 2006:108-109, 117, *The Argus*, 28 July 1933 p.13, 20 March 1934, p.9).

The new crematorium was the first of a series of new buildings or structures either added or replaced over the next decade. Tearooms operated at the cemetery from the early 1920s in a building constructed c.1922-23; in 1928-29 this was replaced by a new building in a formal landscape setting comprising elaborate terraces in the cemetery's station entry area (Chambers 2006:101). From c.1930 the tearooms were leased to a WWI veteran named D. McLeish, who retained



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proprietorship of the operation until 1956. (Chambers 2006:101, 127,140). Other buildings included a cemetery office (1935) and surveyor's office (1936) (Chambers 2006: 122-123). Another bridge was constructed at Seventh Avenue by the end of the 1930s and significant improvements were made to the entry area and roads (Chambers, 2006:121).

As noted above, the new crematorium included a columbarium for the preservation of cremated remains. As the number of cremations increased further columbariums were needed. In February 1933 *The Argus* reported that plans for the construction of a 'garden columbarium' were approved by the cemetery managers:

*The walls of the columbarium will be built on the edge of the garden of remembrance and will enclose a garden in which relatives of cremated persons may erect memorials. (The Argus, 15 February 1933, p.5)*

The Garden of Remembrance was situated adjacent to the Tearooms. Other areas were set aside for cremated remains over the following decade. In June 1938 it was reported that the new Rose Urn Gardens were nearing completion (this was in the area immediately to the south of the Garden of Remembrance) and a second columbarium (now referred to as the Garden of Remembrance 2), was constructed by the late 1940s (*The Argus*, 17 June 1938 p.12; Chambers, 2006:143).

In addition to the new buildings the grounds of the cemetery were also upgraded. In the mid-1920s a new brick fence and iron gates were installed at the entrance, which was 'much improved'. A c.1930s photograph shows semi-mature Canary Island Palms lining the entrance median, with four more situated in the roundabout just to the west of the railway (Chambers, 2006:137). As motor traffic increased roads were arranged 'to avoid dead ends so that a car can get out without having to reverse' and further reference is made to 'macadamised' roads (Chambers, 2006:101). In June 1939 trees were planted by each of the cemetery managers 'to show their personal interest in the beautification of the grounds' (*The Argus*, 10 May 1939 p.3).

Apart from these improvements one of the most significant events was when Fawkner Cemetery became home to a number of 19th century graves that significantly pre-dated its foundation. As the City of Melbourne grew the Old Cemetery, at what is now the site of the Queen Victoria Market, was eyed off for market extensions much desired by city officers. Amid much community protest several colonial burials and monuments were relocated to Fawkner, where an 'Old Pioneers' section was established to accommodate the remains. The section was dedicated at a special ceremony on 27 January 1924. In total it is thought that about 220 'Old Pioneer' graves were re-interred at Fawkner, dating from as early as the 1840s although some other reports put the figure as high as 500 (Chambers 2006: 106-107; Fawkner Memorial Park 2010; *The Argus*, 28 January 1924, *The Age*, 2 February 1970).

There was particular opposition to the removal of Jewish remains, which the Rev. S.M. Soloman said 'could never have been done under Jewish auspices'. The work to remove the remains from the Jewish section of the Old Cemetery was ultimately undertaken by the City Council without the co-operation of the Jewish authorities. The remains were re-interred on consecrated ground in an area separate from the other 'old pioneer' graves (*The Argus*, 22 October 1920; 28 January 1924 p.5).

The re-interred remains included all of the known burials at the Old Cemetery, however, about 20 more skeletons were unearthed in 1930 during works for further additions to the markets. *The Argus* reported that 'every precaution' was being taken to 'ensure that all bones recovered shall be properly buried', however in 1936 when further exhumations were made the lack of records meant that any remains recovered were buried in communal graves at Fawkner. (*The Argus*, 4 March 1930, p.5, 4 April, 1936 p.23)

The best-known of these re-interments was of John Batman, the entrepreneurial pastoralist who had declared Melbourne 'the place for a village' and signed the infamous Douta Galla Treaty with local Wurundjeri people, securing their lands for settlement. The 25 May 1923 edition of *The Argus* reported that:

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*When the City Council was forced to undertake the re-interment, owing to the plan for reclaiming the old cemetery for market extension purposes, a promise was given that honour would be paid to the founder of the city.*

At the behest of the Historical Society and Pioneers League an 'imposing granite monument' was erected over Batman's grave, which bore a detailed inscription providing an historical account of Batman's arrival in the Port Phillip district. The monument became the focus of an annual 'pilgrimage', usually held in January on or around Foundation Day or Australia Sunday (now known as Australia Day), organised by groups such as the Australian Natives Association and the Old Colonists Association to remember and celebrate the foundation of Melbourne and significant events early history of Melbourne as well as, on occasion, more contemporary issues such as Aboriginal citizenship (*The Argus*, 23 January 1926 p.34, 29 January 1927, p.29).

As the cemetery grew further sections were set aside for specific community groups. In May 1928 Melbourne's Muslim community (which had then been buried in the 'Other denominations' section) sought its own burial area. Despite some reluctance on the part of Heath an area was set aside and a small 'Mahomedan' chapel built. Another section was set aside for the burial of babies from The Carlton Refuge, while 1941 saw a section set aside for Aboriginal burials (Chambers 2006:103, 127).

A series of memorial fountains were erected in the late 1930s memory of employees and other people associated with the cemetery trust. On Sunday, 19 September 1937 the chairman of the trust, Cr. Baron Marks unveiled a drinking fountain erected near the main entrance in memory of Henry Francis Keenan who died aged 75 and had been an employee since the cemetery's inception. About 50 employees as well as the trust itself subscribed money for the fountain, which was designed by Frank Heath (*The Argus*, 18 & 20 September 1937). In June 1940 a memorial fountain was erected in honour of the late Cr. R.J. Hardy who was chairman of the cemetery trust for 22 years (*The Argus*, 8 June 1940, p.8) while in the same year a memorial was erected for Alderman B.B. Deveney, who had been one of the managers for 18 years (*The Argus*, 10 May, 1939 p.3).

## **Expansion and development after World War II**

As noted above Charles Heath was succeeded as architect and surveyor for the cemetery by his son Frank in 1945. Charles Heath died in 1948. His contribution to the development of the cemetery was honoured by erection c.1952 of a fountain at the cemetery entrance on the site originally set aside for a clock tower at the focus of the radiating avenues. The fountain was modified in 1994 (Chambers 2006: 60-61, 134, 143, 259).

By 1946 over 1000 cremations were recorded and this had increased to 2000 by 1955. In 1949 Frank Heath designed a second Garden of Remembrance, but materials were scarce and tenders were construction of the niche walling were not accepted until June 1952 (Chambers, 2006:137, 143).

With the increased use of motor cars the Cemetery began filling up 'far more rapidly than was ever intended' (*The Age*, 23 September 1949). In 1949 the board of managers decided on a 150 acre extension of the cemetery. The addition was to be established on the 'lawn' system - a report in *The Argus* (15 September 1949, p.5) explained that 'tombstones and the sombre formalities of graveyards will be abolished':

*In Europe and the United States in recent years the lawn cemetery has become increasingly popular, and in the famous Forest Lawn Cemetery in Los Angeles, gardens and sculpture are regarded as one of the most beautiful sights in that city.*

However, it would be another decade before this approach was finally enacted.

In 1957 the end of an era came when Frank Heath left the post held by him or his father since the cemetery's opening. The period between his departure and 1971 is described by Chambers (2006:155) as a period of transition when significant changes began to be made to the management and operation of the cemetery. In 1971, the cemetery's name

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changed from the New Melbourne General Cemetery to 'Fawkner Memorial Park', under an Act of Parliament. At this time the cemetery also passed into independent trusteeship, constituting a significant change from the municipal management that had been the norm since the cemetery's establishment (Fawkner Memorial Park 2010).

It was during this period of transition that the first extensive lawn cemetery area was set aside, in 1964, north of the main entrance on land fronting Sydney Road previously regarded as unsuitable for burials. Initial planning also began for the Northern Memorial Park on a new site to the north-west of Box Forest Road, which was eventually opened in the early 1980s. In 1960 'new' gates (relocated from the old Melbourne Fish Markets) were installed at the front entrance (Chambers, 2006:162-3, 168, 170-71).

Melbourne City Council's Parks and Gardens Officers assisted with grounds beautification and 'intensive decorative plantings took place as further 'Gardens of Remembrance' were constructed. However, much of the beautification work remained 'ad-hoc' and despite the works carried out over the years the cemetery grounds in the late 1960s were still regarded as 'not a major attraction'. While the entrance area with its 'lovely green lawns and bright flowers' was praised, the 'shameful neglect' once you entered the cemetery was cause for concern (Chambers, 2006:162-3, 168, 170-71). However, significant work since that time has greatly improved the overall appearance. The now mature landscape contains over 40,000 roses and since 2000 there has been extensive renewal of internal roadside vegetation (Chambers, 241, 259).

In 1980 the original crematorium and chapel was demolished and replaced with a new complex. The original residence was also replaced at around this time. In 1994 stage one of Australia's first public mausoleum, the Holy Family Mausoleum - Piazza Della Madonna was opened. The opening of the Mausoleum followed a change in State government legislation that enabled above-ground entombment for the first time (Chambers, 2006:219, 232).

Today the cemetery caters to a wide cultural cross-section of the community, including Chinese, Estonian, Latvian, Macedonian, Swedish, Ukrainian and many others. The diversity of memorials at Fawkner Memorial Park reflects a century of social change in Moreland and across the broader Melbourne Metropolitan area.

The cemetery is also now home to an early 20th century mortuary carriage, used to convey coffins by rail from the city up until 1939. The carriage was carefully restored in 1993 and now serves as a reminder of the memorial park's former days as a 'railway cemetery'. (Fawkner Memorial Park 2010)

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## Description

### Physical Description

The Fawkner Memorial Park is a large cemetery situated on a 176 hectares site, which straddles the Upfield Railway line - most of the site is on the west side of the railway, with a narrow section between the railway and Sydney Road, which forms the eastern boundary. It is bounded on the north by Box Forest Road (A later extension known as the Northern

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Memorial Park is to the north of Box Forest Road), to the south by Boundary Road, while Sussex Street forms part of the west boundary. Merlynston Creek runs through the centre of the site.

As noted in the History the layout of the Park is based on the original plans prepared by Charles Heath in 1906 and 1913 and includes formal and informal elements. The main entrance from Sydney Road leads to a roundabout just to the west of the railway from which five roads radiate outwards, the central road leading to the crematorium. Fawkner Railway Station is situated just to the south of the main entrance, opposite the Tearooms.

## **Built landscape**

The built structures within the Park comprise a variety of buildings associated with the development from the early twentieth century to the present day. The significant structures, however, are those that were designed by or under the direction of Charles or Frank Heath in the period from 1906 to 1957. They are:

*The tearooms, mortuary carriage and associated formal landscaped area.* The tearooms, situated adjacent to Fawkner Railway Station, is small pavilion in the style of a miniature Italian Provincial villa. The building is approximately square in plan, with full-height arched openings symmetrically placed on all four sides. The walls are constructed in pale tapestry brickwork, with the plinth and mouldings of an unusual speckled terracotta faience, and the hipped roof is clad with terracotta tiles. Some of the openings have been filled in with non-matching split-face concrete masonry. Between the tearooms and Fawkner Station is a formal garden which comprises a central lawn flanked by pathways of square concrete pavers. Adjacent to the station is a terrace with wall constructed of the same tapestry brickwork with wrought iron or rendered balustrades surmounted by Classical urns. Centrally placed steps lead to the station (unfortunately, this entrance has now been blocked and the station entrance is now to the north). The restored mortuary carriage is placed within this area under a simple enclosure. The formal layout of the garden is enhanced by mature trees (see below).

*The Garden of Remembrance 1 and 2.* The Garden of Remembrance 1, constructed in 1933, is situated adjacent to the Tearooms. It comprises a *Columbarium* constructed of pale brick with memorial plaques along its internal lengths on the north, west and east sides, and some niches and statuary. The entrance gates (on the east side) are wrought iron, as is the eastern boundary fence, and is bounded by concrete entrance pillars with further statuary and inlaid commemorative plaques. A second gateway at the south end, comprising two arched openings, connects to the Rose Urn Garden. Since the 1950s formal memorial beds containing standard roses have been added. The garden also contains a number of significant trees as described below.

The Garden of Remembrance 2, constructed c.1950, is situated to the south of the tearooms adjacent to the railway line. It comprises an irregular-shaped *Columbarium* of similar design using pale bricks. The earliest memorials date from the mid to late 1940s.

*The Rose Urn Garden.* Situated just to the south of (and connected to) the Garden of Remembrance 1, this is a sunken garden with low, cream brick retaining walls. It is rectangular in plan with a central rectangular pond. There are steps at either end. It is planted with rows of standard roses, predominantly red within the sunken section and paler colours elsewhere. A line of mature Cypresses define the southern boundary of the garden. The earliest memorials date from 1939.

*The Jewish Chapel.* Situated in a small reservation at the intersection of First Avenue and Fourth Crescent near the southern boundary of the Park this small symmetrically planned rendered building with a gabled roof and four overscaled square pillars on each corner was constructed c.1918. The main, eastern, entrance is recessed and has double doors with circular-patterned screen to the top section. Identical double doors are in the western elevation. A Star of David is set onto the wall above both entrances. There are two high set oculus windows in the side elevations - three of these have the Star of David in leadlight. The interior is plain and contains some furniture including low timber benches and memorial plaques set on the walls.

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*The Islamic Chapel.* Situated just to the south-east of the intersection of Second Avenue and Fourth Crescent this is a small gabled building constructed in red brick with a tiled roof. There is a round head timber door set within an arched rendered opening in the eastern elevation and two small square windows in each side elevation. It has a decorative stringcourse under the eaves and gable ends, which is supported by corbelling along the side elevations.

*The bridges over Fourth, Sixth and Seventh Avenues.* The bridges are all single-span of reinforced concrete constructed and have similar classical detailing including the use of urns as decorative features. The two earlier bridges, at Fourth (constructed by 1927) and Sixth Avenue (constructed by 1920), are most similar in design and layout comprising balustrades with three panels each with decorative insets containing two larger circles connected by a smaller central circle. The balustrades are flanked by angled wing walls either side of the entrances, while Classical urns are placed on hexagonal pillars at the intersection of the balustrade and the wing walls and the ends of the wing walls. At the Sixth Avenue bridge, a low bench is set into one wing wall. The Seventh Avenue bridge, constructed c.1939, is of a different design comprising a high balustrade with an integral and recessed seating area, accessed by steps. Other detailing includes consoles and recessed panels above the seating and in the square columns.

*The Charles Heath Fountain.* Situated in the roundabout at the main entrance to the cemetery this comprises the original structure, constructed c.1952, which is the large concrete parabolic dish forming the base - the two metal inverted disks above this were added c.1994. Early shots show the fountain surrounded by a gravel garden planted with succulents.

*The RJ Hardy Memorial.* Situated near the intersection of Second Avenue and First Crescent, this is a small Moderne-influenced structure constructed of narrow bricks that contains a drinking fountain (no longer working) and a low planter box planted with Buxus. A brass plaque includes a dedication to Cr. Hardy 'This fountain commemorates the memory of Cr. R.J. Hardy J.P. who was for 21 years a member of the Board of Managers. Fawkner Memorial Park March 1940'.

The Park also contains a wide array of funerary monuments including gravestones, vaults, memorial walls and avenues, as well as more recently constructed mausoleums, including Victoria's first public mausoleum, constructed in 1994. The diversity of monument styles reflects the varied social groups and backgrounds of those buried here.

Of particular note is the Old Pioneers Section, where the remains and associated monuments of more prominent interments from the first Melbourne General Cemetery were relocated from in 1922. These include a number of early Melbourne pioneers, most notably John Batman. The Batman memorial is an obelisk placed centrally within the section within a plantation of standard roses aligned along the axis of Third Avenue. The Jewish Pioneers section comprises a small area enclosed by a recent fence, which contains several headstones lying flat on the ground, oriented north-south.

The road system comprises fully constructed roads (Second, Fourth, Sixth & Seventh avenues and Fourth Crescent) as well as unsealed roads (First, Second & Third Crescent, First and Third avenues). The informal character of the unsealed roads, which in some cases (e.g. First Avenue) is complemented by plantings of native trees appears to most closely resemble the early images of the cemetery during the 1920s and 30s.

### Vegetation

Fawkner Cemetery is a most picturesque cultural landscape, which is the result of the continuous development of the grounds over a 100 year period. A wide range of plants and planting styles is evident on the site, reflecting both changing tastes and approaches to management, as well as the availability of resources, since the cemetery's opening.

Typical early plantings throughout the site include various species of Conifer, which are typical cemetery trees because of their dark sombre appearance, which was consistent with Victorian-era concepts of mourning. Others include exotic trees such as Elms (*Ulmus* sp.), Common Oaks (*Quercus robur*), Lombardy Poplars (*Populus nigra 'Italica'*) and Palms (*Phoenix canariensis* and *Trachycarpus fortunei*) that are typically used in early twentieth century landscapes. There are also some significant remnant indigenous trees, particularly at the western end of the site.

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The significant tree plantings, listed below, include three main types - the first is formal avenue plantings (usually of single species) which are based on the 1906 plan, and serve to reinforce and enhance the formal layout, the second type is the mature tree rows used to define boundaries between burial areas and along the perimeter areas, and the third are the informal single specimen plantings within the various denominational sections, many of which were planted in association with gravesites.

1. *Fourth Avenue*. This comprises approximately 18 pairs of mature English Elms (*Ulmus procera*) between First and Fourth Crescent - Planes were specified on the 1906 and it is not known whether these trees are a later replacement. The trees form an impressive avenue, which is complemented by the median planting of standard roses, in red only, and similar rose beds along the outside of the trees. There are young specimens of the same tree in the section between the roundabout and First Crescent, which may have replaced older trees.
2. *Second Avenue*. It appears that Second Avenue was lined with Oaks (*Quercus robur*) or Oaks alternating with Conifers (*Cupressus sp.*). Oaks were specified on the 1906 plan. Three large Oaks survive near the intersection with First Crescent, and on the south-east side between First Crescent and Second Crescent there is a relatively intact section comprising Oaks and Conifers.
3. *Fifth Avenue*. The constructed section of Fifth Avenue west of First Crescent is lined with mature English Elms, including a particularly large specimen on the north side. Elms were specified on the 1906 plan. A number of remnant Elms within the lawn area to east of First Avenue mark the alignment of the unconstructed section of Fifth Avenue leading back to the roundabout.
4. *Second Crescent*. The section between Fourth and Fifth Avenues, which contains a number of mature Monterey Cypress (*Cupressus macrocarpa*).
5. *Fourth Avenue extension*. The mature Monterey Cypress lining the extension of Fourth Avenue east of the Jewish Chapel. One of these can be seen in an early photo of the chapel (see Chambers, 2006:99) and possibly date from c.1920s.
6. *Garden of Remembrance 1*. Significant trees within the garden include a Lemon Scented Gum (*Eucalyptus citriodora*), a Pin Oak (*Quercus palustris*) planted c.1937 in honour of the Palmer Family and a Cedar (*Cedrus sp.*), planted c.1938 for the Gray family.
7. *Tearooms formal gardens*. Significant plantings, which emphasise the formal symmetrical layout, including two Canary Island Palms (*Phoenix canariensis*) and four English Elms (*Ulmus procera*) planted adjacent to the lower terrace, as well as conifers along the upper terrace. Two Liquidambers (*Liquidambar styraciflua*) are also placed at either end of the tearooms.
8. *Rose Urn Garden*. The mature Monterey Cypress row that defines the south boundary of the garden, likely planted at the time the garden was established in 1939.
9. The mature Monterey Cypress row along the southern boundary of the cemetery, planted c.1930s/40s. Chambers (2006:105) records that Merlynston residents lobbied for a 'suitable screen or hedge' on the southern boundary as early as 1926.
10. Various specimens of Conifers (particularly *Cupressus sempervirens* and *Cupressus torulosa*) throughout the older denominational sections. Plantings in the 'Methodist A' section in the north-east also include various palms.
11. Several mature Canary Island Palms (*Phoenix canariensis*) surround the roundabout - early photos (c.1930) in Chambers (2006:137) show semi-mature examples in the roundabout (prior to the installation of the fountain) and within

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the central median of the access road on eastern side of the railway. It is therefore possible that these trees were relocated to their present positions.

12. The grove of Eucalypts adjacent to Merlynston Creek near the Crick and Joyce Chapels appears in early (c.1920s) photos (see Chambers, 2006:110) showing the original crematorium and chapel on that site. The north of the site, contains a number of remnant River Red Gum (*Eucalyptus camaldulensis*), some believed to have been Aboriginal Scar Trees. In the area adjacent to the railway line are further River Red Gums and remnant native grassland.

## Recommended Management

### Potential threats

The current, diverse planting styles have led to a landscape of disparate elements. This could be worsened by the introduction of unsympathetic plant material or planting schemes.

The condition of many of the monuments in the Old Pioneers Section is also of some concern, with some already having been lost, or inscriptions having eroded. Vandalism to funerary monuments could challenge the heritage value of the site.

## Statement of Significance

### What is significant?

Fawkner Memorial Park at 1187 Hume Highway, Fawkner is significant. The following features and elements contribute to the significance of the place:

- The cemetery layout, which is based upon the original plan prepared by Charles Heath.
- The buildings, structures and features designed by or under the direction of Charles or Frank Heath including the Tearooms and its associated formal landscape setting including terraces and mature Elms (*Ulmus procera*) and Canary Island Palms (*Phoenix canariensis*), the Garden of Remembrance 1 and Rose Urn Garden and associated mature plantings including a Pin Oak (*Quercus palustris*), Cedar (*Cedrus* sp.), Lemon-scented Gums (*Corymbia citriodora*) and Cypressess (*Cupressus* sp.), Garden of Remembrance 2, the bridges over Merlynston Creek at Fourth, Sixth and Seventh avenues, the Jewish Chapel and the Islamic/Muslim Chapel, the Charles Heath Fountain (as constructed c.1952 excluding the 1994 additions) and the R.J. Hardy Memorial Fountain.
- The formal landscape setting along Fourth Avenue comprising mature English Elms (*Ulmus procera*) between First Crescent and Fourth Crescent with a central plantation comprising mature red standard roses. The remnant mature plantings along Second Avenue (*Quercus robur* and *Cupressus* sp.), Fifth Avenue (*Ulmus procera*), Second Crescent (*Cupressus macrocarpa*), and the extension of Fourth Crescent east of the Jewish Chapel (*Cupressus macrocarpa*)
- The traditional and picturesque cultural landscape within the area generally to the south of Merlynston Creek, which comprises the earliest memorials set within mature trees. The significant mature plantings include exotic trees of the genus *Pinus*, *Cupressus*, *Quercus*, *Ulmus*, *Fraxinus* and *Phoenix canariensis*, as well as some remnant and introduced native species, predominantly Eucalypts.
- The former mortuary carriage
- The 'Old Pioneers cemetery' and the John Batman memorial
- The Jewish Pioneers cemetery
- The entry gates, relocated to this site from the Melbourne Fish Markets.

### How is it significant?

Fawkner Memorial Park is of local historic, social, architectural and aesthetic significance to Moreland City.

## Why is it significant?

Fawkner Memorial Park is historically significant as one of two 'modern railway' cemeteries established in Victoria in the early twentieth century, which represented a new approach to cemetery planning. Unlike the other example at Springvale, which has lost its railway connection, the strong association to the railway is still demonstrated at Fawkner by the railway station and the rare example of a mortuary carriage, now on display adjacent to the station. (Criteria A).

Fawkner Memorial Park is historically significant as the repository of the remains relocated from the first Melbourne General Cemetery in North Melbourne. The Old Pioneers and Jewish Pioneers sections are of particular significance for the association with Melbourne's pioneers, and the associated gravestones are significant for being among the State's earliest funerary artefacts. The John Batman monument is of historical significance for its associations with man often referred to as Melbourne's founder and has important associations with organisations such as the Old Pioneers and the Australian Natives Association, which lobbied for its erection and held annual ceremonies at the memorial over many decades. (Criteria A & H).

Fawkner Memorial Park is historically and socially important for its representation of burial practices, religious affiliations, values and tastes during twentieth century. The Jewish Chapel and Islamic Chapel are significant as evidence of the growth of non-Christian denominations during the twentieth century. Fawkner Memorial Park is particularly significant as the site of Victoria's first 'modern' crematorium, which played an important role in making cremation an accepted burial practice in Victoria. Although the original crematorium has been demolished, the columbariums and memorial gardens provide evidence of the growing popularity of cremation during the 1930s. Fawkner Memorial Park is also significant as the place where the first public Mausoleums were established in Victoria. (Criteria A & G)

Fawkner Memorial Park is architecturally and aesthetically important as a fine example of a 'memorial lawn' cemetery, which is notable for its sophisticated layout that demonstrates prevailing nineteenth-century Picturesque and Classical ideals about cemetery design, as well as influence of the 'garden suburb' movement that emerged in the early twentieth century. This value is significantly enhanced by the central focus of the Charles Heath fountain, the buildings, structures bridges designed by Charles or Frank Heath, the mature trees along the main axial roads and throughout the various sections, and the large collection of gravestones and other examples of funerary art which form a major visual element of the cemetery landscape. The Tearooms and the associated formal gardens, Garden of Remembrance and Rose Urn Garden are especially notable as a particularly intact ensemble that is one of the finest twentieth century formal cemetery landscapes in Victoria. (Criteria D, E & F)

Fawkner Memorial Park is of historical and aesthetic significance for its rich and remarkable collection of monuments dating from the 1850s onwards, which demonstrate changing customs and attitudes associated with the commemoration of death. Many monuments are notable for their fine or unusual design. The collection charts the lives and deaths of many ordinary as well as prominent Victorians. The large number of graves to notable Victorians reflects the increasing importance of the Cemetery as the main burial area for the northern suburbs of Melbourne in the early twentieth century. (Criteria A, D & E)

## Assessment Against Criteria

This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 1999, using the Hercon criteria.



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### Recommendations 2013

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	Yes
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	-
<b>Aboriginal Heritage Place</b>	No

### Other Recommendations

The Fawkner Memorial Park is recommended for inclusion in the Heritage Overlay (Currently, only the Seventh Ave bridge is included in HO216). The extent of the HO should include all of the features listed under 'What is significant' in the statement of significance and as shown on the extent of registration plan in Volume 1 of the 'Moreland North of Bell Street Heritage Study' (2011). The Fawkner Memorial Park should be nominated for inclusion on the Victorian Heritage Register.

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

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<b>Name</b>	FAWKNER MEMORIAL PARK TEAROOMS and GARDEN OF REMEMBRANCE 1		
<b>Address</b>	1187 HUME HIGHWAY, FAWKNER	<b>Significance Level</b>	Local
<b>Place Type</b>	Cafe		
<b>Citation Date</b>	2013		



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## Recommended Heritage Protection

VHR No HI No PS Yes

## Designer / Architect

Heath, Charles Robert

## Architectural Style

Interwar Period (c.1919-c.1940)  
Academic Classical, Interwar  
Period (c.1919-c.1940) Stripped  
Classical

## History and Historical Context

### Thematic context

This place is associated with the following theme/s identified by the *City of Moreland Thematic History* (2010):

*Theme Ten: Sustaining Moreland's Community and Cultural Life*

10.7 Honouring and commemorating

### Place history

Fawkner Memorial Park was originally known as 'The Municipal Cemetery, Fawkner', and later the 'New Melbourne General Cemetery' (and is hereafter referred to as 'Fawkner Cemetery'). Its creation was intended to relieve the burden on inner-city cemeteries that were rapidly nearing capacity toward the end of the nineteenth century. These included burial sites at what is now the Queen Victoria Market, and the Melbourne General Cemetery at Carlton. It was one of two new major cemeteries established in Melbourne in the first decade of the twentieth century - the other was at Springvale, which opened in 1901.

According to Chambers (2006:11) both the Fawkner and Springvale cemeteries were set up on a 'modern railway cemetery' model introduced from England where it originated in the 1850s. Increasing mortality rates in the growing industrial cities of England could not be accommodated in the small scattered churchyard burial grounds and:

*The coming of the railway age provided an obvious means of economically transporting the dead from big and rapidly*

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*expanding metropolitan centres to distant cemeteries that provided no health threat to populated areas, and where ground was cheap.*

This concept was first introduced to Australia with the establishment in 1860 of Rookwood Necropolis outside of Sydney, which is said to have served as a model for the new cemeteries at Fawkner and Springvale (Chambers, 2006:11).

Several agencies had a hand in Fawkner Cemetery's establishment, however the City of Melbourne was the main driving force. The northern suburbs municipalities that would be hosting the new cemetery were amenable to the idea, seeing the opportunity to improve rail services into the local area under the auspices of a project largely funded by the City of Melbourne. Fawkner Cemetery is unique in that it was funded wholly by local municipalities, such that its municipal trustees held freehold title rather than Crown Land. Consequently they had very little direct responsibility to State authorities in early days, unlike other Victorian cemeteries. To allow this to happen, a special *Northern Suburbs Cemetery Act* was passed in late 1904 to allow the purchase of a site by municipalities for the purpose of a cemetery. In August 1905 the Cemetery Board, comprising representatives of the relevant municipalities, was constituted and began the task of planning for the opening of the new cemetery. The first action was to advertise the post of cemetery 'surveyor' (Chambers, 2006:57-59).

## **Summary history - Tearooms**

Tearooms operated at Fawkner Cemetery from the early 1920s in a building constructed c.1922-23; in 1928-29 this was replaced by a new building in a formal landscape setting comprising elaborate terraces, all designed by Charles Heath, adjacent to the cemetery's station entry area (Chambers 2006:101). From c.1930 the tearooms were leased to a WWI veteran named D. McLeish, who retained proprietorship of the operation until 1956. (Chambers 2006:101, 127,140). The building was restored in 1994.

## **Designing the cemetery - Charles R. Heath**

The layout for the Fawkner Cemetery was designed by architect and licensed surveyor Charles Robert Heath who was appointed to the position of Secretary and Surveyor for the cemetery in late 1905. Heath had started his career in the 1880s with George Jobbins, and later Alan Meudell. The 1890s depression had a severe impact on the surveying and building industries in Victoria, and Heath moved to Western Australia, where he worked as Town Surveyor of Geraldton for seven years. In this role he improved his architectural skills and gained experience in road making, drainage, water supply and landscaping, all fields relevant to his position at Fawkner.

Charles Heath oversaw every aspect of the cemetery's development and management from 1905 through to his retirement 40 years later. Over this time Heath also designed a number of buildings for the City of Coburg, including the new municipal administrative offices in 1921, and a grandstand at the Bell Street Recreation Reserve in 1924 (Chambers 2006:97). He was succeeded as cemetery secretary/surveyor in 1945 by his son Frank, who had been groomed for the role by his father. Charles Heath died in 1948. His contribution to the development of the cemetery is honoured by a memorial fountain placed just inside the cemetery entry c.1952 (Chambers 2006: 60-61, 134, 143).

Charles Heath's original 1906 design for Fawkner Cemetery comprised an innovative plan, in which a number of avenues radiated from a central point connected by a series of cross-avenues. It has been said that the layout - described as a 'spider's web half complete' - was intended to 'lift the shadow of death and reveal the beauty of everlasting life' (Butler, 1983:31). The 1906 plan shows how the diagonal avenues acted as the boundaries between the main denominational burial areas and also indicates the tree species proposed along each - Maples along First Avenue, Oaks along Second, Poplars along Third, Planes along Fourth, Elms along Fifth and Walnuts along Seventh (While the trees along Sixth Avenue are specified the writing is illegible). While the denominational pattern has largely been retained the tree planting scheme was only partially realised (See Description).

Research undertaken by Chambers shows that the original plan by Heath was developed further in the decade after the

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opening. By 1913 the annual report advised that 'a complete plan showing the design for the lay-out of the whole of the cemetery area' had been made. Key changes made to the 1906 design were the deletion of the proposed internal railway, the relocation of the proposed crematorium to a site at the western end of Fourth Avenue and further development of design aspects to include half-circle crescents at the end of the key avenues, as well as more formal garden areas (Chambers, 2006:90).

In a 1911 brochure, Heath explains that "allotments have been arranged upon the lawns in such a manner that the Monuments, interspersed with trees and shrubs, may give a pleasing and tasteful effect". Although the brochure described it as a 'lawn cemetery' (a type of cemetery layout that was not introduced in Victoria until after World War II - see below) it was more in the style of a monumental lawn and intended to achieve a 'park-like effect'. The greater proportion of the cemetery was formal in its layout, however, Heath's vision included a plan for the northern part of the cemetery to "be treated in a more natural style", creating a more informal parkland to that of the cemetery proper. (Chambers 2006: 88-89)

The design by Heath (particularly the plan of 1913) shows the influence of nineteenth century Picturesque and Gardenesque ideals and principles, as well as French classicism in its strict geometric layout and strong axial layout (and original planting scheme) intended to maximise views and vistas to key built elements. The design also shows the emerging influence of 'garden suburb' planning, which was emerging in Australia at that time, and is said to resemble Dacey Gardens, a residential subdivision in Sydney, which was designed by John Sulman (See Description).

### **1905-1920- Establishing and laying out the cemetery**

Although the Fawkner Cemetery was gazetted and formally declared open by an order of the Governor-in-Council in July 1905 it would be another 18 months before the first burial was made. In late October 1905, the cemetery's Board had accepted tenders to construct the internal roadways featured in Heath's plan, and early photographs (c.1906) show the entrance road, roundabout to the west of the railway and the beginnings of some the radial avenues already formed in time for the official inspection in December 1906. The images also show the brick house constructed as Heath's residence on the north side of the entrance road. These early works were funded by a £15,000 loan for infrastructure development authorised in December 1906 (Chambers 2006:56, 61-65, 74).

The Municipal Cemetery, Fawkner opened to the public late in 1906. On 5 December 1906 a special train conveyed a large number of municipal councillors, clergymen and undertakers to the cemetery for an 'official inspection'. By that time 35 acres (out of a total area of 285 acres) had been prepared for 'immediate use' and the 'excellence of the arrangements was generally commented upon' (*The Argus*, 6 December 1906, p.9). There was however, no 'official' opening and the first burial, which subsequently took place on 10 December when Dorothy Gladys Knapp, aged 5 years, was interred in the Roman Catholic Section is often regarded as marking the date of opening. From this time regular mortuary trains ran between Flinders Street and Fawkner each afternoon. (Chambers 2006:66; Fawkner Memorial Park 2010) The railway service to the cemetery continued up until 1939, when improvements to roads and the increasing prominence of motor cars made it a less viable option (Fawkner Memorial Park 2010).

Some landscaping appears to have been carried out at the time of the cemetery's foundation, as a December 1906 news article reports on "The excellent manner in which the grounds had been laid out in so short a time, with its green lawns and up-to-date buildings" (*Coburg Leader* 8 Dec 1906). A gardener was employed by 1908 (Chambers, 2006:80). Other works required in the formative years of the cemetery included relocating the old Fawkner Railway Station to a site south of the main cemetery entry to provide for visitors, constructing ancillary buildings to service mortuary trains and offices for cemetery staff, connecting a water main to the Yan Yean supply system, fencing parts of the site, and widening roads around the cemetery to facilitate public access. (Chambers 2006: 61-65)

As noted above the original plan set aside sections for the major Christian denominations, including Church of England, Roman Catholic, Presbyterian, Methodist and Baptist, as well as a Jewish section (Chambers 2006: 57). By 1910 a number of other religious denominations came forward requesting sections of the cemetery to be allocated to them. These

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proposals were largely accepted, and sections soon appeared for the Greek Orthodox community, Church of Christ, Society of Friends and YMCA. (Chambers 2006: 69)

In its first decades Fawkner Cemetery faced financial hardship. The revenue the participating municipalities had imagined would pour in from the operation of a large cemetery did not materialise. It was primarily for this reason that the name 'The New Melbourne General Cemetery' was adopted mid 1907, instead of 'The Municipal Cemetery Fawkner'. The trustees hoped to make clear that their services were not restricted to northern suburbs residents, but were available to the entire metropolitan area, with the implication that Fawkner was *the* cemetery for Melbourne. (Chambers, 2006)

According to Chambers (2006: 67) the lack of early success at Fawkner Cemetery can largely be attributed to the lingering conservatism of funerary traditions:

*Victorians were accustomed to a funeral departing the deceased's residence where friends and relations had gathered, a horse-drawn glass-sided hearse followed by mourning coaches and a pedestrian procession. The option of sliding a coffin into a 'hearse truck' at Flinders Street station to end up at a Fawkner graveside had little appeal.*

As a railway cemetery, Fawkner Cemetery was at a considerable disadvantage that was further exacerbated by the negative response of undertakers, who apparently feared that if railway funerals were to become popular, they would lose profits in the hire of horse-drawn hearses and mourning coaches. Many undertakers thus charged a significantly higher tariff for funerals that culminated at Fawkner Cemetery (Chambers 2006: 86-87).

Despite the change of name the situation of the cemetery remained dire, so much so that the participating municipalities 'approached a state of panic'. According to Chambers (2006:92) there was a 'collective sigh of relief', when the State accepted responsibility for the cemetery's financial responsibility after the passing of the *Cemeteries Act* 1909, which allowed loans to be made by the State Government. Valid uses for such loans included 'to lay out and ornament such cemetery in such a manner as may be most convenient and suitable for the burial or cremation of the dead' (Chambers, 2006:82-3). According to Chambers (2006:83), 'Fawkner for many years depended on this emergency funding'.

With the assistance of the State Government the Board was able to continue improving and developing the cemetery. During 1910 and 1911, the cemetery managers bought roadmaking materials from Coburg Council, and hired its steamroller, which indicates that the early roads were 'macadamised' - that is, had a surface of durable stone, broken up and rolled tightly. By 1914 the main entry areas had been laid out and early photos show the first buildings including the waiting rooms, mortuary station, and the ornate 'Hebrew Chapel' situated in a setting of 'spreading lawns, garden plots and ornamental trees'. In November 1918 permission was given to the Chevra Kadisha to construct the second Jewish Chapel, at a cost of £200, which was situated at the southern end of First Avenue (Chambers, 2006:87-8, 98).

### **Development of the cemetery after 1920**

The financial situation of Fawkner Cemetery improved after World War I and by 1922 the Board was able to report a modest surplus. The electrification of the railway by the end of 1920 improved access and the number of burials subsequently doubled between 1921 and 1926 (Chambers, 2006:98). As the financial situation improved the State Government began to demand substantial increases in the annual debt repayments. Consequently, from 1922 onwards the Board 'boosted its improvement program' in order to make its finances 'look less rosy' (Chambers, 2006:104). Between 1922 and 1925 £1000 was spent annually on general improvements including roads and paths, gates and fencing and tree planting and gardens; this increased to over £4000 in 1926 and then averaged £3000 from 1928 to 1930.

The improvement in finances finally enabled the building of the crematorium, which would be the first 'modern' crematorium in Victoria. Although a 'primitive' crematorium had existed at Springvale since 1905 public official opinion was still 'very much against' the practice of cremation and only 176 cremations were carried in its first 20 years of operation. Nonetheless, in 1920 the chairman of the Fawkner board of management, Alderman Sir Henry Weedon,

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declared that he 'favoured cremation on common-sense hygienic grounds, but considered that there was need of much education of the public mind' (Fawkner Memorial Park brochure; *The Argus* 22 April 1920 p.6).

The Board received support from the Cremation Society of Victoria and, more importantly, from Melbourne City Council's Health Officer, T.W. Sinclair. Sinclair, who travelled widely inspecting crematoria overseas, is said to have 'exercised a powerful influence' upon Melbourne's Health Committee, which wrote to Heath in February 1925 to promote a modern crematorium at Fawkner (Chambers, 2006:109).

Consequently, a site for the crematorium, at the western end of the cemetery at the end of one of the radial roads leading from the entrance, was selected and the Board obtained specifications by mid-1925. The £14,000 cost of construction included an ornate 'columbarium' to preserve ashes. In June 1927, the first 'modern' crematorium in Victoria, which included a chapel for services, was finally opened (Chambers, 2006:109). The new crematorium was approached by a decorative new concrete bridge over Merlynston Creek at the end of Fourth Avenue that was constructed by C.N. Chandler of Coburg by late 1927 (Chambers, 2006:116). The design of this bridge was similar to that of a bridge erected on Sixth Avenue in 1920 (Foundation plaque).

The opening of the new crematorium led to the immediate closure of the crematorium at Springvale. Despite this, cremation still held 'little appeal' and the number of cremations remained low until the early 1930s. By March 1934, however, it was reported that the number of cremations that year was double that of the corresponding period in the previous year and the crematorium was described by a Board member as 'paying its way'. Over 2,000 cremations had been conducted by 1935 and 15% of Melbourne's dead were cremated by 1941 (Chambers, 2006:108-109, 117, *The Argus*, 28 July 1933 p.13, 20 March 1934, p.9).

The new crematorium was the first of a series of new buildings or structures either added or replaced over the next decade. Tearooms operated at the cemetery from the early 1920s in a building constructed c.1922-23; in 1928-29 this was replaced by a new building in a formal landscape setting comprising elaborate terraces, all designed by Heath, adjacent to the cemetery's station entry area (Chambers 2006:101). From c.1930 the tearooms were leased to a WWI veteran named D. McLeish, who retained proprietorship of the operation until 1956. (Chambers 2006:101, 127,140). Other buildings included a cemetery office (1935) and surveyor's office (1936) (Chambers 2006: 122-123). Another bridge was constructed at Seventh Avenue by the end of the 1930s and significant improvements were made to the entry area and roads (Chambers, 2006:121).

As noted above, the new crematorium included a columbarium for the preservation of cremated remains. As the number of cremations increased further columbariums were needed. In February 1933 *The Argus* reported that plans for the construction of a 'garden columbarium' were approved by the cemetery managers:

*The walls of the columbarium will be built on the edge of the garden of remembrance and will enclose a garden in which relatives of cremated persons may erect memorials. (The Argus, 15 February 1933, p.5)*

The Garden of Remembrance was situated adjacent to the Tearooms. Other areas were set aside for cremated remains over the following decade. In June 1938 it was reported that the new Rose Urn Gardens were nearing completion (this was in the area immediately to the south of the Garden of Remembrance) and a second columbarium (now referred to as the Garden of Remembrance 2), was constructed by the late 1940s (*The Argus*, 17 June 1938 p.12; Chambers, 2006:143).

In addition to the new buildings the grounds of the cemetery were also upgraded. In the mid-1920s a new brick fence and iron gates were installed at the entrance, which was 'much improved'. A c.1930s photograph shows semi-mature Canary Island Palms lining the entrance median, with four more situated in the roundabout just to the west of the railway (Chambers, 2006:137). As motor traffic increased roads were arranged 'to avoid dead ends so that a car can get out without having to reverse' and further reference is made to 'macadamised' roads (Chambers, 2006:101). In June 1939

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trees were planted by each of the cemetery managers 'to show their personal interest in the beautification of the grounds' (*The Argus*, 10 May 1939 p.3).

Apart from these improvements one of the most significant events was when Fawkner Cemetery became home to a number of 19th century graves that significantly pre-dated its foundation. As the City of Melbourne grew the Old Cemetery, at what is now the site of the Queen Victoria Market, was eyed off for market extensions much desired by city officers. Amid much community protest several colonial burials and monuments were relocated to Fawkner, where an 'Old Pioneers' section was established to accommodate the remains. The section was dedicated at a special ceremony on 27 January 1924. In total it is thought that about 220 'Old Pioneer' graves were re-interred at Fawkner, dating from as early as the 1840s although some other reports put the figure as high as 500 (Chambers 2006: 106-107; Fawkner Memorial Park 2010; *The Argus*, 28 January 1924, *The Age*, 2 February 1970).

There was particular opposition to the removal of Jewish remains, which the Rev. S.M. Soloman said 'could never have been done under Jewish auspices'. The work to remove the remains from the Jewish section of the Old Cemetery was ultimately undertaken by the City Council without the co-operation of the Jewish authorities. The remains were re-interred on consecrated ground in an area separate from the other 'old pioneer' graves (*The Argus*, 22 October 1920; 28 January 1924 p.5).

The re-interred remains included all of the known burials at the Old Cemetery, however, about 20 more skeletons were unearthed in 1930 during works for further additions to the markets. *The Argus* reported that 'every precaution' was being taken to 'ensure that all bones recovered shall be properly buried', however in 1936 when further exhumations were made the lack of records meant that any remains recovered were buried in communal graves at Fawkner. (*The Argus*, 4 March 1930, p.5, 4 April, 1936 p.23)

The best-known of these re-interments was of John Batman, the entrepreneurial pastoralist who had declared Melbourne 'the place for a village' and signed the infamous Douta Galla Treaty with local Wurundjeri people, securing their lands for settlement. The 25 May 1923 edition of *The Argus* reported that:

*When the City Council was forced to undertake the re-interment, owing to the plan for reclaiming the old cemetery for market extension purposes, a promise was given that honour would be paid to the founder of the city.*

At the behest of the Historical Society and Pioneers League an 'imposing granite monument' was erected over Batman's grave, which bore a detailed inscription providing an historical account of Batman's arrival in the Port Phillip district. The monument became the focus of an annual 'pilgrimage', usually held in January on or around Foundation Day or Australia Sunday (now known as Australia Day), organised by groups such as the Australian Natives Association and the Old Colonists Association to remember and celebrate the foundation of Melbourne and significant events in the early history of Melbourne as well as, on occasion, more contemporary issues such as Aboriginal citizenship (*The Argus*, 23 January 1926 p.34, 29 January 1927, p.29).

As the cemetery grew further sections were set aside for specific community groups. In May 1928 Melbourne's Muslim community (which had then been buried in the 'Other denominations' section) sought its own burial area. Despite some reluctance on the part of Heath an area was set aside and a small 'Mahomedan' chapel built. Another section was set aside for the burial of babies from The Carlton Refuge, while 1941 saw a section set aside for Aboriginal burials (Chambers 2006:103, 127).

A series of memorial fountains were erected in the late 1930s in memory of employees and other people associated with the cemetery trust. On Sunday, 19 September 1937 the chairman of the trust, Cr. Baron Marks unveiled a drinking fountain erected near the main entrance in memory of Henry Francis Keenan who died aged 75 and had been an employee since the cemetery's inception. About 50 employees as well as the trust itself subscribed money for the fountain, which was designed by Frank Heath (*The Argus*, 18 & 20 September 1937). In June 1940 a memorial fountain was erected in



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honour of the late Cr. R.J. Hardy who was chairman of the cemetery trust for 22 years (*The Argus*, 8 June 1940, p.8) while in the same year a memorial was erected for Alderman B.B. Deveney, who had been one of the managers for 18 years (*The Argus*, 10 May, 1939 p.3).

### **Expansion and development after World War II**

As noted above Charles Heath was succeeded as architect and surveyor for the cemetery by his son Frank in 1945. Charles Heath died in 1948. His contribution to the development of the cemetery was honoured by erection c.1952 of a fountain at the cemetery entrance on the site originally set aside for a clock tower at the focus of the radiating avenues. The fountain was modified in 1994 (Chambers 2006: 60-61, 134, 143, 259)

By 1946 over 1000 cremations were recorded and this had increased to 2000 by 1955. In 1949 Frank Heath designed a second Garden of Remembrance, but materials were scarce and tenders were construction of the niche walling were not accepted until June 1952 (Chambers, 2006:137, 143).

With the increased use of motor cars the Cemetery began filling up 'far more rapidly than was ever intended' (*The Age*, 23 September 1949). In 1949 the board of managers decided on a 150 acres extension of the cemetery. The addition was to be established on the 'lawn' system - a report in *The Argus* (15 September 1949, p.5) explained that 'tombstones and the sombre formalities of graveyards will be abolished':

*In Europe and the United States in recent years the lawn cemetery has become increasingly popular, and in the famous Forest Lawn Cemetery in Los Angeles, gardens and sculpture are regarded as one of the most beautiful sights in that city.*

However, it would be another decade before this approach was finally enacted.

In 1957 the end of an era came when Frank Heath left the post held by him or his father since the cemetery's opening. The period between his departure and 1971 is described by Chambers (2006:155) as a period of transition when significant changes began to be made to the management and operation of the cemetery. In 1971, the cemetery's name changed from the New Melbourne General Cemetery to 'Fawkner Memorial Park', under an Act of Parliament. At this time the cemetery also passed into independent trusteeship, constituting a significant change from the municipal management that had been the norm since the cemetery's establishment (Fawkner Memorial Park 2010).

It was during this period of transition that the first extensive lawn cemetery area was set aside, in 1964, north of the main entrance on land fronting Sydney Road previously regarded as unsuitable for burials. Initial planning also began for the Northern Memorial Park on a new site to the north-west of Box Forest Road, which was eventually opened in the early 1980s. In 1960 'new' gates (relocated from the old Melbourne Fish Markets) were installed at the front entrance (Chambers, 2006:162-3, 168, 170-71).

Melbourne City Council's Parks and Gardens Officers assisted with grounds beautification and 'intensive decorative plantings took place as further 'Gardens of Remembrance' were constructed. However, much of the beautification work remained 'ad-hoc' and despite the works carried out over the years the cemetery grounds in the late 1960s were still regarded as 'not a major attraction'. While the entrance area with its 'lovely green lawns and bright flowers' was praised, the 'shameful neglect' once you entered the cemetery was cause for concern (Chambers, 2006:162-3, 168, 170-71). However, significant work since that time has greatly improved the overall appearance. The now mature landscape contains over 40,000 roses and since 2000 there has been extensive renewal of internal roadside vegetation (Chambers, 241, 259).

In 1980 the original crematorium and chapel was demolished and replaced with a new complex. The original residence was also replaced at around this time. In 1994 stage one of Australia's first public mausoleum, the Holy Family Mausoleum - Piazza Della Madonna was opened. The opening of the Mausoleum followed a change in State

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government legislation that enabled above-ground entombment for the first time (Chambers, 2006:219, 232).

Today the cemetery caters to a wide cultural cross-section of the community, including Chinese, Estonian, Latvian, Macedonian, Swedish, Ukrainian and many others. The diversity of memorials at Fawkner Memorial Park reflects a century of social change in Moreland and across the broader Melbourne Metropolitan area.

The cemetery is also now home to an early 20th century mortuary carriage, used to convey coffins by rail from the city up until 1939. The carriage was carefully restored in 1993 and now serves as a reminder of the memorial park's former days as a 'railway cemetery'. (Fawkner Memorial Park 2010)

## References

*The Age* and *The Argus*, editions as cited

Butler, Graeme (1983) 'Fawkner Memorial Park', *Historic Environment*, Vol. 2, No. 4.

Chambers, Don (2006) *Fawkner Crematorium and Memorial Park: 100 years of service*, Fawkner Crematorium & Memorial Park, Fawkner.

*Coburg Leader*, 8 December 1906: 1

Fawkner Memorial Park (2010) 'Our History', accessed online 16 Nov 2010, <http://www.fcmp.com.au/>

Sagazio, Celestina, *Cemeteries: Our Heritage*, 1992, National Trust of Australia (Victoria)

## Description

### Physical Description

The Fawkner Memorial Park Tearooms are housed in a small pavilion in the style of a miniature Italian Provincial villa, which is situated just to the south of the roundabout adjacent to Fawkner Railway Station. The building is approximately square in plan, with full-height arched openings symmetrically placed on all four sides. The walls are in a pale tapestry brickwork, with the plinth and mouldings of an unusual speckled terracotta faience, and the hipped roof is clad with terracotta tiles. Some of the openings have been filled in with non-matching split-face concrete masonry.

Between the tearooms and Fawkner Station is a formal garden which comprises a central lawn flanked by pathways of square concrete pavers. Adjacent to the station is a terrace with wall constructed of the same tapestry brickwork with wrought iron or rendered balustrades surmounted by Classical urns. Centrally placed steps lead to the station (unfortunately, this entrance has now been blocked and the station entrance is now to the north). The restored mortuary carriage is placed within this area under a simple enclosure. Significant plantings, which emphasise the formal symmetrical layout, including two Canary Island Palms (*Phoenix canariensis*) and four English Elms (*Ulmus procera*) planted adjacent to the lower terrace, as well as conifers along the upper terrace. Two Liquidambar (*Liquidambar styraciflua*), placed at either end of the tearooms, also reinforce the symmetry.

The Garden of Remembrance 1, constructed in 1933, is situated adjacent to the Tearooms. It comprises a *Columbarium* constructed of pale brick with memorial plaques along its internal lengths on the north, west and east sides, and some niches and statuary. The main entrance gates (on the east side) are wrought iron, as is the eastern boundary fence, and is bounded by concrete entrance pillars with further statuary and inlaid commemorative plaques. A second gateway at the south end, comprising two arched openings, connects to the Rose Urn Garden. Since the 1950s formal memorial beds containing standard roses have been added. Significant trees within the garden include a Lemon Scented Gum (*Eucalyptus citriodora*), a Pin Oak (*Quercus palustris*) planted c.1937 in honour of the Palmer Family and a Cedar (*Cedrus sp.*), planted c.1938 for the Gray family.

## Statement of Significance

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## What is significant?

Fawkner Memorial Park at 1187 Hume Highway, Fawkner is significant. The following features and elements contribute to the significance of the place:

- The cemetery layout, which is based upon the original plan prepared by Charles Heath.
- The buildings, structures and features designed by or under the direction of Charles or Frank Heath including the Tearooms and its associated formal landscape setting including terraces and mature Elms (*Ulmus procera*) and Canary Island Palms (*Phoenix canariensis*), the Garden of Remembrance 1 and Rose Urn Garden and associated mature plantings including a Pin Oak (*Quercus palustris*), Cedar (*Cedrus* sp.), Lemon-scented Gums (*Corymbia citriodora*) and Cypressess (*Cupressus* sp.), Garden of Remembrance 2, the bridges over Merlynston Creek at Fourth, Sixth and Seventh avenues, the Jewish Chapel and the Islamic/Muslim Chapel, the Charles Heath Fountain (as constructed c.1952 excluding the 1994 additions) and the R.J. Hardy Memorial Fountain.
- The formal landscape setting along Fourth Avenue comprising mature English Elms (*Ulmus procera*) between First Crescent and Fourth Crescent with a central plantation comprising mature red standard roses. The remnant mature plantings along Second Avenue (*Quercus robur* and *Cupressus* sp.), Fifth Avenue (*Ulmus procera*), Second Crescent (*Cupressus macrocarpa*), and the extension of Fourth Crescent east of the Jewish Chapel (*Cupressus macrocarpa*)
- The traditional and picturesque cultural landscape within the area generally to the south of Merlynston Creek, which comprises the earliest memorials set within mature trees. The significant mature plantings include exotic trees of the genus *Pinus*, *Cupressus*, *Quercus*, *Ulmus*, *Fraxinus* and *Phoenix canariensis*, as well as some remnant and introduced native species, predominantly Eucalypts.
- The former mortuary carriage
- The 'Old Pioneers cemetery' and the John Batman memorial
- The Jewish Pioneers cemetery
- The entry gates, relocated to this site from the Melbourne Fish Markets.

## How is it significant?

Fawkner Memorial Park is of local historic, social, architectural and aesthetic significance to Moreland City.

## Why is it significant?

Fawkner Memorial Park is historically significant as one of two 'modern railway' cemeteries established in Victoria in the early twentieth century, which represented a new approach to cemetery planning. Unlike the other example at Springvale, which has lost its railway connection, the strong association to the railway is still demonstrated at Fawkner by the railway station and the rare example of a mortuary carriage, now on display adjacent to the station. (Criteria A).

Fawkner Memorial Park is historically significant as the repository of the remains relocated from the first Melbourne General Cemetery in North Melbourne. The Old Pioneers and Jewish Pioneers sections are of particular significance for the association with Melbourne's pioneers, and the associated gravestones are significant for being among the State's earliest funerary artefacts. The John Batman monument is of historical significance for its associations with man often referred to a Melbourne's founder and has important associations with organisations such as the Old Pioneers and the Australian Natives Association, which lobbied for its erection and held annual ceremonies at the memorial over many decades. (Criteria A & H).

Fawkner Memorial Park is historically and socially important for its representation of burial practices, religious affiliations, values and tastes during twentieth century. The Jewish Chapel and Islamic Chapel are significant as evidence of the growth of non-Christian denominations during the twentieth century. Fawkner Memorial Park is particularly significant as the site of Victoria's first 'modern' crematorium, which played an important role in making cremation an accepted burial practice in Victoria. Although the original crematorium has been demolished, the columbariums and memorial gardens provide evidence of the growing popularity of cremation during the 1930s. Fawkner Memorial Park is

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also significant as the place where the first public Mausoleums were established in Victoria. (Criteria A & G)

Fawkner Memorial Park is architecturally and aesthetically important as a fine example of a 'memorial lawn' cemetery, which is notable for its sophisticated layout that demonstrates prevailing nineteenth-century Picturesque and Classical ideals about cemetery design, as well as influence of the 'garden suburb' movement that emerged in the early twentieth century. This value is significantly enhanced by the central focus of the Charles Heath fountain, the buildings, structures bridges designed by Charles or Frank Heath, the mature trees along the main axial roads and throughout the various sections, and the large collection of gravestones and other examples of funerary art which form a major visual element of the cemetery landscape. The Tearooms and the associated formal gardens, Garden of Remembrance and Rose Urn Garden are especially notable as a particularly intact ensemble that is one of the finest twentieth century formal cemetery landscapes in Victoria. (Criteria D, E & F)

Fawkner Memorial Park is of historical and aesthetic significance for its rich and remarkable collection of monuments dating from the 1850s onwards, which demonstrate changing customs and attitudes associated with the commemoration of death. Many monuments are notable for their fine or unusual design. The collection charts the lives and deaths of many ordinary as well as prominent Victorians. The large number of graves to notable Victorians reflects the increasing importance of the Cemetery as the main burial area for the northern suburbs of Melbourne in the early twentieth century. (Criteria A, D & E)

## Assessment Against Criteria

This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 1999, using the Hercon criteria.

## Recommendations 2013

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	Yes
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	-
<b>Aboriginal Heritage Place</b>	No

## Other Recommendations

The Fawkner Memorial Park Tearooms are recommended for inclusion in the Heritage Overlay as part of the Fawkner Memorial Park listing.

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

## HERITAGE CITATION REPORT

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<b>Name</b>	GLENLYN	
<b>Address</b>	34 FINCHLEY AVENUE, GLENROY	<b>Significance Level</b> Local
<b>Place Type</b>	Villa	
<b>Citation Date</b>	2010	



# HERITAGE CITATION REPORT

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**Recommended  
Heritage Protection**

**VHR** No **HI** No **PS** Yes

**Architectural Style**

Victorian Period (1851-1901)  
Italianate

## History and Historical Context

### Thematic context

This place is associated with the following theme/s identified by the *City of Moreland Thematic History* (2010):

*Theme Six: Building Moreland's Houses*

6.3 Building during the boom

### Place history

This house, formerly known as *Glenlyn*, was probably built for James Chapman in c.1888, a villa on his Forest Hills Estate (BHS).

Concurrent with the first land sales by the Glenroy Land Co, James Chapman purchased over 1,500 acres (615 hectares) of the Glenroy Farm on the western side of Pascoe Vale Road from Duncan Kennedy for £76,000. Chapman laid out streets between Belair Avenue and Stanley Street, bisected by Glenroy Street (now Chapman Avenue), naming it the *Forest Hills Estate*. He had at least five villas erected and spent over £3,000 on street works and planting, halted in 1893 by the Depression (Lemon, 1982:95). The *Tiverton Park Estate*, advertised in 1916, was a renewed attempt to sell off Chapman's land.

Little else is known about the history of *Glenlyn*. At some time in its history it became a nursing home and substantial additions were made to the house from the 1960s onwards.

### Sources

Broadmeadows Historical Society (BHS) file on *Glenlyn*, 34 Finchley Avenue, Glenroy  
Faulls, J., *A Time to Till. A History of Box Forest and Glenroy in the 19th Century*, Glenroy 1990, p.56.  
Historica, *City of Moreland Thematic History*, Moreland City Council, 2010  
Lemon, Andrew, *Broadmeadows. A Forgotten History*, West Melbourne 1982

## Description

### Physical Description

Glenlyn is a single storey asymmetrical rendered brick Italianate villa with bracketed eaves, a hipped slate roof, and rendered chimneys with moulded cappings. The return verandah is supported on timber posts and has a bluestone base and an unusual Greek key patterned frieze.

The house is in good condition and has a moderate degree of external integrity. It has had substantial additions to the rear and side, as part of its present use as a Nursing Home complex.

There are two mature White Cedars (*Melia azedarach*) in the front yard. This tree is native to Australia and South East Asia and is distributed mainly in the northern part of Australia mainly in Queensland and eastern New South Wales. It is

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also found in the Kimberleys. White Cedar belongs to the mahogany family Meliaceae. It is a deciduous, shade tree with a rounded crown. The tree can reach height of 12 metres at maturity and having a width of 6-8m (sometimes up to 30m in its natural environment). The plant has an average lifespan around 20 years (Australian National Botanic Gardens website).

In this case, it is noted that the house was constructed c.1888. It is therefore unlikely that the trees date from this time and it is estimated that they date from some time in the early post-war period. That is, they are not associated with the primary period of significance of the house.

## Comparative Analysis

This is a typical example of a Victorian Italianate house, with notable verandah detailing. Comparative examples in Glenroy include 44 Acacia Street; 139 Glenroy Road; 2 Churchill Street; 149 Glenroy Road; 127 Glenroy Road; and 6 Salisbury Street.

## Statement of Significance

### What is significant?

Glenlyn, the Victorian Italianate house constructed c.1888, at 34 Finchley Avenue, Glenroy. The original typical Italianate form, materials and detailing of the house contribute to its significance. The unusual Greek key motif verandah frieze is of particular note.

Non-original alterations and additions to the house, other buildings on the site and the two White Cedar trees are not significant.

### How is it significant?

Glenlyn is of local historic significance to Moreland City

### Why is it significant?

Glenlyn is historically significant as tangible evidence of the first period of suburban subdivision of Glenroy during the 1880s land boom, probably as part of James Chapman's Forest Hills Estate, and as one of only a small number of nineteenth century houses to survive in Glenroy. (Criteria A & B)

## Assessment Against Criteria

AHC A3

AHC A4: i.e., the house is associated with the first period of suburban subdivision in Glenroy in the late 19th century.

AHC B2: i.e., the house is one of the few buildings in Glenroy constructed in the 19th century.

AHC E1: i.e., the building is a representative example of a late 19th century rendered Italianate style house.



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### Recommendations 2010

**External Paint Controls**

No

**Internal Alteration Controls**

No

**Tree Controls**

No

**Fences & Outbuildings**

No

**Prohibited Uses May Be Permitted**

No

**Incorporated Plan**

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**Aboriginal Heritage Place**

No

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.