

people place heritage

CONTEXT

MORELAND PLANNING SCHEME AMENDMENT C174

PANEL HEARING

Statement of evidence by David Helms

26 April 2019

Prepared for
City of Moreland

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1. INTRODUCTION

1.1 Purpose

I, David Helms, have prepared this statement of evidence for the City of Moreland in relation to Amendment C174 to the Moreland Planning Scheme. As detailed in the Council submission, Amendment C174 proposes to implement recommendations of the *Moreland Heritage Gap Study 2019* (hereafter referred to as the Heritage Gap Study).

1.2 Instructions

This statement of evidence was prepared in accordance with the following instructions made by the City of Moreland to prepare an expert report, which:

- Details the methodology undertaken by Context in the preparation of the Heritage Gap Study; and
- Responds to heritage issues raised in the submissions made to Amendment C174.

1.3 Preparation of this report

This statement has been prepared by David Helms, heritage consultant, of David Helms Heritage Planning (11 Elm Place, Windsor, 3181).

I have been engaged as a sub-consultant to Context to prepare this statement of evidence for the City of Moreland. The views expressed in this statement are my own.

1.4 Relevant expertise

My specific area of expertise is in the assessment of the (post contact) cultural heritage significance of places and, in particular, the application of statutory planning controls and policy in planning schemes. I have particular experience in the drafting of local heritage policies suitable for inclusion in clauses 21 and 22 of planning schemes.

I have been retained by various Councils to provide expert witness evidence on heritage matters at Independent Panel Hearings, most recently for Amendment C258 to the Melbourne Planning Scheme.

Please refer to section 1.6 for further details.

I have a good understanding of the historic development and heritage of the City of Moreland through my involvement in the following projects:

- *Moreland Local Heritage Places Review*, 2004,
- *Lygon Street Heritage Study Stage 1*, 2008,
- *Moreland North of Bell Street Heritage Study*, 2010, and
- *Moreland Amendment C134 Heritage Peer Review*, 2015.

1.5 Reports relied on

In preparing this report, I have relied upon the Heritage Gap Study, which I adopt as the strategic basis for Amendment C174.

I was engaged by Context to assist in the preparation of the Heritage Gap Study. My roles in this project included:

- Undertaking fieldwork inspections and research for new precincts, existing HO precinct extensions, and commercial heritage places, and a selected number of residential heritage places;
- Comparative analysis and assessment applying the Hercon criteria for the above precincts and places;
- Preparation of statements of significance for the above precincts and places;
- Reviewing the relevant themes in the *City of Moreland Thematic Environmental History*; and
- Preparation of statutory recommendations and other recommendations arising from the study (e.g., future assessments, updates to the thematic history).

In October 2018 I was engaged by the City of Moreland to undertake a review of the Heritage Gap Study prior to the exhibition of Amendment C174. As a consequence of this review:

- Several individual places, all houses, were removed from the amendment as, in my opinion, they fell below the threshold of local significance. These were places that in the original study had been assessed by others.
- The citations for some of the residential heritage places were revised and updated to ensure consistency. Again, these were places that in the original study had been assessed by others.

The outcome was the final Heritage Gap Study version dated 30 October 2018, which was placed on exhibition as part of Amendment C174.

Changes to the Heritage Gap Study

The review of the Heritage Gap Study in response to submissions has identified a minor error in relation to the War Service Homes Serial Listing in Volume 1 (see response to Submission 32 in the table in Appendix A), and I also recommend some other changes to a small number of citations.

1.6 Qualifications and experience

B App Sci (Urban & Regional Planning), Grad Dip (Heritage Planning & Management)

I am a strategic planner with over twenty years experience, and now specialise in cultural heritage planning and management. I have worked in a variety of local and state government and private organisations in Melbourne, Sydney and regional Victoria and I am now an independent heritage consultant.

As a strategic and statutory planner who has also undertaken numerous cultural heritage studies, I combine my knowledge of cultural significance with a clear understanding of how heritage studies may be most effectively translated into practical planning controls, policies and guidelines that are easy to understand and use.

From 2002-2012, I was a Senior Heritage Consultant at Context Pty Ltd. My projects with Context included numerous municipal heritage studies and reviews such as the *Baw Baw Shire Heritage Study*, *Casey Heritage Study*, *Darebin Heritage Study*, *Manningham Heritage Study Review*, *Moreland Local Heritage Places Review*, *Moreland North of Bell Street Heritage Study*, *Murrindindi Shire Heritage Study*, *Mitchell Shire Heritage Review* and the *Yarriambiack Shire Heritage Study*.

My other Context projects included heritage assessments and heritage impact analysis for the Regional Fast Rail project (Latrobe and Bendigo lines), the *Royal Exhibition Buildings & Carlton Gardens Conservation Management Plan* (in association with Lovell Chen), and the *Yan Yean Water Supply System Conservation Management Plan* and the *Regional Water Supply Heritage Gap Study*, both for Melbourne Water and Heritage Victoria. I was also involved in the preparation of a number of thematic histories for local and State government agencies – the most recent being a thematic history of public housing in Victoria for the Office of Housing.

Upon completion of a study I am usually engaged by the council to implement the study via a planning scheme amendment including preparation of documentation, consultation and preparation and appearance at independent panel hearings. This has been done for the City of Casey, Shire of Wellington, City of Darebin, Latrobe City, Shire of Baw Baw, Mitchell Shire, City of Moreland, City of Moonee Valley, City of Stonnington, and the City of Yarra.

I have appeared as expert witness or Council advocate at a number of Independent Panel hearings in relation to heritage amendments. For the City of Moreland this has included Amendment C129 (implemented the *North of Bell Street Heritage Study*) and Amendment C134 (Built form controls for Sydney Road and Lygon Street).

Others include Amendment C77 to the Banyule Planning Scheme, Amendments C86 & C90 to the Baw Baw Planning Scheme, Amendment C80 (Part 2) to the Casey Planning Scheme, Amendments C68 and C108 (Part A) to the Darebin Planning Scheme, Amendment C50 to the Greater Shepparton Planning Scheme, Amendments C17 and C34 (Part 2) to the Hobsons Bay Planning Scheme, Amendment C14 to the Latrobe Planning Scheme, Amendment C56 to the Mitchell Planning Scheme, Amendments C109, C124, C143 & C144 to the Moonee Valley Planning Scheme, Amendments C117 and C163 to the Stonnington Planning Scheme, and Amendments C149, C173 & C183 to the Yarra Planning Scheme.

1.7 Summary of my opinions

Heritage Gap Study Methodology

The heritage precincts and places in the Heritage Gap Study and included in Amendment C174 have been identified and assessed as part of a rigorous two-stage heritage assessment process, which included:

- Preliminary identification and analysis in Stage 1; and
- Detailed assessment and comparative analysis in Stage 2.

Please see section 2 for details. On this basis it is my opinion that, in accordance with the Planning Practice Note 1: *Applying the Heritage Overlay* (PPN1) and other relevant guidelines:

- The Heritage Gap Study was undertaken with rigour and the citations contained in the study clearly establish the significance of each heritage precinct and place proposed for inclusion in the HO by Amendment C174;
- The precinct boundaries have been carefully and appropriately defined having regard to the significance of the precinct and the historic and physical evidence; and
- The proposed application of the HO to precincts, and individual places is in accordance with PPN1.

Response to submissions

In response to the submissions that object or seek changes to Amendment C174 in relation to specific properties, the following changes are recommended:

- To remove the following places from the Amendment:
 - 36 King Street, Fitzroy North (Submission 2, see Appendix A)
 - 2 McLean Street, Brunswick West (Submission 19, see Appendix A)
 - 32 Passfield Street, Brunswick West (Submission 24, see Appendix A)
- To change the proposed HO extent for 273 Victoria Street, Brunswick (Submission 5, see section 3.3)
- To change the heritage status of the following places from Contributory to Non-contributory (both within the proposed HO238 Sumner Estate precinct extension):
 - 281 Glenlyon Road (Submission 11, see Appendix A)
 - 18 Lowan Street (Submission 15, see Appendix A)
- To update the description of 32 David Street, Brunswick (Submission 25, see section 3.2).
- To correct minor errors in the citation for 23 Holmes Street, Brunswick East (Submission 26, see Appendix A).
- To correct minor errors and remove the recommendation in relation to front fences in the citation for 63 & 65 Union Street, Brunswick (Submission 29, see section 3.4).
- To remove the specific front fence HO schedule control for 1 South Daly Street, Brunswick West (Submission 31, see section 3.9).
- To correct errors in relation to 1 Temuka Avenue, Brunswick East in Volume 1 of the Heritage Gap Study and the citation for the War Service Homes (Timber) Serial Listing (Submission 32, see Appendix A).
- To make changes to the statement of significance for the former Prestige Mill Complex, 159-165 Donald Street, Brunswick East (Submission 33, see section 3.7).

Apart from the above changes, it is my opinion that no other changes to Amendment C174 are required in response to submissions.

1.8 Declaration

I have made all the inquiries that I believe are desirable and appropriate and no matters of significance that I regard as relevant have to my knowledge been withheld from the Panel.



David Helms

26 April 2019

2. METHODOLOGY

2.1 Introduction

This chapter provides a summary of the methodology employed by the Heritage Gap Study.

PPN1 instructs that places to be included in the heritage overlay (HO) can include (amongst other things) 'Places identified in a local Heritage Gap Study, provided the significance of the place can be shown to justify the application of the overlay'. It goes on to explain:

The heritage process leading to the identification of the place needs to clearly justify the significance of the place as a basis for its inclusion in the Heritage Overlay. The documentation for each place shall include a statement of significance that clearly establishes the importance of the place and addresses the heritage criteria.

The thresholds to be applied in the assessment of significance shall be 'State Significance' and 'Local Significance'. 'Local Significance' includes those places that are important to a particular community or locality. Letter gradings (for example, "A", "B", "C") should not be used.

In order to apply a threshold, some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those that have previously been included in a heritage register or overlay.

The Heritage Victoria Model Consultants Brief for Heritage Studies further directs that:

The Heritage Gap Study is to be prepared in accordance with the Australia ICOMOS Burra Charter, 1999 and its Guidelines. All terminology shall be consistent with the Burra Charter.

The values to be used in the identification and assessment of places are historic, scientific, aesthetic, social and spiritual values (as articulated in the Burra Charter). Where a place of potential cultural heritage significance is identified, a coherent and coordinated assessment against the HERCON criteria is required. Thresholds applied in the assessment of places shall include 'State Significance' and 'Local Significance'. Local significance includes those places that are important to a particular community or locality.

2.2 Purpose

The purpose of the Heritage Gap Study was to assess individual places and precincts within the City of Moreland identified as having potential heritage significance to determine whether they satisfy the threshold of local significance and would justify inclusion in the HO of the Moreland Planning Scheme.

Moreland City Council collated a comprehensive list of over 400 individual places and 12 potential new precincts (containing 365 properties) and seven potential extensions to existing heritage precincts. This list was based on recommendations from earlier strategic heritage work, Planning Panel recommendations, community nominations and council officer knowledge.

Context undertook a Stage 1 study in 2016, which focussed on desktop review with some limited fieldwork to produce a revised list of places that were likely to meet the threshold for local heritage significance. The list was prepared by a thorough comparative review of each place and precinct against those already included in the HO. Comparative analysis was undertaken in regard to theme, intactness of fabric, integrity of form and representativeness or rarity to the suburb and/or municipality.

The Stage 1 study delivered a shortlist of places, precincts and potential extensions to existing HO precincts, which were assessed in the Heritage Gap Study. The Stage 1 shortlist of places recommended for detailed assessment (forming the basis of the places examined in the Heritage Gap Study) comprised:

- 148 individual places,
- Three 'serial listings',
- 10 potential precincts, and
- 10 potential extensions to existing HO precincts.

While the assessment of these places was the focus of the Heritage Gap Study, during the course of the work being undertaken, Context identified several places and precincts that were not included on the original Stage 1 Council list, or otherwise assessed. In addition, statutory administrative matters were identified with places and precincts already included in the HO, as follows:

- Places and precincts with incomplete or non-existing citations and statements of significance; and
- Places and precincts with incorrect HO schedule descriptions or map extents.

2.3 Heritage Gap Study methodology

The Heritage Gap Study was prepared in accordance with the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (the Burra Charter) 2013 and its guidelines. All terminology is consistent with the Burra Charter.

The methodology and approach was also guided by:

- PPN1¹, as noted above;
- Comments made by relevant Independent Panel reports and, in particular, the Advisory Committee appointed to undertake the *Review of Heritage Provisions in Planning Schemes* (hereafter referred to as the 'Advisory Committee') in relation to establishing thresholds and defining precincts (see discussion in Appendix A of the Heritage Gap Study Volume 1); and
- Guidelines for using the Hercon criteria and significance thresholds prepared by Heritage Victoria and the Queensland Heritage Council (see discussion in Appendix A of the Heritage Gap Study Volume 1).

Key tasks

The key tasks associated with the Heritage Gap Study were:

- Historic research,
- Fieldwork,

¹ PPN1 was updated in 2018. The Heritage Gap Study used the 2015 version.

- Assessment, and
- Statutory recommendations.²

Section 1.2 of the Heritage Gap Study sets out the methodology applied in undertaking the above tasks. For this statement of evidence, I would like to focus on two key tasks, as follows:

- Defining precinct boundaries, and
- Comparative analysis.

Precinct boundaries and heritage status of places

Precinct boundaries are defined having regard to the significance of the precinct based on the historic and physical evidence. Please refer to Appendix A of the Heritage Gap Study for further discussion about how precincts are defined.

As part of the Stage 2 fieldwork, the boundaries of new precincts and precinct extensions identified in Stage 1 were carefully reviewed to ensure they included those buildings and streetscapes that best demonstrate the identified significance of the area. Where streetscapes, or portions of streetscapes, were found to have already lost this valued character in whole or in substantial part, they were removed from the proposed new precinct or precinct extension.

This occurred, for example, in the new Hickford Street precinct (see section 4.3 of the Heritage Gap Study Volume 1) and the HO113 Methven Park precinct extension (see section 5.2 of the Heritage Gap Study Volume 1).

In addition, on the basis of fieldwork, further research and comparative analysis Stage 2 identified additional precinct extensions for two precincts: HO60 Dawson Street and HO207 Coonan's Hill (see section 5.2 of the Heritage Gap Study Volume 1 for details).

The heritage statuses of Significant, Contributory or Non-contributory (as defined in Moreland Planning Scheme Local Policy Clause 22.06-5) were applied to each property having regard to the statement of significance, the date of construction and the intactness and integrity of the place based on assessment of fabric visible from the street. Wherever possible, Non-contributory (NC) places have been excluded. However, some NC places may be included in precincts where they form part of a streetscape in order to manage future development.

The intactness of precincts and integrity of Contributory places within it was used as a threshold indicator in Stage 1 and for comparative purposes. However, 'High' intactness was not the sole justification for a precinct: with regard to the proportion of significant (or significant and contributory) buildings that is desirable within precincts, the *Review of Heritage Provisions in Planning Schemes. Advisory Committee Report. The way forward for heritage*, (2007:2-54) states that

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

Comparative analysis

PPN1 advises:

² The Heritage Gap Study also includes 'Review existing HO places'. This is an error.

The thresholds to be applied in the assessment of significance shall be 'State Significance' and 'Local Significance'. 'Local Significance' includes those places that are important to a particular community or locality.

...

To apply a threshold, some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those that have previously been included in a heritage register or overlay.

For the purposes of this study, the City of Moreland has been used as the basis for the comparative analysis with an emphasis upon places located within the same area – that is, Brunswick, Brunswick East, Brunswick West, Coburg and Pascoe Vale South. This approach recognises that due to the historic settlement of Moreland, where some areas developed much earlier than others, places that are significant in one suburb may not be within another. For example, parts of Coburg West, Brunswick West and Brunswick East that did not develop until the early twentieth century contain isolated Victorian houses, which are historically important as rare evidence of the limited suburban development during the late nineteenth century. Such houses may not be individually significant if they were located in Brunswick or the parts of Coburg close to the railway, where nineteenth century development was concentrated, and many examples of these houses are already included in the HO.

Places and precincts already included within the HO were used as 'benchmarks' to provide a basis for comparison. Where sufficient comparative examples did not exist within the local area examples were sought from other parts of the City of Moreland.

The comparative analysis resulted in some Stage 1 precincts and places being found in Stage 2 to be not significant at the local level (these are listed in Appendix B, Table 2 of the Heritage Gap Study Volume 1).

To assist with the comparative analysis, places were assessed as parts of typological and thematic groups:

- Residential
- Industry and infrastructure
- Commercial
- Community and open space
- Transport
- Closer Settlement Houses Serial Listing
- War Service Homes (Brick) Serial Listing
- War Service Homes (Timber) Serial Listing
- New precincts and extensions to existing HO precincts.

For each group the analysis included an overview of existing individually significant HO places in Moreland, with lists of places by suburb.

For residential (see section 2.2 of the Heritage Gap Study Volume 1) and commercial (section 2.4 of the Heritage Gap Study Volume 1) places this was broken down into eras and architectural styles to provide a more fine-grained analysis. For each style, there is a description of the key characteristics of the houses found in Moreland,

some current examples already within the HO, and examples of the places recommended for inclusion by the study.

For the Closer Settlement Houses Serial Listing (section 3.2 of the Heritage Gap Study Volume 1), the comparative analysis included:

- Identifying all of the extant houses constructed as part of the Closer Settlement Scheme.
- Reviewing the types of houses constructed to identify two broad typologies: cottages and villas.
- Establishing a threshold for intactness and integrity using the places already in the HO as the benchmark.
- Identifying the places that satisfy the threshold and justify inclusion in the serial listing.

This is discussed in more detail in my response to Submission 21 (see section 3.6 of this statement of evidence). For the War Service Homes serial listings, a similar process was used.

For precincts, Section 4.2 of the Heritage Gap Study Volume 1 provides an overview of heritage precincts in Moreland according to development era, size and location. Each new precinct was duly compared to the most similar precincts in the local area or elsewhere in Moreland (see section 4.3 of the Heritage Gap Study Volume 1). Following this analysis four potential precincts identified in Stage 1 were found not to meet the threshold of local significance – see section 4.4 of the Heritage Gap Study Volume 1.

2018 Review

My review in October 2018 of the Heritage Gap Study focussed on heritage places that had been assessed by other members of the study team. As a consequence, the following places were removed from the list proposed for inclusion in Amendment C174 as individual HO places, as in my opinion they did not satisfy the threshold of local significance:

- House, 6 Bank Street. Lower integrity than comparative examples already in the HO.
- Terrace houses, 5-13 Bennie Street. As above.
- Houses, 272 & 274 Brunswick Road. These are typical, but not outstanding and a better comparative example is the attached pair at 241 & 243 Victoria Street (included in Amendment C174), which retains original fence and has less common shared roof.
- Sandilli and Stanley (Houses), 5 & 7 Carnavon Road. Lower integrity than comparative examples already in the HO.
- House, 44 De Carle Street. As above
- Myall (House), 103 Donald Street. As above.
- Larnear (House), 5 Fraser Street. As above.
- House, 15 Howard Street. As above.
- Terrace houses, 17-25 Howard Street. As above.

- House, 39 Holmes Road. A typical, but not outstanding example of the Old English style. Some unusual details, but not enough to justify individual significance.
- House, 75 Hope Street. This is typical, but not outstanding and the parapet ornament is not so elaborate or unusual to justify an individual HO. Comparable examples are usually more intact and have front fences.
- Houses, 41 & 43 Mountfield Street. Typical, but not outstanding, integrity moderate. Subdivision into two units has affected original expression of house.

The citations for the remaining residential heritage places were revised and updated to ensure consistency.

2.4 Summary of my opinions

The heritage precincts and places in the Heritage Gap Study and included in Amendment C174 have been identified and assessed as part of a rigorous two-stage heritage assessment process, which included:

- Preliminary identification and analysis in Stage 1; and
- Detailed assessment and comparative analysis in Stage 2.

On this basis it is my opinion that, in accordance with PPN1 and other relevant guidelines:

- The Heritage Gap Study was undertaken with rigour and the citations contained in the study clearly establish the significance of each heritage precinct and place proposed for inclusion in the HO by Amendment C174;
- The precinct boundaries have been carefully and appropriately defined having regard to the significance of the precinct and the historic and physical evidence; and
- The proposed application of the HO to precincts, and individual places is in accordance with PPN1.

3 RESPONSE TO SUBMISSIONS

3.1 Introduction

This chapter provides my response for the nine submissions where the submitter is appearing at the panel hearing. The response provides:

- The significance of the place;
- My response to the heritage issues raised by submissions; and
- Where relevant, recommended changes to Amendment C174 or the supporting documentation.

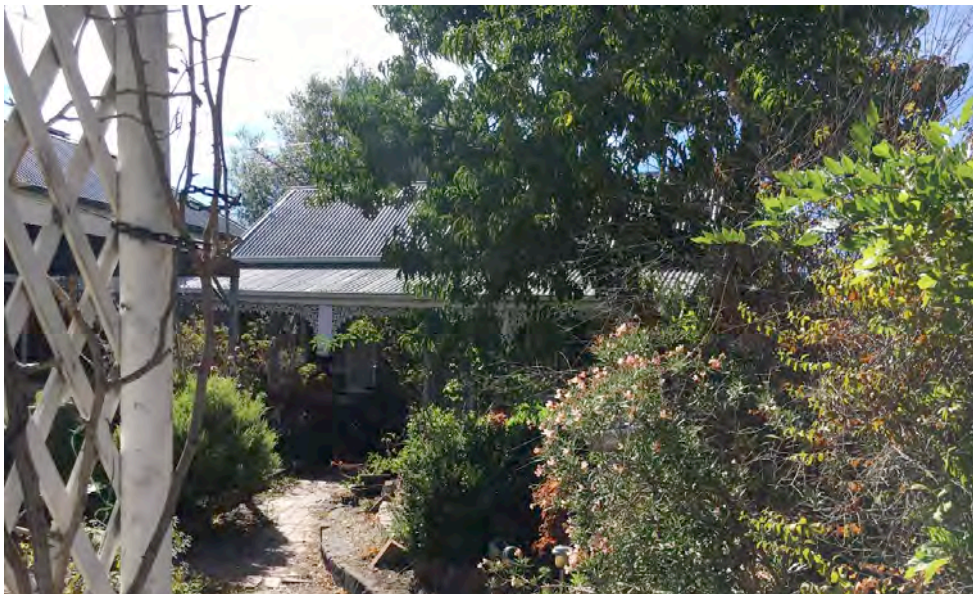
For places where the submitter is not appearing before Panel my response to each submission is set out in Appendix A.

Approach

This statement of evidence responds to the heritage issues raised by the submissions. It does not comment on any non-heritage issues raised by the submissions such as impact on property values, development potential and cost of on-going maintenance and the like.

It is my understanding that these issues will be addressed in Council's substantive submission.

3.2 Submission 25: 32 David Street, Brunswick (Individual HO466)



House, 32 David Street, Brunswick

Summary of submission

The submission (which is supported by a heritage report) opposes the proposed inclusion of 32 David Street in HO466 for the following reasons:

- The dwelling has very limited significance to the City of Moreland in terms of its historical and architectural values.
- The building has been more heavily altered than described in the citation.
- The subject land is not inherently important for having a brickmaker as its first occupant as many Brunswick residents would have been employed in the brickmaking industry in the nineteenth century.
- In the local context, 1870 is not a notably early construction date and certainly not so early as to justify an individual heritage listing for what is otherwise an altered and architecturally unremarkable building.
- A representative sample of early cottages predating Melbourne's 1880s land boom are already included in Moreland's heritage overlay including 130 Barkly Street, 151 Barkly Street, 189-191 Edward Street and 247-249 Albert Street. These all exhibit a higher degree of integrity.
- The largely intact brick cottage at 373 Albert Street (HO7) has a stronger and more significant association with the brickmaking industry in Brunswick than might be claimed of 32 David Street.
- That comparatively few 1860s-70s cottages survive Brunswick does not provide sufficient justification for listing an example that is inferior to those already on the overlay.
- The dwelling is not locally significant by virtue of being a rare surviving example of a specific building type.

Existing heritage controls

32 David Street, Brunswick is not currently included in the HO.

Significance

What is significant?

The house at 32 David Street, Brunswick, built c.1870 for (and probably by) Thomas Delahunty, a brickworker and labourer, is significant.

The timber front fence, the timber framed carport and post 1950 additions to the cottage are not significant.

How is it significant?

The house at 32 David Street, Brunswick, is of local historical and representative significance to the City of Moreland.

Why is it significant?

It is historically significant as one of the oldest surviving houses in Brunswick and provides tangible evidence of the early development of this part of Brunswick, which was part of merchant David Blair's 1868 subdivision that created David Street and neighbouring Blair, Eveline, Lydia and Laura streets. It was one of a series of early dwellings built in David Street prior to 1871, and is now one of only few to survive. It is also significant as a rare representative example of the brick cottages constructed for (and probably by) owners employed in the local brickmaking industry, using local bricks. The simple, unpretentious gabled form is characteristic of these early cottages. (Criteria A, B & D)

The house has significance for the potential to provide further information about the early bricks produced in Brunswick and the vernacular building techniques used by the original owner/builders. (Criterion C)

Response to the submission

The cottage at 32 David Street is of local historical and representative significance for the reasons set out in the Heritage Gap Study.

In relation to the specific issues raised by the submission, my opinions may be summarised as follows:

1. The early Victorian cottage is a recognised place type and the assessment has not 'subdivided' or 'narrowly defined' as suggested on p.3 of the heritage submission. According to Heritage Victoria³:

Australian houses built between 1840 and 1860 are generally simple, whether terraced or freestanding. They commonly have one or two rooms across the front. Their appearance is formal but plain, with simple or no verandahs and restrained ornamentation.

Typically, they have:

- *pitched, hipped roofs of timber shingles, slate or corrugated iron.*
- *walls either of face brick, often from local brick making works; or rendered, often ruled into blocks to look like stone, or weatherboards, usually square edged, but sometimes with a beaded edge.*
- *windows, timber generally with small section sizes; often double hung but sometimes side opening casements; centrally placed.*
- *limited ornamentation.*⁴

This cottage is representative of that type.

2. Brickmaking is an important industry in Brunswick and this house is associated with the industry as the home of a brickmaker. The construction using bricks (most likely locally produced) demonstrates this association.

3. In terms of integrity, the comparable houses already in the HO vary. It is agreed that 373 Albert Street is very intact. However, other comparable houses are less so, with common alterations including altered or reconstructed front verandahs, removal of chimneys and over-painting of brickwork. A much more altered example is 145 Union Street (HO231), constructed c.1866, which has been rendered and windows replaced. The alterations to 32 David Street described in the heritage submission are mostly noted in the heritage citation, with the exception of the possible changes to the windows. Overall, it is my opinion that the cottage, given its age, retains sufficient integrity to justify inclusion in the HO.

4. In the local context 1871 is an early construction date, as the earliest surviving houses in Brunswick mostly date from c.1860 to c.1870 and I refer to the Comparative Analysis for 32 David Street, which lists the known comparable houses in Moreland. Houses of this construction are now rare in Brunswick.

³ *What house is that? A guide to Victoria's Housing Styles. Third edition*

⁴ *ibid*

5. In relation to rarity, the heritage report included with the submission refers to the findings of the Bayside Amendment C29 Panel report, prepared in 2003, which makes the following comments:

The application guidelines for the Criteria for the Register of the National Estate note this criterion [B2 – rarity] relates to rare activities, not just the lack of example of a type due to historical attrition.

The Panel understands that in some cases a building may be a rare surviving example but unless such a building had heritage significance prior to becoming rare, rarity of itself will not necessarily translate to cultural heritage significance.

I agree that place should not be added to the HO simply because it is one of only a small number of examples. However, Criterion B may be satisfied where a loss of a place type has reduced the number of examples to the point of rarity. Heritage Victoria in their own threshold guidelines, prepared in 2012, describe one threshold test for Criterion B Rarity as:

The existence of the CLASS of place/object that demonstrates the important event, phase etc is ENDANGERED to the point of rarity in Victoria due to threats and pressures on such places/objects.

For the purpose of this criterion, ‘endangered’ should generally relate to a class of place/object that has become so rare over time that there is a risk that in the short to medium term no such place/object will remain.

While this is a guideline for places considered for State significance, it is my opinion that the same principle can be applied at the local level. Having regard to this, early Victorian cottages as a place type may be considered rare in the local context, as many of the houses constructed in Moreland the 1870s or earlier have been demolished. Using David Street as just one example: in 1871 there were 14 houses in the street; only two of these houses survive today.

For the above reasons, it is my opinion that 32 David Street satisfies the threshold of local significance and justifies inclusion in the HO, as an individual place.

Recommended changes to the citation

Deleted text shown as ~~strikethrough~~, new or altered text shown as *italics*.

- No changes to the history or comparative analysis.
- Changes to Description:

“The modest cottage at 32 David Street, Brunswick, is set well back from the street alignment, unlike the majority of other cottages in David Street. It is a single storey brick, gable-roofed cottage with a simple skillion roof verandah across the front façade. The transverse gable roof is clad with corrugated iron. The brickwork on the front façade appears early, *but may have been re-pointed and to have been previously rendered, with the render now removed.* There is a simple brick chimney on the south side, presumably serving a rear section such as a kitchen. *This is constructed of bricks that have a more modern ‘machined’ appearance that the bricks used for the original 1870s cottage.*

The cottage is symmetrical with a centrally placed door and single double-hung sash windows either side, with timber louvered shutters (non-original) and stone window sills. The verandah retains cast iron lacework (*probably a later addition*) set onto stop-chamfered timber posts with a timber capital. The top of the posts has

been made broader with the addition of timber panels to each side of the post, assumed in conjunction with the addition of the cast iron lace frieze.

Intactness and integrity

Viewed from the street, the main form of the house appears intact, with some alterations and modification of details, ~~although close inspection is difficult as the house is hard to see.~~ The front door, which has two central panes, is not original to the house *and the window joinery may not be original.* The verandah posts have been altered. *They are now mounted on modern metal stirrups and the verandah floor has been replaced in concrete.*

A freestanding timber framed carport is located towards the front of the lot, between David Street and the brick cottage.”

- Changes to the Statement of significance, under ‘What is significant?’:
“The house at 32 David Street, Brunswick, built c.1870 for (and probably by) Thomas Delahunty, a brickworker and labourer, is significant.

The timber front fence, the timber framed carport and post 1950 *alterations and additions* to the cottage are not significant.”

Recommendations

It is my opinion that:

- 32 David Street should be included in the HO as an individual place, as proposed by Amendment C174.
- The citation for 32 David Street should be updated, as noted above.

3.3 Submission 5: 273 Victoria Street, Brunswick (Individual HO502)



273 Victoria Street, Brunswick

Summary of submission

Due to alterations to the building, the submission requests that the HO apply only to the part of the building within 5 metres of the frontage.

Existing heritage controls

273 Victoria Street is currently not included in the heritage overlay.

Significance

What is significant?

The former scout hall at 273 Victoria Street, Brunswick, is significant.

How is it significant?

The former Scout Hall at 273 Victoria Street, Brunswick, is of local historical and social significance to the City of Moreland.

Why is it significant?

The former Scout Hall at 273 Victoria Street, Brunswick, built in 1926, is historically significant for its associations with the Boy Scout movement, as the oldest purpose-built scout hall in the City of Moreland and one of the oldest in Victoria. The hall was built for the 1st City of Brunswick Scout Troop as their first permanent hall and it remained in use by the scouts until the 1960s. The scouting movement played an important role in the lives of young boys in the twentieth century, and this hall demonstrates the formative period after World War I when the scouting movement had become established and troops began to create permanent places to meet. While the building has been altered the connection to the scouts is still demonstrated by the original foundation stone. (Criterion A)

The building at 273 Victoria Street, Brunswick, is socially and historically significant as evidence of postwar migration in Brunswick, for its use since 1979 as the home of the Toscana Social Club. Social clubs played an important role in the formation of migrant communities in Victoria and the Toscana Club was one of several established in Brunswick that illustrate the strong regional ties of various migrant groups. Social clubs provided a welcome respite from the drudgery of work and gave people an opportunity to meet, talk, dance, gossip and reminisce. (Criteria A & G)

Response to the submission

The former Brunswick Scout Hall and Toscana Social Club is historically and socially significant for the reasons set out in the statement of significance.

It is agreed, however, that the building has undergone significant alterations and the rear section of the building in particular has low integrity. For this reason, it is agreed that the extent of HO502 may be reduced to include only the section of the building within five (5) metres of the frontage. This will include the most visible and intact section of the building and aligns approximately with the rear of the front two storey section, thereby ensuring a legible boundary.

It will also ensure that the heritage impacts of any development at the rear can be appropriately managed having regard to the heritage significance of the site.

Recommendations

Change Amendment C174 by reducing the extent of HO502 to apply only to that part of the building within 5 metres of the frontage.

3.4 Submission 14: 63 Union Street, Brunswick (Individual HO499, applies also to 65 Union Street)



House, 63 Union Street shown on left, 65 Union Street is to the right.

Summary of submission

The submission opposes the proposed inclusion of 63 Union Street in the HO. The submission mentions 'many similar examples which have not been included in the amendment', but does not list any. Other issues relate to management and financial impacts.

Existing heritage controls

63 Union Street, Brunswick is not currently included in the HO.

Significance

What is significant?

The brick cottages at 63 and 65 Union Street, Brunswick, constructed c.1871-72 for (and probably by) two Irishmen, Patrick O'Halloran and Michael Conlon, who were both labourers and brickmakers employed in the local brickworks, are significant.

Non-original alterations and additions and the front fences are not significant.

How is it significant?

The brick cottages at 63 and 65 Union Street, Brunswick, are of local historical and representative significance to the City of Moreland.

Why is it significant?

They are of historical significance as tangible evidence of the early development of this part of Brunswick as an area for working-class housing. They are an example of the simple brick cottages constructed in and around the clay pits and brickworks of Brunswick in the pre 1870 period by workers employed in the brickmaking industries. They are also of historical significance as rare evidence of the area of formerly known as 'Irishtown', due to the concentration of working-class Irish residing in this quarter of Brunswick. (Criteria A & B)

They are significant as representative examples of early Victorian cottages in Brunswick, being modest in detail, small in size, and of local brick construction. The significance is enhanced by their survival as a pair. (Criterion D)

They are significant for the potential to provide further information about the early bricks produced in Brunswick and the vernacular building techniques used by the original owner/builders. (Criterion C)

Response to the submission

The two brick cottages at 63 & 65 Union Street are of local historic and representative significance for the reasons set out in the statement of significance.

Specifically, the cottages are representative examples of the simple cottages built in association with the establishment of brick industries in Brunswick in the 1860s and 1870s.

There are other examples of early cottages within this area – Immediately to the south is the HO139 Phillipstown precinct, which contains several early cottages associated with the brickmaking and other industries in this area.

On this basis, it is my opinion that 63 and 65 Union Street justify inclusion in the HO.

In reviewing this submission I have identified minor errors in the citation, which should be corrected:

Recommended changes to the citation

Deleted text shown as ~~strike through~~, new or altered text shown as *italics*.

- No changes to the History, Description or Comparative analysis.
- Changes to the Statement of significance, under 'Why is significant?':

"They are of historical significance as tangible evidence of the early development of this part of Brunswick as an area for working-class housing. They are ~~an~~ *an* examples of the simple brick cottages constructed in and around the clay pits and brickworks of Brunswick in the pre 1870 period by workers employed in the brickmaking industries. They are also of historical significance as rare evidence of the area of formerly known as 'Irishtown', due to the concentration of working-class Irish residing in this quarter of Brunswick. (Criteria A & B)"
- Changes to Recommendations, under 'Other recommendations':⁵

⁵ This change is also made in response to Submission 29, see Appendix A.

“Encourage accurate restoration/reconstruction of missing features (for example, verandah details) on the basis of physical and documentary evidence.

~~Encourage replacement of unsympathetic front fences with fences appropriate to the period.~~

Encourage appropriate colour schemes.”

Recommendations

Amend the citation, as described above.

No other change to Amendment C174 is required.

3.5 Submission 9: 210 Barkly Street, Brunswick (Individual HO458)



Terrace, 206-210 Barkly Street, Brunswick. No. 210 is the house on the right.

Summary of submission

The submission opposes the inclusion of all three houses in the terrace within the HO for several reasons. Those that are relevant to heritage significance are:

- The terrace is isolated in scale and context in Barkly Street.
- While the slate roof is intact, it does not warrant special historic reference for construction or material.
- Alterations to the bi-chrome brickwork (one house is totally painted), changed shapes and sizes of the verandahs, differing fence treatments.

Existing heritage controls

210 Barkly Street, Brunswick is not currently included in the HO.

Significance

What is significant?

The terrace houses at 206-210 Barkly Street, Brunswick, constructed in 1886-87 by Charles Barningham, a local brickmaker, are significant.

Non-original alterations and additions are not significant.

How is it significant?

The terrace houses at 206-210 Barkly Street, Brunswick are of local historical and representative significance to the City of Moreland.

Why is it significant?

They are of historical significance as evidence of speculative housing erected as rental accommodation for working-class people during the 'Boom' era of the 1880s, which was a period rapid development of Brunswick. Many of these houses were built by local brickmakers using their own bricks, sometimes to provide housing for their workers, but evidently its seems also to promote their product. These houses were built and owned by local brickmaker Charles Barningham of the Barningham and Lacey Brickyard, which was located on the north side of Barkly Street. (Criterion A)

It is significant as a representative example of a terrace row with a shared hip roof that demonstrates the lack of fire separation that characterised most of the terrace houses constructed in Brunswick prior to the late 1880s. Most of the surviving examples are in pairs and this is one of the few examples of three houses or more. (Criteria B & D)

Response to the submission

The terrace at 206-210 Barkly Street, Brunswick is of local historic and representative significance for the reasons set out above. It is my opinion that:

- This terrace is of individual significance, which is independent of the surrounding context. That is, the significance is not affected by the mixed nature of surrounding development.
- The slate roof is not, of itself, significant, but is part of the original fabric that contributes to the significance of the place. However, the continuous form of the roof, which demonstrates the lack of fire separation between the houses, is what distinguishes this row from other examples.
- The changes to the houses are acknowledged in the citation; however, it is considered to have sufficient integrity to justify inclusion in the HO.

Recommendations

It is my opinion that no change to Amendment C174 is required in response to this submission.

3.6 Submission 21: 18 Waxman Parade, Brunswick West (HO540 Closer Settlement Houses Serial Listing)



Closer Settlement House, 18 Waxman Parade, Brunswick West

Summary of submission

The submission opposes the proposed inclusion of 18 Waxman Parade in HO540 for the following reasons:

- The house has undergone significant alterations/modifications, and does not closely reflect the original closer settlement property.
- The property is not in good condition.

- The property does not contribute to the cultural history of the local area.

Existing heritage controls

18 Waxman Parade, Brunswick West is not currently included in the HO.

Significance

18 Waxman Parade forms part of the proposed Closer Settlement Houses Serial Listing. The statement of significance is as follows:

What is significant?

Closer Settlement schemes were a response by the State Government to the 1890s depression, which had severe impact on Victoria and working class areas such as Brunswick in particular. The aim was to provide agricultural land on a lease purchase arrangement to enable those of limited means to establish a farm and a livelihood. The Brunswick Estate, established in 1900, was the fourth Closer Settlement scheme in Victoria and the first in metropolitan Melbourne. It was extended twice by the additions of the Dal Campbell Estate (1904) and Cadman Estate (1905), creating a total of 161 allotments. The final scheme in Brunswick, known as the Phoenix Estate and containing 73 lots, was established in 1907. Houses on the estates were constructed from 1900 and the estates were fully developed by the beginning of World War I.

Unlike some other Government-assisted settlement schemes, where standard house designs were provided, each successful applicant for the Closer Settlement estates was allowed to provide their own house design. As a consequence, a range of house designs is evident, but broadly speaking, the extant houses fall into two categories: simple cottages and more elaborate villas. The former are usually symmetrical and double fronted with a front door flanked by simple sash windows and contain two or four main rooms, under a hipped or gabled roof, sometimes with a rear skillion. There are one or two plain brick chimneys and a simple front verandah with no decoration (sometimes the verandah was an early addition).

The more elaborate villas are either symmetrical or asymmetrical in layout and are distinguished by superior materials and detailing including Ashlar-look boards to the main elevations, intricate timber fretwork or cast iron frieze to the verandahs, eaves brackets and other applied decoration, and corbelled brick chimneys. Some examples demonstrate the transition from the Victorian period, while others are more distinctively Federation/Edwardian in style with Queen Anne details such as pressed metal, rendering or half-timbering to the gable ends.

Almost all the houses in this serial listing are weatherboard. The exception is 32 Passfield Street, which is constructed of brick.

It appears that around 230 Closer Settlement houses were constructed in Brunswick. However, the majority have been demolished and only about 30 survive today. This serial listing comprises the most intact examples of the surviving Closer Settlement houses, as follows:

- 6 & 10 Allard Street*
- 5 Balfe Crescent
- 46 & 47* Cumming Street
- 280 & 284 Hope Street
- 9 McColl Court

- 30 Murray Street*
- 19*, 23* & 32 Passfield Street
- 18, 37*, 43* & 51* Waxman Parade

**These houses have an individual citation and statement of significance.*

How is it significant?

The Closer Settlement Houses serial listing is of local historic significance to the City of Moreland.

Why is it significant?

The houses provide tangible evidence of the Victorian government's Closer Settlement Scheme, designed as a response to the devastating 1890s depression conditions in Victoria, in the early years of the twentieth century. The Brunswick Estate is of significance as it was the first metropolitan Closer Settlement scheme and provided a model for the metropolitan estates that followed. Spread over a wide area, the houses collectively demonstrate the scale of the original schemes and the range of houses erected by the successful applicants. Whilst typical in style and detailing, the range of house designs is significant as a reflection of the differences in the financial means, skills and backgrounds of the original applicants and has research potential to reveal further information about the schemes. (Criteria A, C & D)

The development of the Closer Settlement estates was also significant in the transformation of southwest Brunswick into a distinct local community and laid the foundations for the suburban development that occurred during the interwar and postwar periods. (Criterion A)

Response to the submission

The Closer Settlement Serial Listing of local historical significance for the reasons set out in the statement of significance.

The houses within the proposed serial listing are not individually significant and therefore do not have to meet the threshold of local significance on their own. Rather, they contribute to the listing or grouping in a similar way that a building within a precinct makes a contribution to it. However, they must have very well defined characteristics to be able to be recognised as a group, as discussed in section 3.2 of the Heritage Gap Study Volume 1.

Research, which has included review of the original Closer Settlement Board application files for each property, has revealed that many of the houses were built in stages, and in some cases once the occupier gained full ownership the houses were significantly upgraded with new facades. The comparative analysis carried out for the Heritage Gap Study found that while the houses are not of standard designs they typically fall into two broad categories, simple cottages or more elaborate villas and are distinctive within an area that otherwise contains predominantly late interwar or post-war dwellings. It appears that some houses began as simple cottages and then were added to or significantly upgraded at a later date (often when the lease had been paid off and the Crown Grant had been made).

18 Waxman Parade is a typical example. Like other Closer Settlement Houses it was built in stages and this is evident in the house today. It began as a simple cottage to which was added additional rooms at the rear (resulting in the projecting gable at one side, which is clad in imitation Ashlar, rather than weatherboards) and the front verandah demonstrating how the dwelling was upgraded over time.

The original hipped roof section has a symmetrical facade with a central front door with toplight flanked by sash windows and is clad in weatherboards. The added projecting bay on the west side on the other hand is clad in imitation ashlar and has a door in the side wall, whilst the window has a metal hood. The bullnose profile verandah, which returns along the west side, has turned posts and what appears to be a metal lattice frieze with brackets. There is one brick chimney. Overall, the house has good integrity. The roof tiles are not original.

While some changes have been made (the most visible being the non-original roof tiles) the house retains good integrity. That is, much of the visible original fabric has been maintained or replaced 'like for like' – this includes the original windows in the main facade, and the wall cladding. The submission says the verandah was re-built in the 1970s, however, this was done in a way that maintained the traditional form and, it appears, some materials including turned timber posts. Alterations and additions at the rear have not affected the view of the building from the street.

For comparative purposes, the houses already included in the HO have been used as the benchmarks. These houses all have relatively good intactness and integrity. That is, the visible elevations retain original fabric and, where it has been replaced, this has been done in a sympathetic manner using 'like for like' materials and detailing. Some (e.g., 7 Hopetoun Avenue) have visible rear additions, but these have been carried out sympathetically and do not detract from the original house.

It is my opinion that 18 Waxman Parade retains a level of integrity and intactness that is comparable to the other places within the proposed serial listing including the existing HO places. By comparison, places that have been excluded have experienced more significant changes, which usually include replacement of windows in main elevations, new wall cladding and visible unsympathetic additions. I refer to Table 2 in Section 3.2 of the Heritage Gap Study Volume 1.

On this basis, it is my opinion that the inclusion of 18 Waxman Parade within the Closer Settlement Serial Listing is appropriate.

Recommendations

It is my opinion that no change to Amendment C174 is required in response to this submission.

3.7 Submission 33: 159, 161 & 165 Donald Street, Brunswick (Individual HO511)



Looking east along Donald Street, with no.159 in foreground, 161 further along and 165 just visible at the far end.

Summary of submission

The submission objects to the proposed inclusion of the whole property (159, 161 & 165 Donald Street) within HO511 for several reasons, including:

- While it does not deny the importance and value of the textile industry in Victoria, the submission believes that the arguments put forward do not justify the Significant grading.
- The buildings have been altered and do not demonstrate the course and pattern of history or an important historical event, and do not symbolise the Textile Industry in Victoria. Instead the buildings are common industrial buildings with significantly altered facades that could be found in any inner or middle ring suburb.
- Specifically, the references to the Commonwealth decentralization policy, and to the former owners being a major employer in the 1920s is incidental to justify the Significant grading.
- There are other better examples of industrial buildings with far more intact and stronger heritage elements.

Existing heritage controls

159, 161 & 165 Donald Street, Brunswick are not currently included in the HO.

Significance

What is significant?

The former Prestige Limited textile mill at 159–165 Donald Street, Brunswick East, built between 1922 and 1925 and comprising a subsidiary company, Johnson Bros silk hosiery manufacturers, is significant.

How is it significant?

159–165 Donald Street, Brunswick East, is of local historical, representative and aesthetic significance to the City of Moreland.

Why is it significant?

The former Prestige textile mills at 159–165 Donald Street, Brunswick East, built c.1922-25, is historically significant as one of the first, and certainly one of the largest textile mills in the City of Moreland, where hosiery and clothing manufacturing was a major land use during the interwar period. Brunswick and Coburg were the centre of the Australian hosiery industry with Prestige and Holeproof providing the largest component of this for over thirty years. The former Prestige mill is historically significant for the high quality of their products, their export trade and enterprising approach up until their takeover by Dunlop Australia in 1968 and the discontinuation of the brand in 1978. The former Prestige textile mills exist as a tangible relic of the textile industry in the City of Moreland. (Criterion A)

Prestige and Johnston Bros. Pty. Ltd, hosiery and silk hosiery manufacturers combined operations at the Donald Street mill between 1922 and 1925, and are historically significant as a major employer (especially of women) through the Depression years. The importance of the textile industry is demonstrated by the Commonwealth decentralisation policy that saw textile and clothing mills offered incentives to open in many regional centres and country towns during the 1930s-1950s; with Prestige opening in Shepparton, Horsham and Ararat. (Criterion A)

The former Prestige mill at 159-165 Donald Street, Brunswick East, is an excellent example of a large industrial complex that retains a considerable area of industrial building, some of which has been adapted for other industries. Unlike many other industrial complexes the Prestige mill still retains large areas of the factory under saw tooth roofs with characteristic side elevations showing the roof and wall profiles to achieve clerestory glazing. (Criterion D)

The former Prestige mill is aesthetically significant for its consistent rendered façade with simple detailing across the three buildings. Whilst each one has been altered through the insertion of different windows, roof form or an additional floor, the austere Interwar classicism remains to connect each building as once part of the same business. The site is aesthetically significant for the views down two driveways that it affords of the vast expanse of sawtooth roofed building form bordered by masonry walls, either in their original unpainted state or painted. (Criterion E)

Response to the submission

The former Prestige Mill Complex is of local historical, representative and aesthetic significance for the reasons described in the statement of significance.

Industry and in particular hosiery, textile and clothing manufacturing is a major and important theme in the history of Brunswick and Prestige Mills was one of the first and certainly the largest textile mill complex established in the suburb.

The alterations to the buildings in the complex are acknowledged in the citation. Nonetheless, the comparative analysis found that most of similar industrial places

currently included in the HO have been significantly altered and some, like the once comparable Lincoln Mills in Coburg (HO79), have been almost completely demolished due to redevelopment.

On this basis, it is my opinion that the complex satisfies the threshold of local significance when compared to similar places.

However, it is agreed that the statement of significance could be changed to better express the reasons why it is significant. Suggested changes are shown below.

Recommended changes to the statement of significance

Deleted text shown as ~~strikethrough~~, new or altered text shown as *italics*.

“What is significant?”

The former Prestige Limited textile mill complex at 159–165 Donald Street, Brunswick East, built between 1922 and 1925 and comprising a subsidiary company, Johnson Bros silk hosiery manufacturers, is significant.

Non-original alterations and additions to the buildings are not significant.

How is it significant?

The former Prestige Limited textile mill complex at 159–165 Donald Street, Brunswick East, is of local historical, representative and aesthetic significance to the City of Moreland.

Why is it significant?

~~The former Prestige textile mills at 159–165 Donald Street, Brunswick East, built c.1922–25, It is historically significant as one of the first, and certainly one of the largest textile mills in the City of Moreland, where hosiery and clothing manufacturing was a major land use during the interwar period. Brunswick and Coburg were the centre of the Australian hosiery industry with Prestige and Holeproof providing the largest component of this for over thirty years. With the aid of Government incentives, Prestige expanded operation, opening a further three factories in Victorian country towns. The former Prestige mill is historically significant Prestige Limited was known as a major employer (especially of women) through the Depression years, and for the high quality of their products, their export trade and enterprising approach up until their takeover by Dunlop Australia in 1968 and the discontinuation of the brand in 1978. The former Prestige textile mills exist as a tangible relic of This complex provides a tangible reminder of Prestige Limited and the important role it played in the textile industry in the City of Moreland and Victoria. (Criterion A)~~

~~Prestige and Johnston Bros. Pty. Ltd, hosiery and silk hosiery manufacturers combined operations at the Donald Street mill between 1922 and 1925 and are historically significant as a major employer (especially of women) through the Depression years. The importance of the textile industry is demonstrated by the Commonwealth decentralisation policy that saw textile and clothing mills offered incentives to open in many regional centres and country towns during the 1930s–1950s; with Prestige opening in Shepparton, Horsham and Ararat. (Criterion A)~~

~~The former Prestige mill at 159–165 Donald Street, Brunswick East, It is an excellent a representative example of a large interwar industrial complex, built in stages, that retains a considerable area of industrial building, some of which has been adapted for other industries. Unlike many other industrial complexes, the Prestige mill still retains large areas of the factory under saw tooth roofs with characteristic side elevations showing the roof and wall profiles to achieve clerestory glazing. (Criterion D)~~

The former Prestige mill *It* is aesthetically significant for its consistent rendered façade with simple *austere Interwar classicism* detailing across the three buildings. Whilst each one has been altered through the insertion of different windows, roof form or an additional floor, the *austere Interwar classicism* remains to connect each building as once part of the same business. The site is aesthetically significant *and* for the views down two driveways that it affords of the vast expanse of sawtooth roofed building form bordered by masonry walls, either in their original unpainted state or painted. (Criterion E)”

Recommendations

Change the statement of significance, as shown above.

Retain 159, 161 & 165 Donald Street, Brunswick in HO511.

3.8 Submission 23: 183 Stewart Street, Brunswick East (HO542 War Service Homes Timber Serial Listing)





House, 183 Stewart Street, Brunswick East

Summary of submission

The submission opposes the proposed inclusion of 18 Stewart Street in HO542 for the following reasons:

- There is a fundamental concern that the house was built specifically for the purpose of a War Service Home, as the Government did not purchase the land for housing, and there is no evidence of a contract between the Northern Timber Mills and the War Service Homes Commission (WSHC).
- The dwelling has been substantially altered and is in poor condition.

Existing heritage controls

183 Stewart Street, Brunswick East is not currently included in the HO.

Currently, two timber War Service Homes are individually listed within the HO:

- 1 Timaru Avenue, Brunswick East (HO176).
- 1 Waihi Avenue, Brunswick East (HO188).

Significance

183 Stewart Street forms part of the War Service Homes (Timber) Serial Listing. The statement of significance is as follows:

What is significant?

The Commonwealth Government created the War Service Homes Commission in 1919 to assist returned servicemen and their families to buy affordable houses by providing low interest loans to purchase homes built by or on behalf of the Commission, or existing houses. From 1919 to 1922 the Commission purchased

large areas of land and built houses in advance of applications in a range of standard designs prepared by Commission's architect. However, due to mounting costs the Commission ceased building houses and from 1921 all new housing was built by others under contract issued after public tender.

The houses in this serial were all built from 1921 to 1924 by the Northern Timber Mills Pty Ltd and it appears about a third of the original houses were constructed under contract for the Commission. This serial listing comprises 2 & 5 Akeroa Avenue, 1 Pareora Avenue, 169, 183 & 230 Stewart Street, 1 Temuka Avenue and 1 & 5 Timaru Avenue. Of these, 169 & 183 Stewart Street and 1 Temuka Avenue were purchased with the assistance of the Commission.

All of the houses are detached timber bungalows in garden settings, modest in scale and character, built with similar materials and architectural elements displaying Arts & Crafts influences in a range of standard designs. Common design elements include:

- Walls of weatherboard.
- Gable clay tile roofs. The deep eaves have visible rafters and are often supported by timber brackets.
- Timber double hung sash windows with multi-paned uppers, in singles or pairs. Feature leadlight windows to entry halls.
- Use of timber shingles as a decorative feature, as an embellishment to gable ends and under eaves.
- Tiled hoods supported on timber brackets above front windows. In some designs, this is continuous across the façade creating a 'floating' gable above.
- Plain brick chimneys, some with terracotta pots.
- Entry via front verandahs set under the main roof line or gabled porches, or an inset porch located at the side. The verandahs or gabled porches are supported by single or paired timber posts, brick piers (169 Stewart Street) or fluted cement columns on brick piers (5 Timaru Avenue), while the inset porches have a latticed post on a brick pier.

Non-original alterations or additions to the houses and other buildings on the properties, and all fences are not significant.

How is it significant?

The War Service Homes Timber Houses are of local historic and aesthetic significance to Moreland City.

Why is it significant?

The houses demonstrate the important Commonwealth repatriation initiative to provide affordable housing for returned servicemen and their families after World War I and associated with the change to the scheme from 1921 when the War Service Homes Commission stopped building houses and instead had homes built under contract. Collectively, the houses demonstrate the approach of using standard designs to ensure the houses could be built economically and efficiently and to achieve visual cohesion when built as a group, but varied in appearance to avoid repetition. Together with the brick homes constructed by the Commission elsewhere in Moreland the houses demonstrate the range of house types provided by the scheme. (Criteria A & D)

The houses are aesthetically significant for the simple designs that feature the restrained use of Arts & Crafts materials and details to provide variety and visual interest. These include the deep eaves and window hoods with visible rafters

supported by timber brackets, and consistent and varied use of timber shingles as a decorative feature. (Criterion E)

Response to the submission

The War Service Homes (Timber) Serial Listing is of historical and aesthetic significance for the reasons set out in the statement of significance. I refer to Section 3.4 of the Heritage Gap Study that provides the historic and physical analysis supporting the assessment of this listing.

The WSHC provided assistance to returned servicemen in the form of low interest loans to purchase houses built by or on behalf of the Commission or existing houses. At first the WSHC purchased the land and built the houses; however, by the early 1920s the houses were being built under contract.

The historic and physical evidence that the houses within this serial listing were built as War Service Homes includes the mortgages registered on title to the WSHC for many of them (including 183 Stewart Street), and the distinctive form, materials and detailing of the houses that bear all the hallmarks of WSHC standard designs.

The first owner of this house, George Waterhouse, on 16 June, 1921 took out a mortgage to the WSHC (Certificate of Title Vol. 1716, Fol. 078), and the house is in a standard design that was used at least two other times within the surrounding area. This demonstrates that it is a house built with the assistance of the WSHC.

Of the approximately 4000 War Service Homes built in Victoria up to 1929, only a small number were built to these standard designs. They were all built in the period from 1918 to about 1921-22. After the State Savings Bank of Victoria (SSBV) assumed responsibility for the program in about 1922 houses were built in standard SSBV designs instead.

As part of the comparative analysis undertaken for the Heritage Gap Study all of the surviving timber War Service Homes in this area were identified and analysed. Based on this physical analysis and historic research four standard designs were identified that were used more than once, and there was one house of an individual design.

183 Stewart Street is an example of what (for the purposes of the Heritage Gap Study) is described as the 'Floating Gable' type (the houses in the War Service Homes Brick Serial Listing include a similar type). The other example included in the Timber serial listing is 5 Akeroa Ave, while 230 Stewart Street is a variant on this type, which lacks the floating gable, but is otherwise similar in form.

This type is gabled fronted with a continuous hood supported on large timber brackets across the front creating the distinctive floating gable above a pair and single window. Entrance is at the side via an inset porch with a latticed post set on a brick pier. 183 Stewart Street, which is the most intact, has ship-lap weatherboards, whilst 5 Akeroa Avenue has synthetic weatherboard cladding.

The alterations cited in the submission are to secondary elevations at the rear (new window, rear addition) or relatively minor (change to chimney). Importantly, the front elevation and the front section of the side elevation including the entry porch remain intact. By comparison, at 5 Orari Avenue, a house built in the same design, the windows in the main elevation have been replaced with aluminium, which is why it has been excluded from the serial listing.

For the above reasons, it is my opinion that 183 Stewart Street warrants inclusion within HO542 as part of the War Service Homes (Timber) Serial Listing.

Recommendations

It is my opinion that no change to Amendment C174 is required in response to this submission.

**3.9 Submission 31: 1 South Daly Street, Brunswick West
(Individual HO497)**



House and front fence, 1 South Daly Street, Brunswick West

Summary of submission

This submission requests the removal of front fence controls due to the poor condition and structural issues with the surviving section of the front fence.

Existing heritage controls

1 South Daly Street, Brunswick West is not currently included in the HO.

Significance

What is significant?

The house, constructed by 1910, at 1 South Daly Street, Brunswick West is significant. Also significant is the tessellated tiled path and the remnants of an early front fence.

Non-original alterations and additions are not significant.

How is it significant?

The house at 1 South Daly Street, Brunswick West is of local historic, representative and aesthetic significance to the City of Moreland.

Why is it significant?

It is significant as one of the early houses in this part of Brunswick West and provides evidence of the limited suburban development prior to World War I. (Criterion A)

It is significant as representative example of an early concrete house dating from prior to World War I and demonstrates how many adopted relatively conservative or old-fashioned architectural styles. Many of the other earlier examples of concrete houses have been demolished and this example is enhanced by its rarity values.

Consequently, it has potential to provide further information about early concrete construction techniques. (Criteria B, C & D)

It is significant as an intact and well-detailed house that demonstrates the transition from the Victorian to Edwardian styles through details such as the paired eaves brackets and string course, the heavily corbelled chimneys with terracotta pots, the four panel front door with sidelights and coloured glass top light, the cast iron verandah with frieze and brackets and tessellated tile floor (with a matching tessellated tile path), the half-timbering to the gable end, and the incised decoration to the barge boards (that is repeated in the verandah fascia). It is complemented by a rare example of original tessellated tile path and the remnant of an over-scaled rendered front fence. (Criterion E)

Response to the submission

The information provided by the submitter shows the remaining section of fence is in poor condition. Accordingly, it is agreed that front fence controls in the HO schedule are not required for this property.

Recommendations

Remove the front fence controls by changing 'Yes – front fence' to 'No' in the column under 'Outbuildings and fences, which are not exempt etc.' for HO497.

No other change to Amendment C174 is required.

APPENDIX A – RESPONSE TO OTHER SUBMISSIONS

This section provides my responses to the other submissions, where the submitter is not appearing at the Panel Hearing.

No.	Property address	Heritage place/precinct	Summary of key issues	Response to submission
1.	3/104 Tinning Street, Brunswick	HO546 Tinning Street precinct (new)	Opposes the inclusion of the whole of 104 Tinning Street within the proposed HO546 and requests its removal from the Amendment.	<p>The Tinning Street precinct is of local historic and representative significance for the reasons described in the Heritage Gap Study.</p> <p>This property forms part of a group of c.1970s single storey units, which are identified as Non-contributory within the HO546 precinct. This property has been included in order to manage future development that could impact upon the precinct, which applies to the properties on either side and directly opposite.</p> <p>As part of this amendment, Council is proposing to introduce an incorporated plan that will introduce permit exemptions for NC places.</p> <p><i>Recommendation:</i></p> <p>No change to Amendment C174.</p>
2.	36 King Street, Fitzroy North	HO535, Concrete House, 36 King Street, Fitzroy North	<p>The submission opposes the inclusion of 36 King Street within the proposed HO535 for several reasons. Those that are relevant to heritage significance relate to alterations that have reduced the integrity of the house, as follows:</p> <ul style="list-style-type: none"> - Small windows in gables added in the 1960s. - Changes to the verandah have included replacement of the floor with concrete, and of the bottom section of the timber posts with red brickwork. 	<p>The additional evidence and photographs provided by the submitter demonstrates that it has much lower integrity than described in the citation.</p> <p>For this reason, I agree the house does not satisfy the threshold of local significance.</p> <p><i>Recommendation:</i></p> <p>Remove 36 King Street, Fitzroy North from Amendment C174.</p>

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No.	Property address	Heritage place/precinct	Summary of key issues	Response to submission
			<ul style="list-style-type: none"> - Installation of a metal security gate and replacement of the front entrance door. - Replacement of the roof tiles and alteration of roof profile. - New window openings on both the south and north sides. - Additions at the rear. 	
3.	1/197 The Avenue, Coburg	HO547 1, 2 & 3/197 The Avenue, Coburg	<p>The submission opposes the inclusion of 1/197 The Avenue within the HO for several reasons and challenges some of the information within the heritage citation.</p>	<p>Council has advised that the inclusion of 1/197 The Avenue, Coburg in Amendment C174 is an error, and that it will be removed from the Amendment.</p> <p><i>Recommendation:</i> Refer to Council submission.</p>
4.	17 Glenora Avenue, Coburg	HO541 War Service Homes (Brick) serial listing	<p>The submission opposes the inclusion of 17 Glenora Avenue within the proposed HO541 for several reasons. Those that are relevant to heritage significance are:</p> <ul style="list-style-type: none"> - The original terracotta roof tiles have been replaced with concrete tiles. - The original face brickwork has been painted. - There are 'many other alterations' (not specified). 	<p>The War Service Homes (Brick) serial listing is of local historic and aesthetic significance for the reasons described in the Heritage Gap Study.</p> <p>The form and detailing of the house is typical of the War Service Homes and is one of two examples of a 'Transverse Gable' type. The key visible change has been over-painting of the face brick and the possible replacement of the roof tiles. However, a review of historical sources has confirmed that the houses originally had clay or cement tiles, so it is possible that the roof is original or a 'like for like' replacement.</p> <p>On this basis, it is my opinion that this house justifies inclusion within the serial listing.</p> <p><i>Recommendation:</i> Update the citation to include reference to cement as well as clay tiles as an original building material.</p>

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No.	Property address	Heritage place/precinct	Summary of key issues	Response to submission
				No other change to Amendment C174 is required.
5.	273 Victoria Street, Brunswick	HO502 Former Brunswick Scout Hall and Toscana Social Club, 273 Victoria Street, Brunswick	Please refer to Section 3.3 in this statement of evidence.	Please refer to Section 3.3 in this statement of evidence.
6.	6 Meaker Avenue, Brunswick West	HO544 Meaker Avenue precinct (new)	The submission 'strongly supports' the introduction of the heritage overlay to the whole of Meaker Avenue.	Noted. <i>Recommendation:</i> No change to Amendment C174 is required.
7.	1 Woodlands Avenue, Pascoe Vale South	HO207 Coonans Hill precinct extension	The submission opposes the inclusion of their property within the HO, as it is house built in 2004 that has no heritage significance.	<p>This dwelling has been included within the proposed HO207 precinct extension as a Non-contributory place.</p> <p>The proposed HO207 precinct extension includes all the properties between Carrington and Walhalla streets, which contain predominantly interwar houses that are comparable to those within the existing HO207. It would result in the consistent application of HO207 to the south side of Woodlands Avenue extending from Melville Road to Rainer Street.</p> <p>This is one of three NC places within the extension area, which have been included in order to manage future development. While the dwelling is recently and unlikely to be redeveloped soon, the application of the HO will enable control over matters such as front fencing, which could impact upon the precinct.</p> <p>As part of this amendment, Council is proposing to introduce an incorporated plan that will introduce permit exemptions for NC places so the application of the HO will not result in unnecessary permit applications.</p> <p><i>Recommendation:</i> No change to Amendment C174 is required.</p>

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No.	Property address	Heritage place/precinct	Summary of key issues	Response to submission
8.	19 Glenora Avenue, Coburg	HO541 War Service Homes (Brick) serial listing	<p>The submitter 'agrees with houses to be heritage listed' but does not believe this house should be as it 'is too unstable to be repaired'.</p> <p>A report from builder describing the structural integrity issues is provided in support of the submission. Apart from general maintenance issues (leaking roof, water damage, non-functioning windows) the report identifies a 'major structural issue with the buildings foundation' and concludes 'It is deemed the foundations are unrepairable'.</p>	<p>The War Service Homes (Brick) serial listing is of local historic and aesthetic significance for the reasons described in the Heritage Gap Study.</p> <p>This house is a fine and intact example of a War Service Home with typical form, materials and detailing. It appears to be a unique design, not repeated elsewhere in the examples within Moreland and warrants inclusion within the serial listing.</p> <p>It is my opinion that building condition may be a factor in deciding whether or not to include a place within the HO where it can be demonstrated that:</p> <ul style="list-style-type: none"> • The building condition is such that the case for demolition is 'unassailable'. • Where the necessary renovations are so extensive that the original fabric of the building would be in large measure lost and the form and nature of the heritage place would no longer be able to be appreciated, and the significance of the place is degraded as a result. <p>In both cases, the certainty threshold would need to be a very high one.</p> <p>The building report was referred to Council's building department, which advised that it while it may take some work to complete repairs, the house was repairable. They also commented that the report was by a domestic builder, not a structural engineer, and while an opinion, it was not a qualified structural inspection report.</p> <p><i>Recommendation:</i></p> <p>No change to Amendment C174 is required.</p>

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No.	Property address	Heritage place/precinct	Summary of key issues	Response to submission
9.	210 Barkly Street	HO458 Terrace, 206-210 Barkly Street, Brunswick	Please refer to Section 3.5 of this statement of evidence.	Please refer to Section 3.5 of this statement of evidence.
10.	208 Barkly Street, Brunswick	HO458 Terrace, 206-210 Barkly Street, Brunswick	The submission opposes the inclusion of all three houses in the terrace within the HO for similar reasons to submission 9. The submission also notes the removal of two chimneys from one property.	Refer to response to Submission 9 in Section 3.5 of this statement of evidence.
11.	281 Glenlyon Road, Fitzroy North	HO238 Sumner Estate precinct extension	<p>The submission opposes the proposed inclusion of 281 Glenlyon Road in HO238 for several reasons. Those that are relevant to heritage significance are:</p> <ul style="list-style-type: none"> - The house was constructed in the mid 1950s, with extensions in about 1958 and 1980. - Changes made in 1980 included installation of roller shutters to all windows, installation of 'fake' weatherboards to the gable ends, addition of metal bars to the low brick front fence, and installation of a side gate. 	<p>The Sumner Estate precinct is historically, architecturally and aesthetically significant for the reasons set out in the Heritage Gap Study.</p> <p>The Contributory places within the existing precinct and the proposed extensions are the houses built during the primary period of development during the interwar period (c.1919 to c.1939).</p> <p>Non-contributory places include houses built during the post-war period and interwar houses that have been significantly altered.</p> <p>Given the c.1950 construction date and the alterations described in the submission, it is my opinion that a Non-contributory is more appropriate for this property.</p> <p><i>Recommendation:</i></p> <p>Change Amendment C174 by changing 281 Glenlyon Road, Fitzroy North from Contributory to Non-contributory.</p>
12.	271 Glenlyon Road, Fitzroy North	HO238 Sumner Estate precinct extension	<p>The submission opposes the proposed inclusion of 271 Glenlyon Road in HO238 for the following reasons:</p> <ul style="list-style-type: none"> - It is in a dilapidated state and beyond reasonable repair. 	<p>The Sumner Estate precinct is historically, architecturally and aesthetically significant for the reasons set out in the Heritage Gap Study.</p> <p>The Contributory places within the existing precinct and the proposed extensions are the houses built during the primary period of development during the interwar</p>

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No.	Property address	Heritage place/precinct	Summary of key issues	Response to submission
			<p>– The interwar bungalow residences throughout the Sumner Estate are so few and there is no cohesive contribution to heritage value.</p>	<p>period (c.1919 to c.1939).</p> <p>The house at 271 Glenlyon Road is a fine and intact example of an inter-war bungalow. It is distinguished by the triple-arched porch and an integral garage with Cordoba tiles, which demonstrates the Mediterranean revival influence – the adjoining house has a similar porch, which suggests they were constructed by the same builder/designer.</p> <p>It forms part of the streetscape in this section of Glenlyon Road that comprises predominantly interwar bungalows with similar form, siting, materials and details. The majority of houses within the Sumner Estate precinct are bungalows – either the California Bungalows of the 1920s or the hipped roof bungalows that came to typify the 1930s.</p> <p>A Contributory grading and inclusion in the HO are therefore appropriate.</p> <p><i>Recommendation:</i></p> <p>No change to Amendment C174 is required.</p>
13.	76 Hickford Street, Brunswick East	HO543 Hickford Street precinct (new precinct)	<p>The submission opposes the proposed inclusion of 76 Hickford Street in HO543, as the house was renovated about 20 years ago.</p> <p>According to the submission, this changed the façade and ‘Nothing in the home is older than 25 years. Nothing about the outside or the inside is of one definite era or time’.</p>	<p>The Hickford Street precinct is of local historic and aesthetic significance for the reasons described in the Heritage Gap Study. The Contributory houses within the precinct are the brick and weatherboard bungalows that demonstrate the subtle transition in styles from the Federation to the Interwar periods.</p> <p>This weatherboard house was built in 1915. Characteristic of the period, it is asymmetrical in plan with a steeply pitched hip roof that extends to form a return verandah between projecting gabled bays to the front and side. The verandah has a simple ladder frieze and other typical materials and detailing including the half-timbering to the gable end, and the use of notched</p>

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No.	Property address	Heritage place/precinct	Summary of key issues	Response to submission
				<p>weatherboards.</p> <p>In about 1995 an addition was made to the rear of the house and other changes carried out then (or previously) include the presumed removal of the chimneys, replacement of windows and installation of window hoods, and partial removal of the verandah floor to accommodate parking (likely resulting in the replacement of the verandah post).</p> <p>Despite these changes, it is my opinion the house remains recognisably an Edwardian era house and warrants a Contributory grading within the precinct.</p> <p><i>Recommendation:</i></p> <p>No change to Amendment C174 is required.</p>
14.	63 Union Street, Brunswick	HO499 Houses, 63 & 65 Union Street, Brunswick	Please refer to Section 3.4 in this statement of evidence	Please refer to Section 3.4 in this statement of evidence.
15.	18 Lowan Street, Brunswick	HO238 Sumner Estate precinct extension	<p>The submission seeks a change in the status of 18 Lowan Street from Contributory to Non-contributory for the following reasons:</p> <ul style="list-style-type: none"> - The house was built in 1942, outside the 'interwar' period (1918-1939) when the majority of the Contributory houses in Lowan Street were built. - The house does not have the decorative styles such as Spanish Mission, Georgian Revival or Art Deco. - Alterations additions have reduced the integrity of the building. These include replacement of the 	<p>The Sumner Estate precinct is historically, architecturally and aesthetically significant for the reasons set out in the Heritage Gap Study.</p> <p>The Contributory places within the existing precinct and the proposed extensions are the houses built during the primary period of development during the interwar period.</p> <p>Non-contributory places include houses built during the post-war period and interwar houses that have been significantly altered.</p> <p>While this house, overall, has similar form and materiality to other Contributory places it lacks the decorative detail that characterises most of them. Having reviewed the information provided by the submitter, including photographs of the changes to the building it is agreed that the contribution of this house to</p>

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No.	Property address	Heritage place/precinct	Summary of key issues	Response to submission
			<p>windows, new brickwork around the window, and a new verandah and carport.</p> <ul style="list-style-type: none"> - The setting and contribution of the house is also affected by the front fence, which is not consistent with the streetscape. 	<p>the precinct is marginal and the heritage status may be changed to Non-contributory.</p> <p><i>Recommendation:</i></p> <p>Change Amendment C174 in response to this submission by changing the status of 18 Lowan Avenue from Contributory to Non-contributory.</p>
16.	116 Glenlyon Road, Brunswick	HO75 Ewing Street precinct extension	<p>The submission supports the amendment, but would like their property 'exempted' because of potential impacts upon the ability to renovate and extend the dwelling.</p>	<p>The HO75 Ewing Street precinct is of local significance for the reasons set out in the Heritage Gap Study.</p> <p>The Contributory buildings within the existing precinct predominantly date from the early twentieth century and predominantly comprise 'Victorian survival' Italianate style villas and Edwardian bungalows, mostly constructed of timber with some in brick</p> <p>Historic research confirms 112-116 Glenlyon Road formed part of the same subdivision as the adjoining section of Ewing Street and developed at the same time in the first decades of the twentieth century. The three houses are of similar types to those found within the HO75 precinct and form part of a related group of early twentieth century houses along the south side of Glenlyon Road that includes nos. 100-110 already within HO75. Accordingly, nos. 112-116 forms a logical extension to the HO75 Ewing Street precinct.</p> <p>No. 116 is a good and relatively intact example of an asymmetrical Edwardian bungalow with typical detailing. A Contributory grading is appropriate.</p> <p><i>Recommendation:</i></p> <p>No change to Amendment C174 is required.</p>
17.	233-239 Brunswick	HO462, Terrace, 233-239	The submission opposes the proposed	The terrace row at 233-239 Brunswick Road, Brunswick

No.	Property address	Heritage place/precinct	Summary of key issues	Response to submission
	Road, Brunswick	Brunswick Road, Brunswick	<p>inclusion of the whole of the terrace row at 233-239 Brunswick Road in the HO. The reasons include:</p> <ul style="list-style-type: none"> • Questionable architectural significance, as this terrace has not been identified in previous heritage studies prepared by Context. • Questionable historical significance, as there are already numerous other properties from the same era with a HO. 	<p>is of local historical, representative and aesthetic significance for the reasons described in the Heritage Gap Study.</p> <p>The non-inclusion of this place in previous heritage studies is not relevant, as one of the purposes of a 'Gaps' study is to identify and assess places that may not have been identified before.</p> <p>In relation to historic significance, the submission selectively quotes only part of the statement in relation to historic significance (Criterion A). The full statement is:</p> <p><i>It is significant as evidence of the speculative housing erected in Brunswick during the 'Boom' period of the late 1880s and especially of the grander houses built in the more salubrious southern end of Brunswick on the main thoroughfares of Brunswick Road and Park Street, close to the Carlton/Parkville border and parklands.</i> (emphasis added)</p> <p>While there are many late nineteenth century houses in the HO in Brunswick, this is notable as a less common grander terrace row within the southern part of the municipality. The comparative analysis in the citation notes:</p> <p><i>... most of Brunswick's wealthier residents lived in the southern part of the municipality, close to the parklands and the more desirable suburbs of Parkville and North Carlton and it is here, along Brunswick Road and Park Street in particular, that many of the grander terrace rows and villas in Moreland are to be found.</i></p> <p><i>This terrace row compares to those found within the HO130 Park Street precinct, which comprises several grand terrace rows and houses at 735-739, 741, 747-755, 765 & 767, 769-775, 795-797 and 799-801 Park</i></p>

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No.	Property address	Heritage place/precinct	Summary of key issues	Response to submission
				<p><i>Street, all identified as Contributory. These are all highly ornate and very intact two-storey terrace rows with Italianate detailing. Most retain original front fences, and some have what appear to be original tiled paths in addition to tiled verandahs.</i></p> <p><i>While the terrace rows in Park Street are in better condition and most have better integrity overall, 233-239 Brunswick Road nonetheless comparable in terms of the quality of the original detailing and intactness. Notable features include the use of banded rustication to the ground floor, not found in any of the Park Street examples, the grand recessed entrance doorways, and the hood and impost moulds to the segmental arch windows and entrance. The terraces are also notable for retaining most of the original delicate cast ironwork (while some is missing, it has not been replaced), whereas it appears that at some of the Park Street examples the iron work has been renewed or replaced, and other details such as the tiled verandah floors. While some of the details are missing, they could be readily restored</i></p> <p>On this basis, it is my opinion that the assessment of local significance is appropriate for this terrace row.</p> <p><i>Recommendation:</i> No change to Amendment C174 is required.</p>
18.	206 Barkly Street, Brunswick	HO458, Terrace, 206-210 Barkly Street, Brunswick	The submission opposes the inclusion of all three houses in the terrace within the HO for similar reasons to submissions 9 and 10. However, the submission also notes "We enjoy living in this house and we do not want to make any changes to the façade or the front fence".	Refer to response to Submission 9 in Section 3.5 of this statement of evidence.

No.	Property address	Heritage place/precinct	Summary of key issues	Response to submission
19.	2 McLean Street, Brunswick West	HO491 HCV House (former), 2 McLean Street, Brunswick West	<p>The submission objects to the proposed inclusion of 2 McLean Street in HO491 for the following reasons:</p> <ul style="list-style-type: none"> - The heritage value of the property has been diminished the demolition or significant alteration of the other four houses that once formed part of this small estate. - It is flawed to suggest that this house in isolation can have heritage significance. - The house is one of many similar detached commission houses built by the State government. 	<p>The house at 2 McLean Street is of local historic and representative significance for the reasons described in Heritage Gap Study.</p> <p>When originally identified and assessed, this house was one of two intact surviving examples. However, the adjoining house at no.4 was demolished. It is agreed the demolition of this house has diminished the ability of the remaining house to demonstrate the historic significance of the original group of houses.</p> <p>Further investigation has confirmed that the HO124 Newlands Estate heritage precinct contains several similar timber houses in a range of designs. These houses form part of a precinct that contains one of the largest post-war Housing Commission Estates and so the houses can be understood in the context of the range of housing being built by the Commission at that time.</p> <p>For this reason, upon review it is my opinion the timber houses within the HO124 Newlands Estate better demonstrate this aspect of the Commission's history, rather than this now isolated example.</p> <p><i>Recommendation:</i></p> <p>Remove 2 McLean Street, Brunswick West from Amendment C174.</p>
20.	7 Woodlands Avenue, Pascoe Vale South	HO207 Coonan's Hill precinct extension	<p>The submission opposes the inclusion of 7 Woodlands Avenue in HO207, as the owners do not believe the house to be an example of 'significant heritage architecture'.</p>	<p>This dwelling has been included within the proposed HO207 precinct extension, as a Contributory place.</p> <p>The proposed HO207 precinct extension includes all the properties between Carrington and Walhalla streets, which contain predominantly interwar houses that are comparable to those within the existing HO207. It would result in the consistent application of HO207 to the south side of Woodlands Avenue extending from</p>

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No.	Property address	Heritage place/precinct	Summary of key issues	Response to submission
				<p>Melville Road to Rainer Street.</p> <p>The house at 7 Woodlands is a 1920s gable-fronted bungalow. Alterations include non-original roof tiles, the decorative mild steel verandah posts and balustrade, but the house remains recognisably an interwar house and justifies a Contributory grading.</p> <p><i>Recommendation:</i></p> <p>No change to Amendment C174 is required.</p>
21.	18 Waxman Parade, Brunswick West	HO540 Closer Settlement Houses Serial Listing	Please refer to Section 3.6 in this statement of evidence.	Please refer to Section 3.6 in this statement of evidence.
22.	16 Glenlyon Road, Brunswick	HO476 Terrace Houses, 16 & 18 Glenlyon Road, Brunswick	<p>The submission opposes the proposed inclusion of 16 Glenlyon Road in HO476 for the following reasons:</p> <ul style="list-style-type: none"> • The single-storey, single fronted pairs of terraces at 24-26 & 28-30 Glenlyon Road are similar, but are not included in the Amendment. • Alterations and additions to nos. 16 & 18 Glenlyon Road are non-sympathetic to the original design and have made the houses profoundly different in their details and finishes. 	<p>The pair of houses at 16 & 18 Glenlyon Road is of local representative and aesthetic significance for the reasons described in the Heritage Gap Study.</p> <p>No.18 remains relatively intact, while the primary visible changes to no.16 are the over-painting of the brickwork and replacement of the slate roof with corrugated iron. However, it otherwise retains its original form and details such as the front chimney with terracotta pot, original front window, verandah wing wall with a cement corbel. It has much higher level of integrity than the cited examples at nos. 24-26 & 28-30, which have lost most of their original features including front windows, verandahs, chimneys etc.</p> <p>While there are many attached Victorian terrace houses within the HO there are fewer that date from prior to 1880 and that is the basis for the significance of this pair. This early date of construction is reflected in the simple form and restrained detailing, as well as the shared roof.</p> <p>For these reasons, it is my opinion the inclusion of 16 Glenlyon Road in the HO is appropriate.</p>

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No.	Property address	Heritage place/precinct	Summary of key issues	Response to submission
				<p><i>Recommendation:</i> No change to Amendment C174 is required.</p>
23.	183 Stewart Street, Brunswick East	HO542 War Service Homes (Timber) serial listing	Please refer to Section 3.8 in this statement of evidence.	Please refer to Section 3.8 in this statement of evidence.
24.	32 Passfield Street, Brunswick West	HO540 Closer Settlement Houses serial listing	<p>The submission opposes the proposed inclusion of 32 Passfield Street in HO540 for the following reasons:</p> <ul style="list-style-type: none"> - A thorough assessment of the property was not conducted and the merits for inclusion in the HO are inconclusive at best. - The house has little to nil street presence, given that it is set back so considerably from the street. 	<p>The Closer Settlement Serial Listing is of local historical and architectural significance for the reasons described in the Heritage Gap Study.</p> <p>The assessment of this house included an examination of the original Closer Settlement File for the property, which provides a detailed account of its historic development including layout plans and building descriptions. The research found the house at 32 Passfield Street was constructed in stages from 1909 to c.1922 for Roland Collings, who obtained the lease in 1908. This is typical of the houses built by the original owners who were of limited means. It is the only known brick Closer Settlement house.</p> <p>The house was inspected, as far as possible from the public realm and aerial photographs were also consulted to prepare the description. However, close inspection of the house was prevented by its position at the rear of the block behind a 1960s dwelling. This indicated the house was extant.</p> <p>However, further evidence provided by the submission demonstrates the house has lower integrity. Specifically, changes have been made to the façade including the replacement of the original windows with windows of a different size. Consistent with the approach taken for other houses in the listing, these changes push it below the threshold of local significance.</p>

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No.	Property address	Heritage place/precinct	Summary of key issues	Response to submission
				<p><i>Recommendation:</i></p> <p>Remove 32 Passfield Street, Brunswick West from Amendment C174.</p> <p>Amend the Closer Settlement Serial Listing citation to remove reference to 32 Passfield Street.</p>
25.	32 David Street, Brunswick	HO466 House, 32 David Street, Brunswick	Please refer to Section 3.2 in this statement of evidence.	Please refer to Section 3.2 in this statement of evidence.
26.	23 Holmes Street, Brunswick East	HO512, House, 23 Holmes Street, Brunswick East	<p>The submission opposes the proposed inclusion of 23 Holmes Street in HO512 for the following reasons:</p> <ul style="list-style-type: none"> • There are other properties in Moreland that have the same features. • Repairs to the property would be costly and the submitters are on a limited income. 	<p>The house at 23 Holmes Street is of local representative and aesthetic significance for the reasons described in the Heritage Gap Study.</p> <p>The citation includes some references to 'Holmes Road' instead of 'Holmes Street', which should be corrected.</p> <p><i>Recommendation:</i></p> <p>Amend the citation to correct the minor address errors described above.</p> <p>No other change to Amendment C174.</p>
27.	19 Balmoral Avenue, Brunswick East	HO510, House, 19 Balmoral Avenue, Brunswick East	<p>The submission objects to the inclusion of 19 Balmoral Avenue in HO510 for the following reasons:</p> <ul style="list-style-type: none"> • While old, the building is not of particular historic significance as there are plenty of similar structures across the inner North. • Singling out a single house of limited historic value within a streetscape of different housing types offers little benefit. The council should concentrate on protecting neighbourhoods of value rather than single houses of 	<p>The house at 19 Balmoral Avenue is of local representative and aesthetic significance for the reasons described in the Heritage Gap Study.</p> <p>Specifically, it is significant as an intact and well-detailed example of a California Bungalow, with typical form and detailing, which is notable for the quality of the brickwork detailing.</p> <p><i>Recommendation:</i></p> <p>No change to Amendment C174.</p>

No.	Property address	Heritage place/precinct	Summary of key issues	Response to submission
			questionable value.	
28.	86 & 88 Tinning Street, Brunswick	HO546 Tinning Street precinct	<p>The submission supports 'the concept of heritage overlay for maintaining some aspects of our history', but believes 'the precinct overlay is too general and includes places of questionable contributory relevance' and 'should be for specific contributory houses with heritage relevance rather than a blanket precinct as proposed'.</p> <p>The submission specifically cites 88 Tinning Street, which has been significantly altered to the extent that it should be Non-contributory within the HO.</p>	<p>The Tinning Street precinct is of local historic and aesthetic significance for the reasons described in the Heritage Gap Study.</p> <p>The Contributory houses were constructed c.1900 to c.1920 and are predominantly either symmetrical late Victorian or 'Victorian survival' villas (i.e., houses that have the form and some detailing of Victorian houses, but show the transition to the Federation/Edwardian style) or Edwardian asymmetrical bungalows. Many of the houses are notable for their high-quality detailing and several appear to have been designed by the same builder.</p> <p>It is agreed that No.88 is less intact (the windows have been replaced, verandah altered and chimneys removed) but in my opinion it remains recognisably a symmetrical 'Victorian survival' house and therefore justifies a Contributory grading.</p> <p><i>Recommendation:</i></p> <p>No change to Amendment C174.</p>
29.	65 Union Street, Brunswick	HO499 Houses, 63 & 65 Union Street, Brunswick	<p>The submission opposes the proposed inclusion of 65 Union Street, primarily because of potential impact upon future development potential and also because the 'restrictions that would be imposed by a heritage overlay are based on possibility rather than known fact'. The submission also notes the alterations to the property and that the 'restrictions are based on possibility rather than known fact'. It also specifically questions the</p>	<p>The two brick cottages at 63 & 65 Union Street are of local historic and representative significance for the reasons described in the Heritage Gap Study.</p> <p>Specifically, the cottages are representative examples of the simple cottages built in association with the establishment of brick industries in Brunswick in the 1860s and 1870s.</p> <p>Research including examination of rate book information has established that these houses were built c.1871 for Irish brick workers and this evidence forms the basis of significance.</p>

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No.	Property address	Heritage place/precinct	Summary of key issues	Response to submission
			<p>recommendation to replace the front fence with one that is appropriate to the period, when the citation states that the current picket fence is sympathetic in height and material.</p>	<p>While there are alterations, the cottages retain sufficient integrity to justify inclusion in the HO, when compared to similar examples.</p> <p>There are other examples of early cottages within this area – Immediately to the south is the HO139 Phillipstown precinct, which contains several early cottages associated with the brickmaking and other industries in this area.</p> <p>There are errors in the citation in the statement of significance. In the first paragraph under ‘Why is it significant’ replace ‘an example’ with ‘examples’ and ‘pre-1870’ with ‘pre-1880’.</p> <p>Also, it is agreed the current picket fence is sympathetic and so the recommendation to replace the fence may be removed.</p> <p><i>Recommendation:</i></p> <p>Amend the citation, as described above.</p> <p>No other change to Amendment C174 is required.</p>
30.	2 Elm Grove, Brunswick	Nil	<p>The submission mostly discusses process issues in relation to lack of notification and also questions why the Electrical Substation at 3 Elm Grove was not included in Amendment C174.</p>	<p>The submission does not refer to any places included within Amendment C174.</p> <p><i>Recommendation:</i></p> <p>No change to Amendment C174.</p>
31.	1 South Daly Street, Brunswick West	HO497, Concrete House, 1 South Daly Street, Brunswick West	<p>Please refer to Section 3.9 in this statement of evidence.</p>	<p>Please refer to Section 3.9 in this statement of evidence.</p>
32.	1 Temuka Avenue, Brunswick East	HO542 War Service Homes (Timber) serial listing	<p>The submission opposes the proposed inclusion of 1 Temuka Avenue in HO542 for the following reasons:</p> <ul style="list-style-type: none"> • The house has been significantly 	<p>The War Service Homes (Timber) Serial Listing is of historical and aesthetic significance for the reasons described in the Heritage Gap Study.</p> <p>As noted in the History in the citation, the WSHC</p>

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			<p>altered.</p> <ul style="list-style-type: none"> • The Stage 2 Final Report identifies it as a place that was excluded from further assessment. • There is no evidence that the home was owned by a returned soldier. • None of the properties sharing a boundary with 1 Temuka (157, 159 & 161 Stewart Street) that would have been part of the land acquired by the Commonwealth are included within the Amendment. 	<p>provided assistance to returned servicemen in the form of low interest loans to purchase houses built by or on behalf of the Commission or existing houses. At first the WSHC purchased the land and built the houses; however, by the early 1920s the houses were being built under contract.</p> <p>The historic and physical evidence that the houses within this serial listing were built as War Service Homes includes the mortgages registered on title to the WSHC for many of them (including 1 Temuka Avenue), and the distinctive form, materials and detailing of the houses that bear all the hallmarks of WSHC standard designs.</p> <p>The first owner of this house, Lancelot Day, on 16 June 1921 took out a mortgage to the WSHC (Certificate of title, Vol. 4477 Fol. 227), and the house is in a variant of a standard design that was used at least two other times within the surrounding area. This demonstrates that it is a house built with the assistance of the WSHC.</p> <p>Of the approximately 4000 War Service Homes built in Victoria up to 1929, only a small number were built to these standard designs. They were all built in the period from 1918 to about 1921-22. After the State Savings Bank of Victoria (SSBV) assumed responsibility for the program in about 1922 houses were built in standard SSBV designs instead.</p> <p>The main external alterations have been a first floor addition, and a small side extension. The first floor addition is recessive and reasonably sympathetic. The façade, however, remains relatively intact, and the characteristic form and detailing that is so characteristic of these houses including the feature leadlight window to entrance porch (see below).</p>

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No.	Property address	Heritage place/precinct	Summary of key issues	Response to submission
				<p>The reference to the exclusion of 1 Temuka Avenue in the main report is an error. At first, there was a question about the impact of the first floor addition and whether the house still sufficiently displayed the characteristics of the war service homes. Following historic research (that confirmed it was constructed with the assistance of the Commission) and detailed analysis of the house types, it was discovered that this is a variant of the design used at 1 Timaru Avenue, which is distinguished by the centrally placed porch with a feature leadlight window. 5 Timaru Avenue is another variant of this type, with a gable-fronted roof. Collectively, the three houses (along with the others in the serial listing) demonstrate the approach of using standard designs, but varied in appearance to avoid repetition.</p> <p>For the above reasons, it is my opinion that the house warrants inclusion within HO542 as part of the War Service Homes (Timber) Serial Listing.</p> <p>Finally, it is noted that none of the adjoining properties in Stewart Street contain intact War Service homes. (Nos. 157 and 159 appear to be much altered examples, but are now almost completely unrecognisable).</p> <p><i>Recommendation:</i></p> <p>Change Volume 1 of the Heritage Gap Study to remove 1 Temuka Avenue from the places excluded from further assessment and add to the places identified following further research (p.39 under 'Places assessed').</p> <p>Include reference to 5 Timaru Avenue as a variant of the 'Timaru' type in both Volume 1 (p.41) and in the citation (it was inadvertently omitted).</p>

STATEMENT OF EVIDENCE

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				No other change to Amendment C174 is required.
33.	156-165 Donald Street, Brunswick	HO511 Prestige Mill Complex (former), 159-165 Donald Street, Brunswick East	Please refer to Section 3.7 in this statement of evidence.	Please refer to Section 3.7 in this statement of evidence.
34.	31 Glenora Avenue, Coburg	HO541 War Service Homes (Brick) serial listing	The submission opposes the proposed inclusion of 31 Glenora Street within the HO541 War Service Homes (Brick) Serial listing because of impacts upon development potential.	<p>The War Service Homes (Brick) serial listing is of local historic and aesthetic significance for the reasons described in the Heritage Gap Study.</p> <p>The form and detailing of this house is typical of the War Service Homes and this is a relatively intact example of the 'Floating Gable' type.</p> <p>On this basis, it is my opinion that this house justifies inclusion within the serial listing.</p> <p><i>Recommendation:</i></p> <p>No change to Amendment C174 is required.</p>