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KEEPING BRUNSWICK'S HERITAGE



VOL. 1

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KEEPING BRUNSWICK'S HERITAGE

A Report on the Review of the Brunswick Conservation Study

VOLUME 1

1990

**Prepared for
BRUNSWICK CITY COUNCIL**

by

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NOTE TO THE READER

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

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

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

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STUDY TEAM

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Research assistance provided by Liz Keirs, Janet Plested and Bruce Greenhill.

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STUDY REPORTS

The study is contained in four volumes as described below.

VOLUME 1

Volume 1 provides an overview of the study including:

- . the history of Brunswick and its built environment
- . community views on heritage and conservation
- . recommendations for protecting Brunswick's heritage.

VOLUME 2

Volume 2 contains information on significant individual places.

VOLUME 3

Volume 3 contains:

- . Heritage Areas
- . Street Features
- . Council's Heritage Assets
- . Historic Places Checklist
- . Maps

VOLUME 4

Volume 4 contains a street by street list of significant places.

TERMS USED IN THIS REPORT

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

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

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

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

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

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

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

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

Heritage: The word 'heritage' is commonly used to refer to our cultural inheritance from the past, that is the evidence of human activity from Aboriginal settlement through successive periods of European and Asian migration, up to the present day. Strictly speaking 'heritage' can be used to cover natural environment as well.

Interpretation: Interpretation is becoming a common word in relation to heritage conservation. It describes a way of communicating meaning and relationships using original artefacts, by first-hand experience and by illustrations.

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

Material Culture: The artefacts produced by a society.

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

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

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

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

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

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

Restoration: Restoration means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without

the introduction of new material (Australia ICOMOS Burra Charter Article 1.7).

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

SUMMARY OF RECOMMENDATIONS

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

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

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

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

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

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

1. Council should adopt a broad policy position that requires heritage conservation to be a factor considered in all of Council's activities. Such a policy would influence all aspects of Council's endeavours - planning, building, engineering, parks and gardens, information, and community arts.
2. Council should seek to protect the Heritage Areas and individual building identified in this Study through the Local section of the Brunswick Planning Scheme. Council should also nominate certain places to the Historic Buildings Register and Register of the National Estate.
3. The Council should encourage increased community awareness of Brunswick's heritage and how it can be

conserved:

- . Development of a conservation reference collection in the Library and at the Planning counter.
 - . Publication of this report and preparation of a broadsheet on the study for wide distribution.
 - . Publication of a broadsheet on caring for older buildings (underway).
 - . Preparation of a published history on Brunswick.
 - . Presentation of annual heritage awards recognising important contributions to conserving Brunswick's heritage.
4. Council should provide incentives to support property owners and managers in conserving significant places, and encourage recognition of the economic benefits of conserving older commercial and residential buildings through targeted programs.
5. Council should seek to link its heritage programs with those of government, the community and business to provide a more holistic approach. Initial steps could include better integration of Council's internal systems, offering in-house training for staff, Councillors and interested people from the community.
6. Council should take a lead to promote proper conservation practices and techniques through its own works programs. This requires:
- . Development of a policy on the retention of bluestone and traditional street materials.
 - . Conservation of Council owned properties.
 - . Use of Council projects as demonstration projects.
 - . Preparation of a new street tree policy.
7. Council should encourage further research into Brunswick's history and heritage.

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

Policy 1: Heritage planning controls

Policy 2: Community information and advice

Policy 3: Street character and works

Policy 4: Heritage policies for Council properties.

1. INTRODUCTION

This Section describes the approach taken in this Study.

BACKGROUND

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

This study aimed to:

- (a) Survey and identify historic buildings, groups of buildings, industrial and commercial buildings and works, infrastructure, open space and landscape areas
- (b) Recommend appropriate means of protecting the historic character of the municipality
- (c) Generate public interest and involvement in the conservation of the historic character of Brunswick.

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

The two volume report comprised:

- Volume 1: A brief history of Brunswick
Areas and buildings worthy of protection
- Volume 2: Guidelines to advise property owners on
ways of conserving older buildings

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

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

THIS STUDY

The Review was commissioned in 1989 based on Council's study brief. Council's Heritage Advisory Committee acted as the Steering Committee for the project.

The review was to cover four broad areas:

1. A critical assessment of the areas proposed as conservation areas in the 1982 Study
2. A critical assessment of the 1982 Study's list of historic buildings and sites
3. An investigation of buildings and sites outside the areas identified in the 1982 study
4. Update of the recommendations on statutory controls appropriate under the new Planning and Environment Act 1987.

METHODS

The Review Project involved a number of steps:

1. **Community consultation**
Brunswick people were encouraged to share their views on what they valued about Brunswick's heritage via a display at several locations, letters to community groups and information in the media. The views expressed are contained in Section 3 of this report.
2. **History**
The heritage of a locality reflects its history, making an understanding of local history an essential first step. Written information sources were consulted (see References at the end of this volume) and a list of the main elements (themes) in Brunswick's history prepared.

Other history sources, particularly the Council ratebooks, were consulted after an interesting building or area had been spotted during field work.
3. **Field Survey**
Field survey involved checking places identified in the 1982 Study in terms of their present condition and integrity, and then looking at other areas and buildings within Brunswick.
4. **Assessment**
Areas or buildings identified then have to be assessed and their heritage value ranked. This task is done during field survey and may be modified based on historical information.

From looking at a building or group of buildings it is possible to recognise unusual or a typical designs, how much of the original remains, and previous functions. The location may also reveal a connection with a past industry or activity.

Section 2 of this report provides an overview of Brunswick's history and heritage, including the assessment of significance.

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

5. Recommendations

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

2. BRUNSWICK'S HERITAGE

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

BRUNSWICK TODAY

The Community

Brunswick today is regarded as a multi-cultural community. Nearly 40% of the population was born overseas and English is not their first language¹. It is a community with a diversity of values and aspirations; this diversity affects how people view conservation and what they believe is worth conserving.

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

Brunswick's built environment

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

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

1. Melbourne Facts and Figures p24

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

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

Brunswick has 706 factories² (some with attached dwellings) in the municipality, representing 3.5% of Brunswick's building stock.

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

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

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

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

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

There are also 178 open land areas including parks. Virtually all of the parks in Brunswick were established post-1920 on the sites of filled clay or stone quarries. There are few street plantings pre-1930.

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

2. City of Brunswick 1985/86 land use information; includes 'other' category which has not been included in calculations but represents 2.1% of buildings/sites.

The predominantly timber housing stock is sometimes regarded as being less substantial or more difficult to maintain than masonry and brick buildings. The nature of the real estate market and the lower values placed on timber buildings offers opportunities for demolition and rebuilding not available in many other localities as close to a capital city. Such redevelopment is changing the built form of Brunswick.

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

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

HISTORY & PLACES

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

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

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

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

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

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

2. **Surveying, subdividing and servicing:** exploring and surveying the land; constructing the urban patterns; early villages; roads and the road to Sydney; utility services; changing concepts of residential areas and subdivision design.
3. **Farms for the city:** from the estates of gentlemen farmers and investors, to closer settlement, market gardens, and CERES.
4. **Creating a home:** changing concepts and fashions in housing - inside and outside the home; housing for workers; residential 'suburbs'; the impact of new technologies on home life; housing to meet people's needs; gardens.
5. **Building community:** community and commercial services and facilities; council; community action.
6. **A place for industry:** quarrying the basalt and clay for building materials for Melbourne; manufacturing products - pottery, rope, metal, textiles and clothing - diversification into light industry; people in industry; changing work processes and workplace; industrial re-location.
7. **Creating a better environment:** re-using the quarries; creating parks; re-creating nature; protecting amenity.

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

Colonising the country

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

Prior to the arrival of Europeans, Brunswick was part of the tribal land of the Kulin people, a group of four tribes each with similar languages and defined territories. Together their country extended beyond the Port Phillip region to the Otways in the west and to the Baw Baw mountains in the east. The Woiworung lived in the area drained by the Yarra River and its tributaries. There were several groups within the Woiworung. These people were also referred to in historical literature as the Wurundjeri, and their descendants use this name today³.

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

It was the Wurunjeri who met with John Batman in 1835 in his attempt to purchase their land for himself and the Port Phillip Association. The meeting place, long believed to be the Merri Creek (Northcote), was elsewhere. The sale was not recognised by the British government which had adopted the view that there were no prior owners of any of the continent⁴.

The Merri Creek is known to have been an important camping place for Aboriginal people, but the location of these camp sites is not known, nor is it clear whether these sites had a long history of use or were established in relation to the new European settlement at Port Phillip⁵.

William Thomas, Assistant Protector of Aborigines camped on the Merri Creek (near Yarra Bend) in the 1840s and recorded the locations of some camps. It may be that he was trying to relocate Aboriginal people to their traditional camping areas. He records camping areas near Dights Falls, at North Fitzroy and on the Merri Creek near the Heidelberg Road crossing. Thomas established the Merri Creek Aboriginal School near the confluence of the Yarra River and Merri Creek with the support of the Wurundjeri⁶. In 1847 Aboriginal parents withdrew their children from the school, complaining that the teacher (Peacock) worked the children like convicts⁷. Soon after all the Wurunjeri left the Merri Creek camp.

European colonisation quickly brought changes to the Aboriginal landscape, altering the fire regimes, introducing new plants and animals, clearing trees for houses and fuel. Some Aboriginal plant foods rapidly disappeared due to the effects of grazing stock. Swamps and lagoons were filled in, the courses of the Yarra and smaller creeks were altered, and more and more land was built on for housing⁸. The impact of colonisation and subsequent dispossession of Aboriginal people from their land is not specific to Brunswick but was part of a larger process.

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

4. Broome Coburg: between two creeks p.17-18

5. Hall Merri Creek Parklands p. 10

6. Broome p29

7. Broome p.30

8. Presland An archaeological survey of the Melbourne metropolitan area pp.13-14

Botanic Gardens. In 1839 the Government set up a more ambitious scheme of Aboriginal Protectorates. The Chief Protector was George Augustus Robinson, the man responsible for the removal of Tasmanian Aborigines onto Flinders Island where he oversaw their decline. The aim was the same in the Port Phillip settlement - to persuade Aboriginal people to leave their land and move to special Aboriginal settlements. There were four Assistant Protectors. William Thomas was responsible for the Aborigines in the Melbourne, Westernport and Gippsland regions. Thomas attempted to move Aborigines from Melbourne but failed. By 1840 Thomas estimates that there were fewer than 150 Wurundjeri remaining⁹. A government reserve and ration depot was established at Pound Bend (Warrandyte) in the 1850s but it was rarely used. After seeking land near the Goulburn River (which was refused by the government) Aborigines from the Port Phillip district finally went out to Coranderrk (near Healesville) and settled there.

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

In 1844 there was a large gathering of Aboriginal people from many tribes along Merri Creek¹⁰. There have been local claims that there were Aboriginal camps on the site of the present Town Hall and near Brunswick Railway Station¹¹; it would seem likely that if true these camps may have been located so as to be near the European colony rather than being traditional camping places.

Past discoveries of Aboriginal sites in the area include an Aboriginal midden uncovered in 1934 inside the walls of Pentridge; it contained shellfish, bones, and stone axe-heads and blades¹². A Wurundjeri initiation site was discovered as recently as the 1970s in Sunbury¹³.

There are no known Aboriginal sites remaining in Brunswick, and few within neighbouring municipalities. A recent Merri Creek survey¹⁴ found a few Aboriginal occupation sites containing small stone tools and several scarred trees near the Merri Creek, but to the north of Brunswick. Probably many occupation sites have been destroyed or buried by landfill and landscape works near the creek, and development throughout the rest of the municipality.

9. Broome p.21

10. Broome p.26

11. Barnes It Happened in Brunswick p.7 refers to these as 'claims'

12. Broome p.5

13. Broome p.10

14. Hall

Surveying and subdividing

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

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

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

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

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

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

15. Broome p.37

16. Barnes Street names of Brunswick p.142

Manallack setting up his works there in 1849. Philipstown was apparently surveyed in 1852, with a spelling change to Phillipstown¹⁷.

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

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

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

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

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

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

17. Barnes It happened in Brunswick p.12

18. Broome p.106

19. Barnes Street names of Brunswick p.14

asphalted and rights-of-way pitched'). Moorabinda Estate comprised Cooraminta and Katawa Streets; today these streets retain these street features and contain a number of fine houses.

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

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

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

Much of the 'outlying' parts of Brunswick were subdivided between the 1920s and 1940s. These areas tend to have larger allotments. The footpaths were often paved with concrete blocks rather than asphalt. Some streets had nature strips and street trees, reflecting the influence of garden city ideals, but in a much diluted form. Trees from these subdivisions now provide shelter and shade in a number of Brunswick streets. Two areas developed after World War I - one in Stewart Street and the other in Hall and Westbourne Streets - were made available to returned servicemen; many of these houses remain.

Farms for the city

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

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

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

20. Broome p.62

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

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

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

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

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

Piggeries were often associated with dairy farms, the cream being sent for butter production and the skim milk used to feed pigs. Several piggeries and bacon curing works were established in Moreland Road in the early 1870s, one operated by Samuel Grimes and another by James Hutton. Hutton moved to Preston after Coburg Council moved against noxious trades in the early 1880s; presumably his operations extended into both Brunswick and Coburg. Grimes continued his piggery until the 1890s and the house associated with this piggery has survived²¹. Other activities related to farming including tanning of skins. A cottage²² associated with a tannery located on Merri Creek in the 1870s²² exists today.

Land along Merri Creek was used extensively for market gardening. Ah Long (or Ling) rented land and a wood house in Harrison Street in the late 1880s²³. The first Chinese garden

21. BCC Rate books

22. BCC Rate books

23. BCC Rate books

was that run by Quan Long in Stewart Street in 1885; it remained in operation until 1923²⁴.

In response to the 1890s depression, the government sought to provide ordinary people with greater opportunities to buy small farms, believing that this would provide a healthier life and add wealth to the community by increasing agricultural production. An 1893 scheme by F J Sincock to create a village farming settlement for the Brunswick unemployed on French Island failed²⁵, as did many of the initial village settlement schemes. In 1900 land in the north west of Brunswick was acquired and subdivided as the first urban Closer Settlement Scheme. A second scheme was soon started further south in Brunswick. Houses from both settlements remain, although all allotments have been subdivided.

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

Creating a home

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

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

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

The colony was rapidly expanding in the early 1840s, and again in the 1850s with the gold rushes. In the twenty years between 1846 and 1865, Brunswick's population grew from 146 to 3000. The first need for a new immigrant was a roof over their heads - probably a tent or a room in an inn. Their first houses would have been a simple structure, with speed of construction and cost essential considerations. None of these early structures survive.

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

24. Barnes It happened in Brunswick p.29

25. Broome p.155

Blackburn architect and erected on their present site in 1854. Edward De Carle, a property speculator, agent and auctioneer, erected the two storey Lyndhurst Hall at the north end of Nicholson Street in the early 1850s. This house was moved in the 1860s, and remains today in Walhalla Street, Coburg.

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

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

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

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

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

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

Rebuilding and modernising of older houses was favoured from the 1950s, when the fashion for cleaner, modern design led to the stripping of the elaborate decoration from many Victorian

houses. Post war migration meant a great demand for housing, with housing shortages occurring in many areas. New migrants shared houses with other families through necessity.

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

Building community

Building community: community and commercial services and facilities; council; community direct action.

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

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

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

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

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

Creation of Brunswick Council in 1857 was an expression of the community's desire for local representation. Thomas Wilkinson, an early landowner, was the first President and GWF (Frederick) Grylls its first Secretary. An immediate (and continuing) priority was road construction; thirty streets were planned for construction in the first year. Streets were built with bluestone pitcher kerbs and gutters, with the roadways metalled but not sealed.

Gas lighting was introduced to Sydney Road as early as 1860. By the mid 1860s much of Sydney Road had been improved with large, dressed lengths of bluestone were laid as kerbing, bluestone pitcher spoon drains along each side, and asphalt footpaths. Many examples of the skills of Brunswick Council engineers and construction crews remain on the streets of Brunswick today.

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

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

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

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

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

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

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

Post war migration brought new communities and new facilities to Brunswick. The Western Theatre was converted to an Estonian club, churches changed denominations and St Vasilios was built.

The corner shop has long been an important part of Brunswick life. Today as people are able to travel further by car the role of the corner shop has declined; a number of corner shops have been converted to houses but some remain.

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

Brunswick Park opened in 1908 to provide a sporting oval, croquet lawn and leisure garden for local people. Other parks were created as the quarries and clayholes were filled.

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

A place for industry

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

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

Housing for workers was facilitated by the bigger companies, subdividing and selling the land to workers²⁶, and occasionally by directly providing housing. Other areas were acquired by brickmakers and 'frozen' to prevent competitors from gaining access to the clay resource²⁷.

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

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

27. Some of the northern areas of Brunswick were held by brickmakers and when subdivided for housing in the 1920s and 30s each lot was covered by a covenant preventing quarrying for clay or making bricks.

Basalt was quarried in the south of Brunswick as a building material. Wales' quarry at the eastern end of Albert Street was opened by the Wales family c1860s. It was one of a number of quarries along Merri Creek where it was easier to quarry at the edge of the basalt flow. Quarrying in Coburg had surpassed that of Brunswick by the 1890s. Most quarry sites have now been filled, and the Wales quarry (now Whelans Depot) provides the only remaining Brunswick quarry where a section of the rock face remains exposed.

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

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

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

Creating a better environment

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

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

The banks of Merri Creek have been quarried for stone, sections have been straightened, filled and the banks reshaped. Moonee Ponds Creek has suffered even more change, with much of the creek being concrete lined and re-routed with the construction of the Tullamarine Freeway. Smaller creeks were contained within barrel drains far earlier. Albert Street follows a natural drainage line, and the construction of the street meant cutting a drain which was covered by 1859²⁸. Another example is the small creek that used to cross Union

Street near the current location of Millward Street. In the 1850s a small abattoirs opened adjacent to this creek; an ideal location for the penning of stock, but the activity no doubt polluting the creek for the uses downstream such as the Government Experimental Farm in Royal Park. The creek was later enclosed in a barrel drain. On the south side of Brunswick Road, a house was built over the creek by Victor Heiberg.

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

Earlier works to improve the Creek aimed to make it a more efficient drain rather than trying to return some of its natural waterway functions. All wastes used to flow into the creek. The formation of the Melbourne Metropolitan Board of Works in 1891 lead to the sewerage of Melbourne (for which Brunswick potteries made many of the pipes) and the removal of some of the more unpleasant wastes from the waterways. In the 1930s sustenance workers were employed in landscaping projects along the creek²⁹.

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

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

ASSESSING THE SIGNIFICANCE OF BRUNSWICK'S HERITAGE

Types of places assessed

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

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

29. Hall p.12

Assessing significance

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

These criteria can be expressed more formally as:

1. **History:** Does the place provide physical evidence of history?
2. **Design:** Does the place demonstrate a particular design style or tradition in relation to the type of place?
3. **Aesthetic value:** Does the place demonstrate qualities that are considered to contribute to contemporary aesthetic values?
4. **Cultural sentiment:** Does the place provide physical evidence of cultural or social sentiments to a majority or minority group within the community?
5. **Research value:** Does the place provide physical evidence that is of additional value for research and investigation due to its ability to yield important information contributing to the understanding of history?
6. **Association:** Does the place have associational links related to significant events, significant persons, other cultural activities?

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

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

Assessing the degree of significance involves comparison with other examples; thus the higher category is described as a place of national, State or metropolitan value implying comparison of this place with known examples across a wider

region. Such comparison is often difficult due to a lack of information on other similar places.

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

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

- 1 Places of National, State or metropolitan heritage value: such places are almost always of great importance to Brunswick and reflect important aspects of its history.
- 2 Places of high heritage value within Brunswick, representing important aspects of its history and people.
- 3 Places that provide a good example of a type, architectural style or historical period/activity, being relatively unmodified in form or function.
- 4 Places that contribute to the overall historic character of a Heritage Area in Brunswick but are not necessarily intact.

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

Results

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

Brunswick has many buildings that retain much of their original form; many of these buildings contribute to the quality of our municipality and provide valuable houses and workplaces. This report aimed to identify the most significant places which if damaged or demolished would be a loss to the Brunswick community. Older buildings not identified in this study may still be of heritage value, and the recommendations in this report seek greater community appreciation of all the historic elements of Brunswick's environment.

Volumes 2 and 3 contain more detail to provide a useful tool for Council and its staff in considering planning and building applications. Specifically it contains:

1. **Individual Places:** Some individual properties are considered highly significant. To better facilitate their protection a detailed description (data form) has been prepared for those places significant to the nation or State (level 1) or of great significance to Brunswick and our region (level 2).
2. **Heritage Areas:** A number of areas - ranging in size from a single street to a small neighbourhood - are considered to have heritage value. These areas and their significance is described on a data form, and the places that contribute to this heritage value are listed (by street number) and their contribution to the heritage value of the Area indicated (1 to 4).

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

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

Level	1	2	3	4	Total
Individual places	4*	53	571	-	628
Heritage Areas	14	42	571	1300	1927
Total	18	95	1142	1300	2555

There are 35 Heritage Areas containing a total of 1924 Level 1 - 4 buildings, plus non-graded buildings and sites. *One Level 1 individual place (336 Moreland Road) was demolished in late 1990.

3. DO WE CARE ABOUT OUR HERITAGE?

This section describes the views of the Brunswick community towards heritage conservation.

APPROACH TO COMMUNITY CONSULTATION

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

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

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

PROTECTING BRUNSWICK'S HERITAGE

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

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

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

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

Everyone's comments are important. Please let your friends and neighbours know about the display and encourage them to come along and share their ideas.

The display was used in a number of locations. First it was used as part of a larger display of historical photographs in the central court of the Brunswick (Barkly Square) Shopping Centre. Here it attracted considerable attention and the majority of responses. The display was then moved to Brunswick Market where it also attracted comments over a period of about two weeks. Later the display was used at the Peacock Street Elderly Citizens Centre and some information placed at the Community Health Centre.

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

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

WHO RESPONDED?

Heritage Displays

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

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

The consultants were interested to see whether the range of respondents reflected the broader Brunswick community. People overseas-born were slightly under-represented in the responses; the 1986 census³⁰ indicate that 41% of Brunswick population were born overseas, 31% of the survey respondents were born overseas.

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

30. The population characteristics in this section are drawn from the Australian Bureau of Statistics 1986 Census

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

Local Conservation Strategy

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

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

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

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

COMMENTS

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

Support for heritage conservation

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

Private Houses

Many people believed that residents should be encouraged to keep their houses to the original style, and also be

encouraged to restore if possible. Particular mention was made of facade restoration and conservation.

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

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

Streetscapes

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

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

Sydney Road

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

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

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

Bluestone Kerb and Guttering

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

Trees/Parks

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

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

Individual buildings

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

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

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

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

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

Other Brunswick buildings noted by residents as contributing

to Brunswick's character and thus worth keeping are:

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

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

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

General

Most responses included fairly broad comments and suggestions.

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

A few suggestions were made, including:

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

Conclusions

Overall, the responses to the heritage display and Local Conservation Strategy were very positive indeed. Some comments were filled with detail, and were extremely helpful in establishing what residents valued about their own environment.

What emerged was a picture of a community that has clear ideas on the value of diverse aspects of Brunswick's heritage, and wishes to see an active conservation strategy in place.

4. STRATEGY

This section describes the elements of a heritage strategy and a series of policy recommendations.

INTRODUCTION

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

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

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

A STRATEGY FOR CONSERVING BRUNSWICK'S HERITAGE

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

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

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

This Study recognises many places as contributing to Brunswick's heritage. These judgements are made based on available information and attempt to reflect community views about what comprises our heritage. No list of heritage places should be regarded as the final list. New information may reveal the previously unsuspected importance of a particular

place, or may indicate a significant place is even more important. The number of buildings from any past era is slowly declining, through slow decay, lack of care or deliberate demolition. This means that a once common building type may become increasingly rare, and of increasing heritage value. Changing community values are also important. Thirty years ago, our heritage was seen to be large mansion houses, such as Como in South Yarra. Industrial buildings were not 'heritage'; this has now changed and the community appreciates a far wider range of places as being part of its heritage.

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

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

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

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

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

OBJECTIVES & ACTIONS

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

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

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

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

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

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

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

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

1. To recognise heritage conservation as an essential component in local planning and development

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

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

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

2. To seek protection for significant places and heritage areas

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

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

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

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

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

The process of introducing such controls is described in Policy 1.

3. To encourage increased community awareness of and knowledge about Brunswick's history and heritage

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

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

1. **Information:** those seeking to find out about Brunswick's history and heritage, or about how to conserve their property should be supported through:
 - . development of a conservation reference collection in the library, branch library and at Council's Planning counter
 - . publication and distribution of Volumes 1, 2 and 3 of this Study; Volume 4 should be a reference available at the Council
 - . publication and wide distribution of information about the study in the form of a broadsheet
 - . preparation (as proposed) of a community information broadsheet on caring for older buildings.
2. **History:** preparation of a published history of Brunswick offers opportunities for community participation in research, as well as the chance to document significant aspects of Brunswick's built environment in this publication.
3. **Recognition:** presentation of annual heritage awards to individuals and organisations to recognise their contribution to conserving Brunswick's heritage. Such awards should be based on prestige not monetary reward and should recognise effort in relation to resources to ensure that more affluent businesses and individuals are not advantaged.

4. To provide incentives for heritage conservation and promote its economic and environmental benefits
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Specific incentives could be offered to support property owners and managers in conserving significant places. Such incentives may also address social justice issues. Some opportunities could include:

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

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

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

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

5. To better co-ordinate public and private efforts towards conservation

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

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

6. To promote proper conservation practices and techniques.

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

1. Development of a policy on the retention of bluestone kerb and guttering, and traditional paving materials (asphalt and concrete blocks)
2. Development of a conservation policy for each significant Council property. Such a policy should contain a brief statement of the significance of the place, an analysis of how that significance can be retained, and a schedule of appropriate maintenance works.
3. Use of examples of appropriate works carried out by Council as 'demonstration' projects, and invite community inspection of those projects. Industrial and commercial property owners should be encouraged to do likewise.
4. Review Council's street tree policy to incorporate heritage considerations into the criteria for street tree selection, retention and rejuvenation.

7. To encourage and initiate studies and research into aspects of Brunswick's history and heritage.

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

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

The following policy areas have been developed in more detail:

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

POLICY 1: HERITAGE PLANNING CONTROLS

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

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

APPROACHES USED BY OTHER COUNCILS

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

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

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

For example the Urban Conservation Area 1 controls require:

XX HERITAGE AREAS

Planning Scheme Map:

Marked (see Mapping Guide)

Purpose

- * To conserve and enhance areas of scientific, aesthetic, architectural and historic interest, including buildings under the Historic Buildings Act.
- * To ensure that any new development is compatible with areas containing groups of buildings or features of special character, including parks, special gardens and landscapes.

XX-X Buildings, Works and Subdivision

A permit is required to:

- * Construct, demolish or remove buildings or works, including a fence, road works and associated street furniture.
- * Alter buildings externally or works by structural work, painting, plastering, sandblasting or in any other way.
- * Subdivide land.
- * Remove, or destroy vegetation.

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

XX-X Guidelines for Permit

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

- * The character and appearance of the building or works and its significance to the aesthetic, architectural, historic and scientific interest, character and appearance of the area.
- * Whether the location, bulk and appearance of any proposed building or works will be in keeping with the character of the area.
- * Whether any proposed subdivision may result in development not in keeping with the character and appearance of adjacent buildings and the area.
- * The effect of any proposed sign on the character and appearance of the building on which it is displayed and the area generally.

XX-X Advertising Signs

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

(or insert area specific advertising control).

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

Some Councils consider that this allows more control than they believe necessary, and may stretch their staff resources. The challenge is how to effectively conserve a locality's heritage

without diverting substantial planning resources to the task, and without raising community concerns about the imposition of more planning controls.

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

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

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

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

The key elements of their conservation control are:

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

AN APPROACH FOR BRUNSWICK

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

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

<u>Change</u>	<u>Conservation issue</u>
Internal	No concern unless interior listed
Structural work	No concern unless results in changes to exterior

Demolition or removal	Whole or significant part of building Original elements - outbuilding or fence
Additions to the rear	Loss of significant elements Visibility from the street Size (bulk) in relation to existing building
Additions to the front	Loss of significant elements Screening of original building Impact on street Set back Materials and detailing Size (in relation to existing building)
Changes to facades	Verandahs Fenestration (windows/doors) Shop-fronts
Decorative treatments	Changing materials - cladding Surface damage (sandblasting, painting or rendering unpainted or unrendered surfaces)
Fences and gardens	Replacing original fences Removal of major garden elements

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

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

The Burra Charter³¹ defines conservation and the types of actions that comprise conservation; these are described with examples below:

31. Australia ICOMOS "Charter for the Conservation of Places of Cultural Significance"

Maintenance

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

Maintenance involves activities such as:

- . the regular inspection and cleaning of guttering
- . repainting of painted surfaces

Repair

Repair may involve restoration or reconstruction.

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

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

Structural Repair

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

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

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

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

1. Demolish or remove any individual building or work identified in the Brunswick Heritage Study and any building within a Heritage Area.
2. Alter externally any individual building or work identified in the Brunswick Heritage Study, and any building within a Heritage Area except where certain conditions ("heritage criteria") can be met.
3. Construct a new building (including a structure, part of a building, out building) in a Heritage Area except where certain conditions ("heritage criteria") can be met.

The controls would have regard to the significance of the building or place. This could be a factor considered by Council in its decision making or it could be written into the controls by designing separate levels of control according to the significance of the place. An example of the latter is presented below.

	Planning Scheme		Other Registers	
	Dem.	Alt.	RNE	HBC
Individual places				
1	*	*	*	*
2	*	*	*	
Within Heritage Areas				
1	*	*	Areas	
2	*	*		
3	*	*		
4	*	*		
Unranked	*	construction of new blg		

Impact of existing zonings

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

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

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

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

PROPOSED CONTROLS

The controls proposed are summarised in the table below and

then described in the text.

Planning control

Individual Places

Level 1	Demolition, construction and alteration shall require a planning permit; construction on adjoining sites to require a planning permit.
Level 2	Demolition, construction and alteration shall require a planning permit; construction on adjoining sites to require a planning permit.
Level 3	No control. Guidelines to owners to encourage appropriate forms of conservation, alteration and landscaping.

Heritage Areas

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

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

Level 1 and 2 places

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

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

Proposed controls

Objectives:

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

2. To protect and conserve those trees identified as being of heritage significance in the Brunswick Heritage Study and listed in Schedule ...
3. To ensure that any alterations or additions to the listed buildings, works, structures and sites will not adversely affect their overall significance or character
4. To ensure that the character and appearance of the buildings, works, structures and sites of heritage significance in the Brunswick Heritage Study are not adversely affected by any new building on adjacent land.

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

Buildings and works:

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

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

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

- * the alterations only involve routine maintenance and repair and will not affect the external appearance; maintenance means to the continuous and regular protective care of a property, and repair means the re-attaching of existing elements without the introduction of any new materials
- * the alterations only involve the repainting of painted surfaces, or the rerendering of rendered surfaces
- * the alterations do not involve sand blasting or cladding.

A permit is required to construct a building or works.

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

Guidelines for permit

Before deciding on an application for a building or works to be constructed, carried out, demolished, removed or altered externally the responsible authority must consider the following matters:

- * The character and appearance of the building or works and their impact on the heritage significance, the character and appearance of the site and the area, as described in the Brunswick Heritage Study.
- * Whether the location, bulk and appearance of the proposed building or works will be in keeping with the character and appearance of adjacent buildings and the area.
- * Whether any landscaping will be in keeping with the character and appearance of the site and the area.

Level 3 places

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

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

Level 4 places

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

HERITAGE AREAS

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

Objectives:

1. To conserve and enhance the significant heritage characteristics of the Heritage Areas defined in the Brunswick Heritage Study
2. To conserve those individual buildings, works, structures and sites identified as being of heritage significance in the Brunswick Heritage Study
3. To encourage sympathetic restoration, renovation, maintenance and repair of buildings which contribute to the heritage character of the Heritage Area
4. To ensure the compatibility of new buildings and works with the characteristics of the Heritage Area.

The Heritage Areas are listed in Schedule ... and shown on the Planning Scheme map by

Buildings & works

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

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

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

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

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

- * the alterations only involve routine maintenance and repair and will not affect the external appearance; maintenance refers to the continuous and regular protective care of a property, and repair the reattaching of existing elements without the introduction of any new materials
- * the alterations only involve the repainting of painted surfaces, or the rerendering of rendered surfaces
- * the alterations do not involve sand blasting or cladding
- * the alterations are to the rear of the property, defined as the area not visible or potentially visible from the street or any adjoining street (not including a laneway)
- * The alterations do not involve the removal of significant components of the building or works.

A permit is required to construct a building or works.

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

- * the additions or extensions will not increase the floor area of the existing building by more than 50% of the existing ground floor area

- * the alterations will not add a new second storey to the building
- * the extension or addition is not sited in front of or so as to obscure the existing street elevations and is set back on equal or greater distance from the street as the existing building

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

- * The new building is consistent in form, massing, height and setback with adjacent and nearby buildings that are within the Heritage Area and is respectful of the character and significance of the area as identified in the Brunswick Heritage Study having regard to:
 - i) the overall height of the building and specifically the height of external walls in relation to the predominant wall and building height of adjacent and nearby buildings
 - ii) the form and massing of the building in relation to adjacent and nearby buildings
 - iii) roof shape and pitch in relation to adjacent and nearby buildings to ensure that the highest point in the roof is equal or less than that of the highest adjacent building
 - iv) matching the setback of the building from front and side boundaries to that of adjacent buildings or where these are different between the existing setbacks
 - v) location of ancillary buildings and structures, and particularly the desirability of placing garages and carports at the rear of the property or setback further from the street frontage than the main building
 - vi) the need to setback any two storey sections by at least an additional 6 metres, where a two storey building is being proposed in a predominantly one storey area.

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

Guidelines for permit:

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

- * the character and appearance of the buildings or works and their contribution to the heritage character and significance of the area
- * the opportunities to conserve significant buildings or works (as identified in the Brunswick Heritage Study)
- * whether the building or works complies with the objectives of each Heritage Area and the heritage criteria to the satisfaction of the responsible authority.

ZONING REVIEW**Commercial and Industrial Zones**

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

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

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

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

Industrial**Railway Heritage Area**

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

under Northern Area Improvement Program funding. Rezoning from industrial to residential may be one outcome.

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

Other Areas

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

Area 15 (Nicholson Street North Heritage Area) and Area 18 (Daly Street Heritage Area) both contain a residential zone (R1) and a commercial and industrial zone (B5).

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

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

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

INTRODUCTION OF HERITAGE CONTROLS

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

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

It is difficult to estimate the risk of demolitions and major alterations should the study report be exhibited without an interim control. Certainly the 1983 Brunswick Conservation Study has been available since its completion, and its release

did not seem to have resulted in a rash of demolitions. However, the 1982 study has not been deliberately and widely publicised, and the risks of releasing and seeking comments on the present study may be far greater.

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

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

During the period of interim control, Council may wish to waive any additional planning permit fees to reduce the burden on individuals.

POLICY 2: COMMUNITY INFORMATION AND ADVICE

PUBLIC INFORMATION

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

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

It is recommended that the Council prepare design guidelines covering:

- . building form and style, including heights and setbacks.
- . materials, surface treatment, ornamentation and colours.
- . facade alterations.
- . fencing, street and frontage planting.
- . building repair and maintenance.
- . infill developments.
- . street works, including road design details, layout, parking, street furniture and utility services.
- . signs.

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

In addition to the guidelines suggested above, it is considered that particular attention be given to fencing. Fences are an important element in the streetscape. In some streets inappropriate fencing, including recent pickets, seriously detract from the quality of the streetscape.

Council should consider producing a simple information pamphlet to illustrate the types of fencing appropriate to the period and character of different building styles to encourage the retention and or restoration of original fencing. This could be based on the excellent National Trust Technical Bulletin on Fences or the advice notes produced by Melbourne City Council.

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

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

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

5. **Technical information:** A collection of technical publications and other heritage information resources should be available through the library and at the Planning Department to ensure that Council staff and those planning works on Brunswick buildings have access to the information they need on conserving buildings.
6. **New owners:** Council should establish a procedure to ensure direct contact with new owners of buildings identified in the study (as graded buildings or within Areas).

POLICY 3: STREET CHARACTER & WORKS

Traditional street features retained

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

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

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

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

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

Issues

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

The benefits of replacing bluestone and asphalt with concrete include the reduction of water penetration under the road surface, reduction of sediment (and weed) build up in uneven bluestone gutters and provision of a better surface for bicycles (and prams and wheelchairs at street crossings). The disadvantages include changes to the street appearance with the introduction of a light and highly reflective material, reduced water penetration for street trees (leading to restricted root areas), waste of resources in the replacement of materials, and loss of specialist trade skills in the setting of bluestone.

The older streets features are part of Brunswick's heritage and they reflect the skills of past Council engineers and construction crews. An increasing number of Councils are choosing to retain bluestone as a traditional features of their streets. Fitzroy have been retaining bluestone kerbs and guttering and asphalt footpaths for some years, considering that it adds more to the quality of the local environment than the introduction of concrete³².

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

Proposed actions

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

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

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

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

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

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

32. Thomas, A 'Caring for Council Property' Seminar: Local Government & Heritage. Seminar was conducted as part of the Melbourne Western Region Heritage Study. Footscray Institute of Technology, 1986.

interest in and support for retention of traditional street features.

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

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

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

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

POLICY 4: HERITAGE POLICIES FOR COUNCIL PROPERTIES

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

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

1. Parks

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

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

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

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

2. Buildings

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

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

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

APPENDIX 1: HERITAGE AREAS

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

1. Hopetoun Heritage Area
 2. First Avenue Heritage Area
 3. Donald Street Heritage Area
 4. De Carle & Bishop Streets Heritage Area
 5. Marion Street Heritage Area
 6. Whitby Street Heritage Area
 7. Hope Street Heritage Area
 8. Westbourne Street Heritage Area
 9. Frederick Street Heritage Area
 10. Lyle Street Heritage Area
 11. Blyth Street Heritage Area
 12. Overend Street Heritage Area
 13. Glenmorgan Street Heritage Area
 14. Myrtle Street Heritage Area
 15. Nicholson Street North Heritage Area
 16. Hunter Street Heritage Area
 17. Hoffman Street Heritage Area
 18. Daly Street Heritage Area
 19. Dawson Street Heritage Area
 20. Brickworks Heritage Area
 21. Albert Street Heritage Area
 22. Methven Park Heritage Area
 23. Collier Crescent Heritage Area
 24. Edward Street Heritage Area
 25. Ewing Street Heritage Area
 26. Willowbank Road Heritage Area
 27. Brunswick Road West Heritage Area
 28. Grantham Street Heritage Area
 29. Phillipstown Street Heritage Area
 30. Brunswick Road Heritage Area
 31. Park Street Heritage Area
 32. Weston Street Heritage Area
 33. Barkly Street East Heritage Area
 34. Sydney Road Heritage Area
 35. Railway Heritage Area
-
1. **Hopetoun Heritage Area** (Maps 2 & 7)
Demonstrates phases of government action to provide land and houses from 1900.
 2. **First Avenue Heritage Area** (Map 4)
1920s estate developed with California Bungalow style houses.
 3. **Donald Street Heritage Area** (Map 5)
Area visually centred around St Margaret Mary's Church and school. Fine terraces in Donald Street with a number of individual Victorian houses of note.

4. **De Carle & Bishop Streets Heritage Area (Map 5)**
A diverse area reflecting several periods of development from the early bluestone cottage in Albion St to the Victorian terraces in Wraith and Bishop Sts and late Victorian timber houses in De Carle St. Includes Warr Park.
5. **Marion Street Heritage Area (Maps 7 & 8)**
A predominantly Bungalow area, distinguished by the retention of street detailing in Marion Street. Extends to commercial group in Melville Road.
6. **Whitby Street Heritage Area (Map 8)**
A wide street with several substantial houses that provide a focus. Predominantly Victorian and Edwardian.
7. **Hope Street Heritage Area (Map 8)**
Area of Edwardian timber houses.
8. **Westbourne Street Heritage Area (Map 8)**
Area containing brick War Service Commission homes.
9. **Frederick Street Heritage Area (Map 9 & 4)**
An area containing many double-fronted Victorian houses in Frederick and Albion Sts, plus terraces in MacKenzie and an unusual group of two storey Edwardian semi-detached houses in MacFarland Street.
10. **Lyle Street Heritage Area (Map 9)**
This group of streets - Lyle, Talbot, Percy and Cliff Sts - contains a number of examples of early houses associated with owners of small-scale brickworks and workers in the industry.
11. **Blyth Street Heritage Area (Map 10)**
The higher slopes of Lobbs Hill provided opportunities for middle class suburban housing. Prominent local families and professionals established here, and the substantial houses that remain provide this evidence.
12. **Overend Street Heritage Area (Map 10)**
An unusually intact precinct of C19th terrace and detached housing, including former bakery.
13. **Glenmorgan Street Heritage Area (Map 11)**
A street of Bungalows, retaining the suburban feel of that period, with the street trees as an important feature.
14. **Myrtle Street Heritage Area (Map 11)**
Combines Edwardian and Bungalow housing in Blyth St, Myrtle St and Hamer St. Trees and street detailing remaining in Myrtle St add to its value.
15. **Nicholson Street North Heritage Area (Map 11 & 12)**
A small group of 1930s/40s houses largely intact, plus shops.

16. **Hunter Street Heritage Area** (Map 13)
Includes a fine group of Victorian houses, and some later Bungalows.
17. **Hoffman Street Heritage Area** (Map 13)
A Bungalow area enhanced by the mature trees in Owen Street.
18. **Daly Street Heritage Area** (Maps 8, 13, 14)
An area of Edwardian and Victorian housing, including a fine terrace, Grandview Hotel and Edwardian shop, and extending to Victoria St.
19. **Dawson Street Heritage Area** (Maps 13 & 14)
An area containing many Bungalows including a fine group of brick bungalows in Dawson Street.
20. **Brickworks Heritage Area** (Maps 14, 20 & 21)
An area containing the brickworks, land subdivided by the Hoffman Co. and the four cottages built by the Co. in Munro St. Includes Brunswick Technical School.
21. **Albert Street Heritage Area** (Map 17)
Two runs of Victorian terraces - two storey in Albert Street and single storey in Sedgeman Street.
22. **Methven Park Heritage Area** (Map 17)
Edwardian area adjoining park. Interesting buildings include Edwardian terrace and fmr. Synagogue.
23. **Collier Crescent Heritage Area** (Map 20)
Area of Victorian and Edwardian housing plus an excellent area of 1940s housing in Teague Street. Also Denzil Don Kinder, and Church and Edwardian clubhouse.
24. **Edward Street Heritage Area** (Map 22)
Small timber and brick Victorian houses including Walton Street, a small back street with early houses.
25. **Ewing Street Heritage Area** (Maps 16 & 22)
Area of Victorian timber houses down to Edward St.
26. **Willowbank Road Heritage Area** (Map 24)
Area of Victorian and Edwardian housing in an unusual setting.
27. **Brunswick Road West Heritage Area** (Map 25)
Group of grand houses dating c 1940s.
28. **Grantham Street Heritage Area** (Map 26)
Focus is West Brunswick Hotel. Includes brick Edwardian bungalows in Brunswick Rd and Park St.
29. **Phillipstown Heritage Area** (Map 20, 21, 26 & 27)
Early potteries area with narrow streets, early buildings and Temple Park.

30. **Brunswick Road Heritage Area** (Map 27)
Nineteenth and early twentieth century housing, centred around an Edwardian factory.
31. **Park Street Heritage Area** (Map 27)
Fine housing opposite Royal Park; distinctly different from most of Brunswick.
32. **Weston Street Heritage Area** (Maps 22 & 28)
Variety of small housing forms, predominantly terraces.
33. **Barkly Street East Heritage Area** (Map 29)
Extensive runs of terraces including some unusual two-storey forms with important historical associations.
34. **Sydney Road Heritage Area** (Maps 4, 5, 9, 10, 15, 16, 21, 22, 27 & 28)
Extensive area from 'entry' at Royal Parade to Albion Street. Contains many fine individual buildings.
35. **Railway Heritage Area** (Maps 15, 21 & 27)
An area including a range of C19th railway features, and adjoining sites such as Lattner Hat Factory, Liquorice Factory, and adjoining housing areas.

APPENDIX 2: INDIVIDUAL BUILDINGS - LEVEL 1 & 2

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

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

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

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

Historic Buildings Register

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

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

HBR - already assessed and rejected.

Register of the National Estate

RNE (bold type) - on Register of National Estate

RNE (underlined) - nominated but not yet assessed

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

Planning Scheme

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

Other

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

+ Railway structures and buildings documented together as Area 35.

NOTE: 336 Moreland Road was demolished in late 1990.

LEVEL 1

Place	Recs			Map	Area
Bluestone cottage* 130 Barkly St	HBR	<u>RNE</u>	PS	28	-
Fire Station & Flats* 24 Blyth Street	HBR	<u>RNE</u>	PS	10	HA 11
Houses* 181 - 189 Brunswick Rd	HBR	<u>RNE</u>	PS	28	-
Fmr. Beacon service* station & flats 405-13 Brunswick Rd	HBR	RNE	PS	26	HA 22
Grain stores* (and railway sidings) 1-7, 9-17 Colebrook St.	HBR	RNE	PS	4	-
Fmr Hoffmans Brickworks* 72 - 106 Dawson St.	HBR	RNE	PS	14	HA 20
Christ Church* 10 Glenlyon Road	HBR	RNE	PS	22	HA 34
House (former piggery) 336 Moreland Road.		RNE	PS	3	-
Gatekeepers cabin & gates+ Park St		RNE	PS	27	HA 35
Fmr. Presbyt. Churches* 212 Sydney Rd	HBR	RNE	PS	22	HA 34
Municipal Offices & Hall 233 Sydney Rd		RNE	PS	21	HA 34
Mechanics' Institute* 270 Sydney Rd	HBR	RNE	PS	15	HA 34
Fmr. Wesleyan Church and Sunday School* 342 Sydney Road	HBR	RNE	PS	15	HA 34
Fmr. Union Bank* 387-389 Sydney Road	HBR	RNE	PS	15	HA 34
Fmr. Hooper's Store* 463-475 Sydney Rd		RNE	PS	9	HA 34
Jewell signal box gates and station+ Union St	HBR	RNE	PS	21	HA 35
Brunswick signal box gates & station+ Victoria Street	HBR	RNE	PS	15	HA 35
Whitby House* 28 Whitby Street.	HBR	<u>RNE</u>	PS	8	HA 6

LEVEL 2

<u>Place</u>	<u>Recs</u>	<u>Map</u>	<u>Area</u>
Quarry Albert Street (near Merri Ck)	PS	18	-
Cottages (pair) 247 - 249 Albert Street	PS	16	HA 34
Railway Hotel 291 - 293 Albert Street	PS	15	HA 35
Office (Weighbridge)* 306 Albert Street	RNE PS	15	-
Cottages 361 - 367 Albert Street	PS	14	-
House 373 Albert Street	PS	14	-
Gatekeepers cabin & gates+ Albert St	PS	15	HA 35
Harnett House* (Melbourne City Mission) 117-123 Albion Street	RNE PS	5	-
House 535 Albion Street	PS	2	HA 1
House 10 Allard Street	PS	13	-
House* 326 Ames Street	PS	29	-
Fmr. Brunswick Market 1-9 Ballarat Street	PS	9	HA 34
House 1 Barkly Street	PS	29	-
Cottage 151 Barkly Street	PS	29	-
Cottages (Art Nouveau) 159 - 161 Barkly St	PS	28	-
Gatekeepers cabin & gates+ Barkly St	PS	27	HA 35
Houses (pair) 1-3 Blyth St	PS	10	HA 11
Church & Lynall Hall 103A Blyth St	PS	10	HA 11/12

House	154 Blyth St		PS	11	HA 14
House	7 Brett St		PS	10	-
Brunswick South Primary School	56 Brunswick Rd	GBR RNE	PS	29	-
Building (fmr Cinema)	66 Brunswick Rd		PS	28	-
Cottages (pair)	333-335 Brunswick Rd		PS	27	HA 30
Henderson's Factory (former)	337-339 Brunswick Rd		PS	27	HA 30
House*	356 Brunswick Rd	RNE	PS	26	HA 28
House	357 Brunswick Rd		PS	27	HA 30
House	359 Brunswick Rd		PS	27	HA 30
Cable tram engine house*	263 Brunswick Rd	RNE	PS	27	HA 35
House (& stables)	20 Cohuna Street		PS	25	-
BCC Sub-station	2A Connelly St		PS	10	HA 11
House	47 Cumming Street		PS	7	-
Masonic Temple	2 Davies Street		PS	5	-
House	11 Davies St		PS	5	-
House	26 Davies St		PS	5	-
House	28 Davies St		PS	5	-
Brunswick Baths	Dawson St	RNE	PS	15	HA 34
Brunswick Technical School	49 Dawson Street		PS	21	HA 20

MMTB Substation 196A Dawson Street	PS	13	-
Hudson Reserve 208A Dawson St	PS	13	-
House 20 De Carle St	PS	10	-
House* 7 Donald Street	RNE PS	5	-
"Iona" 31 Donald St	PS	5	HA 3
Terraces 48-68 Donald St	PS	5	HA 3
Cottages 191 - 193 Edward Street	PS	22	-
Brunswick Creche 86 Glenlyon Rd	RNE PS	22	-
Cottages 38 & 48 Harrison Street	PS	6	-
"Chaumont" 49 Heller St	PS	26	-
Fmr. Gas Retort blg* 21-35 Hope Street	RNE PS	9	HA 35
House 160 Hope St	PS	8	-
Church, Manse, School & Convent 181 - 185 & 272 Hope St	PS	7	-
House 7 Hopetoun Ave	PS	2	HA 1
House 53 King Street	PS	24	-
Fmr Synagogue* 32 Lord Street	RNE PS	17	HA 22
Infant Welfare Centre 318-24 Lygon St	RNE PS	17	-
Lyndhurst Hotel* 513 Lygon St	PS	10	-
Former Western Theatre 41 - 43 Melville Rd	PS	13	-

House 104 Melville Road	PS	8	-
John Welsh Pty Ltd 12-20 Miller Street	PS	29	-
"Moreland Terrace" 222 - 238 Moreland Rd	PS	4	-
Wesleyan Methodist Church (former) 53 Nicholson Street	PS	29	-
House 655 Park St	PS	28	-
Gatekeepers cabin & gates+ Park St	PS	27	HA 35
Fmr. Superintendent's residence 903 Park Street	<u>RNE</u> PS	26	-
House 905 Park Street	PS	26	-
House 19 Passfield St	PS	13	-
House 23 Passfield St	PS	13	-
Drill Hall 6 Percy Street	PS	9	HA 35
House 33 Saxon Street	PS	15	HA 34
House 2 Second Ave	PS	4	HA 2
Brunswick East Primary School 195 - 197 Stewart St	PS	11	-
Fmr Lyric Theatre 199 - 207 Sydney Rd	<u>RNE</u> PS	21	HA 34
St Ambrose Church, School & Hall 289 Sydney Rd (1-3 Dawson St)	PS	15	HA 34
Cumberland Arms Hotel 337 - 341 Sydney Rd	PS	15	HA 34
Duke of Edinburgh Hotel 430 Sydney Rd	PS	16	HA 34
Baptist Church 491 Sydney Rd	PS	9	HA 34

Fmr. Dentist Surgery* 503 Sydney Rd	PS	9	HA 34
Fmr. Independent Church 523-7 Sydney Rd	PS	9	HA 34
Don Bosco Youth Centre 715 - 719 Sydney Rd	RNE PS	4	-
MMTB Depot 807 - 813 Sydney Rd	PS	4	-
"Mernda" 1 Timaru Ave	PS	11	-
Downs Ropeworks 64-72 Tinning Street & 7 - 9 Cassels Road	RNE PS	4	-
House (& Fmr Shop) 145 - 147 Union St	PS	26	-
Carrington Hotel 158-162 Union Street	PS	20	-
Liquorice Factory 342 - 348 Victoria Street	PS	15	HA 35
Brunswick Park & oval 423A - 425A Victoria St	PS	8	-
WBPA Hall 434-6 Victoria Street	PS	14	HA 18
West Brunswick Primary School 490 - 492 Victoria St	RNE PS	14	HA 18
House 1 Waihi Ave	PS	11	-
House 37 Waxman Pde	PS	7	HA 1
"Canowindra" 43 Waxman Pde	PS	7	HA 1
House 51 Waxman Pde	PS	7	HA 1
Coppin Masonic Hall 191 Weston St	PS	23	-
Cottage 193 Weston Street	PS	23	-
House 43 Whitby Street	PS	8	HA 8
House 57 Whitby Street	PS	8	HA 6

APPENDIX 3: LEVEL 3

Aberdeen Street

- | | |
|---|-----------------|
| 7 | Victorian house |
| 9 | Edwardian house |

Aintree Street

- | | |
|---|-----------------|
| 4 | Victorian house |
|---|-----------------|

Akeroa Avenue

- | | |
|---|----------------------|
| 3 | Californian Bungalow |
| 5 | Californian Bungalow |

Albert Street

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

Albion Street

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

Allan Street

- | | |
|----|----------------------------------|
| 7 | Victorian house |
| 8 | Edwardian house |
| 12 | Victorian house |
| 15 | Victorian house, gabled verandah |
| 17 | Victorian house, gabled verandah |
| 24 | Edwardian house |
| 34 | Victorian house |
| 36 | Victorian house |

Allard Street	
6	Victorian house, gabled verandah; part of Closer Settlement scheme
Amess Street	
322	Edwardian house
324	Edwardian house
Arnold Street	
7	Victorian house
Ashmore Street	
12	Victorian house
15	Victorian house
19	Victorian house
23	Victorian house
30	Edwardian house
32	Victorian house
Austral Avenue	
27	Edwardian house
37	Edwardian house
54	Edwardian house
Balmoral Avenue	
19	Californian Bungalow
Bank Street	
5	Edwardian house
11	Victorian house
13	Edwardian house
20	Victorian house
26	Edwardian house
Barkly Street	
11	Edwardian house
134-6	Edwardian terrace houses, pair
142	Edwardian house
144	Edwardian house
163-9	Edwardian terrace houses
172	Victorian house
175	Edwardian house
178-80	Victorian timber houses, pair
182-88	Victorian terrace houses
195	Victorian house
197	Victorian house
208-210	Victorian terrace houses
209	Victorian house, former shop
211-19	Victorian terrace houses
216-222	Victorian terrace houses
226	Edwardian house
232	Victorian house
246	Edwardian house
Barningham Street	
1	Victorian house

Barrow Street

4	Edwardian house
21	Edwardian house
40	Victorian house
54	Victorian house
56	Victorian house

Barry Street

24-26	Edwardian houses
28	Edwardian house

Belfast Road

42	Victorian house
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Blair Street

34	Victorian house
36	Victorian house

Blyth Street

172	Californian Bungalow
174	Californian Bungalow

Breese Street

8	Victorian house
28	Edwardian house
33	Edwardian house
35	Edwardian house

Bruce Street

2	Victorian house, gabled verandah	
6	Victorian	6 Victorian house, g
12	Victorian house, gabled verandah	

Brunswick Road

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

459	Edwardian house
479	Californian Bungalow
Burnell Street	
31	Victorian house
Cadman Street	
7	Californian Bungalow
Cameron Street	
4	Victorian detached terrace
Canning Street	
2	Victorian house
Carnarvon Street	
7	Victorian house
27	Edwardian house
29	Edwardian house
31	Edwardian house
33	Edwardian house
Cassels Road	
23	Victorian house, gabled verandah
35	Victorian house
38	Victorian house
39	Edwardian house
41	Victorian house
68	Victorian house
Charles Street	
35	Victorian house
37	Victorian house
40	Edwardian house
42	Edwardian house
Collace Street	
9	1940s house
Collier Crescent	
42	Victorian house
90	1940s house, rendered
Collings Street	
9	Californian Bungalow
16	Edwardian house
Cook Street	
26	Californian Bungalow
28	Californian Bungalow
30	Californian Bungalow
Crisp Avenue	
8	Edwardian house
10	Edwardian house
40	Edwardian house
46	Edwardian house
48	Victorian house

50	Edwardian house
Davies Street	
13	Edwardian house
14-16	Edwardian houses
30	Edwardian house
42	Victorian house
62	Victorian house
75	Edwardian house
80	Victorian house
104	Edwardian house
Davison Street	
26	Californian Bungalow
Dawson Street	
29	Modern, former Millers Ropeworks
Deakin Street	
11	Victorian house
13	Victorian house
De Carle Street	
5	Edwardian house
44	Edwardian house
Denman Street	
27	Californian Bungalow
32	Californian Bungalow
Dods Street	
20	Edwardian house
24	1930s clothing (knitting) factory
27	Edwardian house
29	Edwardian house
33	Edwardian house
Donald Street	
11	Victorian house
85	Victorian house, gabled verandah
103	Edwardian house
119	Edwardian house
120	Victorian house, "Padua"
132	Edwardian house
134-136	Edwardian houses, pair
142	Victorian house
159	Modern, Prestige Hosiery
174A	Edwardian, Brunswick City Council substation
Dudley Street	
7	Edwardian house
Dunstan Avenue	
23	Victorian house
48	Edwardian house
Edward Street	
136	Victorian house

140-2	Victorian houses, pair
144	Victorian house
149	Edwardian house
152	Victorian house
157-9	Edwardian house
158	Victorian house
160	Edwardian house
168??	Edwardian, Brunswick City Council substation
181	Victorian house
183	Victorian house
192	Victorian terrace house
194-6	Victorian terrace houses
197-201	Victorian house
198	Victorian house
207	Victorian house
212	Edwardian house
226	Victorian house
228	Victorian house

Errol Street

2-10	Victorian terrace houses
15	Victorian Italianate house

Evans Street

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

Eveline Street

3	Victorian house
7	Victorian house
17	Victorian cottage

Ewing Street

1	Victorian cottage
5	Victorian house & stables
16	Edwardian house

Fallon Street

2	Victorian house
5	Edwardian house

Fitzgibbon Avenue

8	Victorian house
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Ford Street

11-29	Victorian houses, row of villas
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Fraser Street

1	Victorian house
5	Edwardian house

8	Edwardian house
9	Californian Bungalow
23	Californian Bungalow
27	Victorian house
28	Edwardian house
30	Edwardian house
French Avenue	
10	Californian Bungalow
11	Californian Bungalow
Frith Street	
5	Modern, Telephone Exchange
6	Victorian cottage
Garden Street	
7	Victorian house
Gardiner Street	
1-3	Edwardian houses, pair
7	Victorian house
Garnet Street	
17-21	Edwardian shop
87	Edwardian house
Glenlyon Road	
18	Victorian house
31	Victorian house
33-37A	Victorian, two shops
42	Victorian, Dairy
47-49	Victorian, two shops
60-62	Victorian houses, timber, pair
61	1920s, Free Kindergarten
67A	1920s?, Church of Christ
80	Edwardian house
100	Victorian house
102	Edwardian house
104	Edwardian house
126	Edwardian house
144	Edwardian house
146	Edwardian house
159	Victorian terrace house
163-165	Victorian terrace houses
176	Edwardian house
181	Edwardian house
210	Victorian house, and palms
225	Edwardian house
227	Edwardian house
229	Edwardian house
Gold Street	
46-48	Edwardian houses, pair
Grantham Street	
19-19A	Edwardian houses
20	Edwardian house
22	Edwardian house

23	Edwardian house
26	Edwardian house
32	1920s, "Dorothea" Bakery
35	Edwardian shop
63	Edwardian house
65	Edwardian house
Hall Street	
3	Californian Bungalow
Hamilton Street	
2	Californian Bungalow
10-12	Victorian houses
15-17	Victorian houses
Hanover Street	
22	Edwardian house
41	Victorian house
64	Victorian house, gabled verandah
Hardy Street	
8	Edwardian house
Heller Street	
24	Edwardian house
27	Californian Bungalow
38	Edwardian house
45	Victorian house
61	Edwardian house
62	Edwardian house
66	Edwardian house
70	1920s house
Henderson Street	
21	Californian Bungalow
Henty Street	
6	Victorian house
Hickford Street	
21	Californian Bungalow
23	Edwardian house
56	Edwardian house
62	Edwardian house
72	Edwardian house
85	Victorian house, gabled verandah
91	Victorian house
102	Edwardian house
Holloway Street	
16	Californian Bungalow
32	Californian Bungalow
Holmes Road	
23	Californian Bungalow
77-79	Edwardian shop

Hope Street

57	Victorian house
69	Victorian house
70	Edwardian shop
73	Edwardian house
78	Victorian house
81	Edwardian house
94	Edwardian house
102	Victorian house
111	Edwardian shop
119	Californian Bungalow
124	Victorian house
126	Edwardian house
128	Edwardian house
130	Victorian house
136	Californian Bungalow
138	Edwardian house
152	Edwardian house
188	Edwardian house
284	Edwardian house

Horne Street

18	Victorian house
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Howard Street

15	Edwardian house
22	Edwardian house
39	Victorian cottage
41	Victorian cottage

Howson Street

3	Victorian house
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Inverness Street

2-4	Modern, Yorkshire Textile mills
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John Street

38	Victorian house
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Jones Street

9,	Victorian houses, group of three, stables at rear
11 &	
13	

Katawa Grove

33	Victorian house, gabled verandah
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King Street

36	Californian Bungalow, with fence, hedge
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Kirkdale Street

9	Victorian house
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Latrobe Street

24	Edwardian house
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Laura Street

5	Victorian house
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21	Victorian house
72	Victorian house
86	Victorian house, gabled verandah
Linden Street	
15	Californian Bungalow
17	Californian Bungalow
Lowan Street	
9	1930s, Spanish Mission influence
Loyola Avenue	
19	Californian Bungalow
Luscombe Street	
5	Victorian house, gabled verandah
7-9	Victorian houses, pair
23-25	Victorian houses, pair
45	Victorian house
47-51	Edwardian terrace house
Lydia Street	
5	Victorian house
8	Victorian house
9	Victorian house
14	Victorian house
21	Edwardian house
29	Victorian house
46	Californian Bungalow, (unpainted)
82	Victorian house
96	Victorian house
Lygon Street	
11	1920s shop, former factory
31-33	Victorian houses, terrace pair
56-58	Victorian shop, with old painted signs
63	Victorian shop, former bank
86	Victorian shop
91	Edwardian factory
92	Victorian shop
191	1930s factory
249	1940s factory
260-274	1940s factory
326-48	1940s factory, "Castle Knitwear"
357-61	1930s, Albion Hall
510	Edwardian shop, intact shopfront
Maghull Street	
1	Edwardian house
Marks Street	
1	Victorian house
3	Victorian house
5	Victorian house
7	Victorian house
10	Edwardian house

Mattingley Crescent

37 Californian Bungalow
42 Californian Bungalow

Mayfield Avenue

1 Edwardian house

McLean Street

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

Melville Road

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

Merri Street

23 Victorian house
27 Victorian house

Mincha Street

25 Edwardian house

Minnie Street

15 Edwardian house

Mitchell Street

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

Moreland Road

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

Moule Street

19 Spanish Mission house

Mountfield Street

7	Victorian house
27	Victorian house
41-43	Edwardian houses, pair
62	Victorian house

Murdock Street

34	Edwardian house
46	Victorian house, gabled verandah

Murray Street

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

Nicholson Street

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

Newman Street

9	Californian Bungalow, War Service house
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North Street

8	Victorian cottage
20	Edwardian house
28	Victorian house

Orari Avenue

5	Californian Bungalow
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Pareora Avenue

1	Californian Bungalow
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Park Street

603-5	Modern houses, pair
609	Victorian house
629	Victorian house
641-5	Victorian terrace houses
649	Edwardian house
665-7	Victorian terrace houses
679	Victorian house
683	Victorian house
835	Edwardian house
839	Edwardian house

Pearson Street

106-8	Edwardian house
114-116	Edwardian house
115	Edwardian house
121	Edwardian house
123	Edwardian house
136	Edwardian house
140	Edwardian house
142	Edwardian house

144	1920s, North Brunswick Primary School
147	Edwardian house
Piera Street	
28	Victorian terrace, one of terrace??
Pitt Street	
6	Edwardian house
Prentice Street	
11	Victorian terrace (one of 4) "Grantham Cottage"
Queen Street	
9	Victorian cottage
23	Edwardian house
27	Edwardian house
Reaburn Crescent	
9	Californian Bungalow
Rose Street	
19	Victorian house
68	Edwardian house (derelict)
Rupert Street	
27	1930s "English cottage" house & garage
Shamrock Street	
44	Edwardian house
Smith Street	
32	Victorian house
60	Edwardian house
South Audley Street	
1	Edwardian house
10	Victorian house
South Daley Street	
1	Victorian house
5A	1920s, South West Brunswick Primary School
Stanley Street	
21	Californian Bungalow
29	Californian Bungalow
Sterling Street	
5	Victorian cottage
Stewart Street	
102	Californian Bungalow (unpainted)
127A	Edwardian, Maran-atha Gospel Hall
175	Californian Bungalow
180	Californian Bungalow
183	Californian Bungalow
188	Californian Bungalow
204	Californian Bungalow
212	Californian Bungalow

230	Californian Bungalow
St Phillip Street	
72	Victorian house
Sutherland Street	
5	Edwardian house
30	Victorian house
Sydney Road	
743-5	Victorian shops
786-8	1930s shop
840	1930s, Bank
Taranaki Avenue	
2	Californian Bungalow
4	Californian Bungalow
5	Californian Bungalow
8	Californian Bungalow
Thomas Street	
16	Victorian house
Timaru Avenue	
5	Californian Bungalow
Tinning Street	
38-40	Victorian terrace houses
98	Victorian house, gabled verandah
Trinity Street	
10	Victorian house
Turnbull Court	
5	Edwardian house, Brunswick Estate
7	1950s, "Age" Small Home?
Union Street	
23-29	Victorian terrace
63 & 65	Victorian, two cottages
80-82	Victorian shop
126	Victorian shop
137	1930s Duplex (one of)
149	Victorian house
175	Edwardian house & garage
256-64	Modern, Denzil Don Kindergarten
273	Victorian house
Victoria Grove	
13	Victorian house
17	Edwardian house
23	Edwardian house
25	Edwardian house
27	Victorian house
31	Victorian house

Victoria Street

31	Edwardian house
58	Edwardian house
60-68	Edwardian houses, Group of pairs
72	Victorian house
74-76	Edwardian houses, pair
75	Edwardian house
85	Californian Bungalow
96	Fleming Park
98-106	Edwardian Hall, Bowling Club
137	Victorian house
159	Edwardian house
161	Victorian House
177	Edwardian shop
179	Victorian cottage
205	Victorian house
230	Victorian house
232	Victorian house
235	1920s former "Bethany Hall"
237	Victorian house
243	Victorian, one of a terrace
273	1920s Hall
331	Victorian house
380-82	1920s, Victoria Hotel
384	Victorian house
500	Victorian house
551	Victorian cottage
557	Victorian house
581	Victorian house

Wallace Street

28	Edwardian house
32	Victorian cottage

Warburton Street

9	Victorian house
13	Victorian house
24	Victorian house

Waxman Parade

18	Victorian house (Dal Campbell Estate)
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West Street

2	Edwardian house
5	Victorian house

Westbourne Street

29	Edwardian house
42	Victorian cottage

Weston Street

37-39	Modern, Federation Granolithic Factory
176	Edwardian house
211	1920s, Caledonian Hotel
213A	Edwardian, former Church

Whitby Street

92	Modern
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94

Modern

White Street
36

Edwardian house

Wyuna Street
12

Victorian house

APPENDIX 4 - ADJOINING SITES

COLUMN 1	COLUMN 2
Level 1 or 2 Place in	Site adjacent to site Column 1
<hr/>	
LEVEL 1	
Bluestone Cottage 130 Barkly Street	. 61 Lygon Street . 132 Lygon Street
Houses 181 - 189 Brunswick Road	. 179 Brunswick Road . 193 Brunswick Road
Grain Stores 1 - 7, 9 - 17 Colebrook Street	. 38 - 46 Tinning Street . 19 Colebrook Street . Railway sidings and track, Colebrook Street
LEVEL 2	
Office 306 Albert Street	. 308 - 12 Albert Street
Cottages 361 - 367 Albert Street	. 369 Albert Street . 1 - 3 Gardner Street
House 373 Albert Street	. 369 - 371 Albert Street . 375 Albert Street
Harnett House 117 - 123 Albion Street	. 115 Albion Street . 125 Albion Street
House 10 Allard Street	. 8 Allard Street . 12 Allard Street
House 326 Ames Street	. 324 Ames Street . 328 Ames Street
House 1 Barkly Street	. 49 Lygon Street . 3 Barkly Street
Cottage 151 Barkly Street	. 63 Lygon Street . 153 Barkly Street
Cottages 159 - 161 Barkly Street	. 157 Barkly Street . 163 Barkly Street

House	
7 Brett Street	. 5 Brett Street
	. 9 Brett Street
Brunswick South Primary School	
56 Brunswick Road	. 58 Brunswick Road
Building (fmr. Cinema)	
66 Brunswick Road	. 64 & 64B Brunswick Road
	. 68 Brunswick Road
House	
20 Cohuna Street	. 16 Cohuna Street
	. 24 Cohuna Street
House	
47 Cumming Street	. 45 Cumming Street
	. 14 Duggan Street
Masonic Temple	
2 Davies Street	. 6 Davies Street
House	
11 Davies Street	. 9 Davies Street
	. 13 Davies Street
House	
26 Davies Street	. 24 Davies Street
House	
28 Davies Street	. 30 Davies Street
MMTB Substation	
196A Dawson Street	. 198 Dawson Street
	. 1A Melville Road
Hudson Reserve	
208A Dawson Street	. 208 Dawson Street
	. 210 Dawson Street
	. 5 Passfield Street
	. 7 Passfield Street
	. 14 - 16 Passfield Street
	. 26 Passfield Street
House	
20 De Carle Street	. 18 De Carle Street
	. 22 De Carle Street
House	
7 Donald Street	. 5 Donald Street
	. 9 Donald Street
Cottages	
191 -193 Edward Street	. 189 Edward Street
	. 195 - 197 Edward Street
Brunswick Creche	
86 Glenlyon Road	. 88 Glenlyon Road

Cottages

38 & 48 Harrison Street

- . 1 - 7 Albion Street
(cnr Harrison Street)
- . 42 Harrison Street
- . 44 Harrison Street
- . Roberts Reserve

"Chaumont"

49 Heller Street

- . 45 Heller Street
- . 53 Heller Street

House

160 Hope Street

- . 162 Hope Street

Church, Manse, School & Convent

181 - 185 & 272 Hope Street

- . 268 Hope Street
- . 276 Hope Street

House

53 King Street

- . 51 King Street
- . 294 Glenlyon Road

Infant Welfare Centre

318 - 324 Lygon Street

- . 312 - 316 Lygon Street
- . 326 Lygon Street

Former Western Theatre

41 - 43 Melville Road

- . 39A Melville Road
- . 47 Melville Road

House

104 Melville Road

- . 102 Melville Road
- . 106 - 108 Melville Road

John Welsh Pty Ltd

12 - 20 Miller Street

- . 10 Miller Street
- . 22 Miller Street

Moreland Terrace

222 - 238 Moreland Road

- . 220 Moreland Road

Church

53 Nicholson Street

- . 51 Nicholson Street

House

655 Park Street

- . 653 Park Street
- . 657 Park Street

Fmr Superintendents House

903 Park Street

- . 905 Park Street

House

905 Park Street

- . 903 Park Street
- . 907 Park Street

House

19 Passfield Street

- . 17 Passfield Street
- . 21 Passfield Street

House	
23 Passfield Street	. 21 Passfield Street
	. 25 Passfield Street
Brunswick East Primary School	
195 - 197 Stewart Street	. 255 Nicholson Street
Don Bosco Youth Centre	
715 - 719 Sydney Road	. 713 - 705 Sydney Road
	. 721 - 727 Sydney Road
MMTB Depot	
807 - 813 Sydney Road	. 805 Sydney Road
"Mernda"	
1 Timaru Avenue	. 3 Timaru Avenue
	. 173 Stewart Street
Downs Ropeworks	
64 - 72 Tinning Street &	. 62 Tinning Street
7 - 9 Cassels Road	. 74 - 80 Tinning Street
	. 5 Cassels Road
	. 11 Cassels Road
House (& fmr shop)	
145 - 147 Union Street	. 143 Union Street
	. 149 Union Street
Carrington Hotel	
156 - 162 Union Street	. 164 Union Street
Brunswick Park & oval	
423A - 425A Victoria Street	. 427 Victoria Street
	. 29 Holloway Road
	. 32 Holloway Road
House	
1 Waihi Avenue	. 3 Waihi Avenue
	. 202 Stewart Street
Coppin Masonic Hall	
191 Weston Street	. 189 Weston Street
Cottage	
193 Weston Street	. 195 Weston Street

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