

MORELAND PLANNING SCHEME AMENDMENT C208MORE - IMPLEMENTATION OF THE MORELAND HERITAGE NOMINATIONS STUDY: SUMMARY OF SUBMISSIONS, OFFICER RESPONSES AND RECOMMENDATIONS - 2021

SUBMISSION NO.	SUBMISSION TYPE	SUMMARY OF SUBMISSION	THEMES	COUNCIL OFFICER RESPONSE TO SUBMISSION	RECOMMENDATION
	<p>Submissions have been classified as:</p> <p>Supportive (Submission expresses general support for the amendment and no changes are requested)</p> <p>Supportive & change requested (Submission expresses general support for the amendment and changes are suggested)</p> <p>Not supportive (Submission does not support the amendment and no changes are suggested)</p> <p>Not supportive & change requested (Submission does not support the amendment and changes to the amendment are suggested)</p> <p>Neutral view (Query only – submission is neutral in language and does not outline whether they support or oppose the amendment)</p>	<p>Submissions have been summarised into their key points and include any specific requests for changes to Amendment C208MORE.</p> <p>Summaries do not list all arguments in support of key point's or queries raised.</p> <p>Individual submissions should be referred to for further detail.</p>	<p>Alterations & Additions</p> <p>Conflicts with existing development approval</p> <p>Consultation</p> <p>Development Restrictions</p> <p>Heritage Value</p> <p>Infringement on property rights</p> <p>Maintenance & financial implications</p> <p>Property Values</p> <p>Protecting history</p> <p>Requirements of the Heritage Overlay</p> <p>Safety</p>	<p>Council Officer response to each submission.</p>	<p>Council Officer recommendation to Council in response to each submission.</p> <p>All submissions will be referred to an independent planning panel.</p>
STANDARD RESPONSES TO COMMON ISSUES RAISED IN SUBMISSIONS					
<p>Standard Response 1. Financial Implications and Property Values</p> <p>When applying the Heritage Overlay, only matters of a heritage nature supported by criteria for assessing the heritage significance of a place are considered. Financial or maintenance costs of individual properties are not considered as part of the assessment of appropriate heritage controls.</p> <p>Private economic effects of a heritage overlay have been considered by a number of Planning Panels, including Melbourne C201 Panel; Moreland C149 Panel and most recently Boroondara C274 and Glenelg C89 Panels, where it was concluded that impacts on land values or the individual financial circumstances of the land owner to be outside the scope for consideration.</p>					
<p>Standard Response 2. Maintenance and Repairs of Heritage Places</p> <p>All houses require on-going maintenance to protect their amenity and value, whether or not in the Heritage Overlay. Routine repairs and maintenance does not usually require a planning permit, unless it changes the appearance of the heritage place. The Heritage Overlay does not require an owner to maintain their house to a particular heritage standard.</p> <p>The Moreland Permit Exemptions Incorporated Plan enables owners to make minor changes to their properties without requiring planning permission depending on the heritage significance of their property.</p>					
<p>Standard Response 3. Development Restrictions</p> <p>The intention of the Heritage Overlay is that features of identified heritage value are protected. The Heritage Overlay is not a prohibition on the construction of new buildings or alteration of existing buildings. The intention of the Overlay is to ensure that any new buildings or alterations or additions to existing buildings do not detrimentally impact on the heritage significance of a heritage place. There are many instances in Moreland and other Councils where additional dwellings have been constructed on heritage properties or where existing heritage places have been extended and/or altered. The Heritage Overlay also does not put a restriction on internal alterations in most instances. Only one property in this Amendment has this restriction with internal alteration controls.</p> <p>Any impact on development, whether perceived or real, can be considered at the planning permit stage when detailed designs are known.</p>					
<p>Standard Response 4. Infringement on Property Rights</p> <p>The planning system is a long-established part of government regulation of land use and development in Victoria. The submitters' land is already subject to planning controls under the Moreland Planning Scheme, such as zone controls, that require permission for certain uses and development of land. The application of the Heritage Overlay is just one part of the numerous components of the accepted practice in Victoria of regulating land use and development by statutory planning schemes.</p> <p>The Heritage Overlay provides exemptions from the need for a permit for certain buildings and works. The Moreland Heritage Exemptions Incorporated Plan also provides land owners exemptions from needing a planning permit for minor works.</p>					
<p>Standard response 5: Consultation</p> <p>Exhibition of Amendment C208more was undertaken in line with Section 19 of the Planning and Environment Act. This includes sending letters to the owners and occupiers of all affected properties informing them of the changes. The exhibition period was extended to 7 weeks instead of the minimum of 4 weeks directed by the Planning and Environment Act to account for the Covid-19 restrictions.</p>					

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1	Supportive	<ol style="list-style-type: none"> Does not oppose the retaining walls along Vincent Street Oak Park being included in a Heritage Overlay Queries whether Council will maintain and keep the assets in good repair and cover the associated costs. 	Maintenance & financial implications	<ol style="list-style-type: none"> Support noted All the bluestone retaining walls included in HO585 are listed on Council's asset register. Maintenance of these assets are Council responsibility including the cost of repairs. 	No change proposed to the Amendment
2	Supportive	<ol style="list-style-type: none"> Supports using the heritage overlay to preserve the history of Brunswick 	Protecting history	<ol style="list-style-type: none"> Support noted 	No change proposed to the Amendment
3	Supportive	<ol style="list-style-type: none"> Queries the heritage status of 26 Walsh Street and why it is not included in the Precinct as it is the most significant house in the street. 	Supportive Protecting history	<ol style="list-style-type: none"> 26 Walsh Street Coburg is locally significant to Moreland in its own right. This property is currently protected by the Moreland heritage overlay (HO444). Heritage protection for this place was introduced into the Moreland Planning Scheme by Amendment C174more on 5 January 2021. Due to the significance of 26 Walsh Street Coburg, it is appropriate for the property to retain its individually significant place listing rather than being included in the proposed HO599 - Walsh Street Precinct. As such, Amendment C208more proposes no changes to 26 Walsh Street's heritage significance or its status in the Moreland Heritage Overlay. 	No change proposed to the Amendment
4	Neutral view	<ol style="list-style-type: none"> Disagrees with the aesthetic value of the bluestone walls. Seeks confirmation that the bluestone walls adjacent to 42 Vincent Street Oak Park is on public land and that Council is responsible for their repair and maintenance. 	Heritage value Maintenance & financial implications	<ol style="list-style-type: none"> The submitters view on the bluestone walls aesthetic value is noted. All the bluestone retaining walls included in HO585 are listed on Council's asset register. Maintenance of all these assets are a Council responsibility including the cost of repairs. 	No change proposed to the Amendment
5	Neutral view	<ol style="list-style-type: none"> Seeks information relating to the heritage value of 26 Hanover Street Brunswick. Asks what it means to have a property within a heritage overlay, including if the colour can change, installation of solar panels or a rainwater tank. Does being in a heritage overlay affect a property's value. 	Heritage Value Requirements of the Heritage Overlay Property Values	<ol style="list-style-type: none"> The property at 26 Hanover Street Brunswick is described as having contributory heritage value to the Hanover Street Precinct. The Heritage Overlay requires planning approval for works that change the external appearance of a property. The purpose is to ensure that any new buildings, alterations or additions do not detrimentally impact on the heritage significance of a particular place. There are some exemptions from requiring a permit where the changes cannot be seen from the street or park, such as the case for installing solar panels and rainwater tanks. For HO594 - Hanover Street Precinct, there are no external paint controls. Standard Response 1 – Financial Implications and Property Values 	No change proposed to the Amendment
6	Not supportive & changes requested	<ol style="list-style-type: none"> Does not support the Amendment as they are acting on a planning permit that allows the construction of a new double storey dwelling at 32 Hanover Street Brunswick. Requested the heritage overlay not be applied to 32 Hanover Street Brunswick or listed as a non conforming (non-contributory) property. 	Conflicts with existing development approval	<ol style="list-style-type: none"> The property at 32 Hanover Street Brunswick is described as having contributory heritage value to the Hanover Street Precinct. This property does have an existing planning permit that approves a new dwelling on that site. Approval has also been given for demolition of the existing dwelling to facilitate the permitted new dwelling. Whilst these approvals conflict with the purpose of the HO to protect and maintain identified heritage fabric, these approvals are valid and will likely result in the removal of the existing contributory dwelling. The contributory status of the dwelling is seen appropriate until the existing dwelling is demolished. The heritage value of 32 Hanover Street can be changed to non-contributory within the Hanover Street Precinct HO594 following demolition of the dwelling. As 34 Hanover Street has a similar planning approval, it is recommended that the same approach is undertaken in managing this site's heritage value. 	Change recommended to the Amendment – Change the heritage value of 32 & 34 Hanover Street Brunswick to non-contributory following its demolition.
7	Supportive	<ol style="list-style-type: none"> Supports the application of a heritage overlay to the properties at 609 Park Street Brunswick and 635-637 and 639-647 Park Street Brunswick to acknowledge their heritage value. 	Protecting History	<ol style="list-style-type: none"> Support noted 	No change proposed to the Amendment
8	Not supportive	<ol style="list-style-type: none"> 485 Moreland Road Pascoe Vale should not be considered heritage for the following reasons: <ul style="list-style-type: none"> Poor condition of house and retaining wall Has a significant extension making it not in its original form Interwar and postwar housing are too recent a form of housing to be considered heritage. 	Heritage Value Development Restrictions	<ol style="list-style-type: none"> The property at 485 Moreland Road Pascoe Vale is described as having contributory heritage value within the extended Coonans Hill Precinct (HO207). <ul style="list-style-type: none"> The heritage citation does not specifically state that the dwelling is in poor condition, instead acknowledges that the stretch of buildings in the precinct extension vary in condition from good to poor condition, the common condition being fair. Nevertheless, the structural condition of the house is not directly relevant to whether a recommendation can be made to include the property in a Heritage Overlay, as described in Planning Practice Note 1: Applying the Heritage Overlay. The 	Change recommended to the Amendment – Modify the citation and statement of significance of Coonans Hill Precinct in

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		<ul style="list-style-type: none"> Key characteristics of the dwelling in the study are typical features of all houses in 40's to 60's and not unique to heritage <p>2. Will affect the ability to develop the property (denied the same rights as other property owners)</p> <p>Additional conversations with the submitter raised a concern with the materiality of the retaining walls being a significant feature and the implications to their ongoing repair and maintenance.</p>	Infringement on property rights	<p>issue of structural integrity can be considered as part of the planning permit process once the Heritage Overlay is introduced.</p> <ul style="list-style-type: none"> It is common for heritage buildings to contain some non-significant elements such as later extensions or additions to modernise dwellings. <p>The Moreland Heritage Nominations Study Vol 1 outlines the methodology for establishing whether a place or precinct meets the threshold to be locally significant to Moreland. This includes but is not limited to the overall integrity of buildings (which takes into consideration these alterations and additions). The study describes contributory grading as:</p> <p><i>‘Minor alterations have been made, but much of the original form and detailing remains intact. Where materials or detailing have been replaced, similar or ‘like for like’ materials have often been used. Where changes have been made they are often reversible – such as the replacement of windows and doors within existing openings. Where additions have been made they are sited or of such a scale that they do not overwhelm the original building – e.g. they have been made to rear or secondary elevations and do not affect the principal or primary elevations of the building or are smaller freestanding structures. (Context Pty Ltd 2012, 10)’</i></p> <p>The submitter has detailed that an extension to the dwelling was undertaken in 2009. The extension appears to be within the original footprint of the dwelling and sympathetic to the original Interwar Old English dwelling. The significant elements of the dwelling include but are not limited to the face brick masonry, windows, enclosed entry, original roof form and materiality, siting and massing, as viewed from the street. The works undertaken in 2009 have not adversely impacted these significant elements.</p> <ul style="list-style-type: none"> Interwar and postwar development is considered to be a highly significant period of urbanisation in the City of Moreland and more broadly across Victoria. It is reflective of many important historical themes, including migration settlement, materials shortages and the rise of various architectural styles including Old English and Austerity. These heritage values are reflected in the existing Coonans Hill Precinct (HO207) and the proposed precinct extension. Key characteristics are provided in the citation to illustrate that the buildings are representative of a class and style of dwelling constructed in a specific period, and that they form part of a broader development pattern. Extent Heritage acknowledged that these characteristics are not rare in the City of Moreland and this is reflected in the statement of significance through identification of the relevant heritage criteria. However, the materials are critical to providing an understanding of how the buildings fit into the development pattern of the existing Coonan’s Hill Precinct. Characteristics such as roof form and materials are not significant in isolation but combine to present a cohesive group of buildings that reflect a period of development. <p>2. Standard Response 3 – Development Restrictions and Standard Response 4 - Infringement on Property Rights</p> <p>The statement of significance includes the following description for the materiality of the terracing:</p> <p><i>The presence of retaining walls in varying materials, ranging from brick masonry to bluestone, are also of aesthetic significance for this particular streetscape</i></p> <p>The terracing is a key attribute of the Moreland Road heritage streetscape, with the materiality (where original) contributing to its significance. Understanding that the interpretation of this statement has been questioned, changing ‘aesthetic significance’ in this statement with ‘contribute to the significance’ is recommended as it better reflects the materials contribution to the heritage streetscape.</p>	relation to the retaining walls
9	Not supportive	<p>1. Installing a lift to improve access for accessibility needs may not be permitted as it may impact identified heritage fabric (frontage - terraced gardens).</p> <p>2. Financial burden to owners of 467-491 Moreland Road, as it is expensive to maintain the properties identified as having significance. In particular, the retaining walls / terracing due to their poor condition, subsidence and drainage issues. The material used is also no longer available.</p>	<p>Alterations & Additions</p> <p>Maintenance & financial implications</p>	<p>1. A planning permit that allows a lift to be constructed at 481 Moreland Road has been issued. A review of the approval found that the works will have no impact on the terraced form of the front landscaping and will maintain clear views of the dwelling, both of which are positive outcomes. The proposal will introduce a clearly modern structure into the site, a visual impact which may have been mitigated through refinement of colour, materials and potentially cladding or vegetation screening, however as noted above the planning permit has been approved already. The proposal is not considered to have a detrimental impact on the heritage significance of the property and the ‘Contributory’ grading applied to the site will still be appropriate once the works have occurred.</p> <p>2. Given that the dwellings along Moreland Road are sited high above the road, the terracing in the front landscaping is a structural necessity with or without a heritage overlay. It is also needed for ongoing pedestrian access and management of drainage to the sites.</p>	<p>Change recommended to the Amendment</p> <ul style="list-style-type: none"> Modify the citation and statement of significance of Coonans Hill Precinct in relation to retaining walls

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				<p>The consistent presences of terraced landscaping is of aesthetic significance to this part of the Coonans Hill Precinct, with the Statement of Significance outlining the materiality of the walls varies (brick masonry and stone), with many not containing the original materials. The significance of the front landscaping therefore comes from the terraced form and visual setting, as opposed to the landscaping all being original fabric. Thus, replacing the existing terraced retaining walls with sympathetic materials as opposed to materials to match exactly like for like would be acceptable.</p> <p>It appears that the interpretation of the following description of the materiality in the statement of significance is not clear.</p> <p><i>The presence of retaining walls in varying materials, ranging from brick masonry to bluestone, are also of aesthetic significance for this particular streetscape</i></p> <p>It is recommended that this statement is modified to replace ‘aesthetic significance’ with ‘contribute to the significance’ to better describe the materials heritage contribution to the streetscape.</p>	
10	Supportive & change requested	1. The walls adjacent to 64 Vincent Street Oak Park do not meet the criteria of the proposed heritage overlay (HO585 - Bluestone Retaining Walls)	Heritage Value	1. The landscaping works adjacent to 64 Vincent Street Oak Park are within the proposed HO585 (Bluestone Retaining Walls). The landscaping does not contain any bluestone material but draws on the bluestone theme of the streetscape. It is recommended the curtilage of HO585 is reduced to exclude this part of Vincent Street.	Change recommended to the Amendment – Reduce curtilage of HO585
11	Supportive	1. Supporting extending heritage overlay HO85 to include 26-78 Albion Street and 11-45 & 20-46 Clarence Street.	Protecting history	1. Support noted	No change proposed to the Amendment
12	Supportive	<p>1. Support conserving 113 Nicholson Street and the other properties as a part of history and culture of the area</p> <p>2. How will Council provide compensation for having a heritage asset and support them to conserve and enhance this heritage asset:</p> <ul style="list-style-type: none"> Property value decline and development opportunity lost, will this be reflected in rates and land tax. Will there be subsidised programs to help maintain the heritage values and also upgrade the function and meet current building regulations (eg, energy efficiency, plumbing, parking). Seeks support from council in cleaning unsightly graffiti. 	<p>Protecting history</p> <p>Property values</p> <p>Development restrictions</p> <p>Maintenance & financial implications</p>	<p>1. Support noted</p> <p>2. Standard Response 1 - Financial Implications and Property Values Standard Response 2 - Maintenance and Repairs of Heritage Places</p> <p>Council is currently investigating grants through the Victorian Heritage Restoration Fund. This program could offer grants to residents for conservation, restoration and reconstruction works of heritage features local heritage places in Moreland.</p> <p>These grants would not capture infrastructure upgrades unless they were part of the site’s heritage fabric. However, there are other programs that provide assistance to help owners modify their homes to be more efficient, such as those provided by the Australian Energy Foundation.</p> <p>The Moreland Graffiti Strategy 2017-2021 outlines that Council removes graffiti on Council-owned and managed assets. Whilst Council does not remove graffiti from private property, it does provide assistance by supplying residents with graffiti removal kits on request. These kits contain tools and low-level chemicals along with instructions to assist the safe removal of graffiti. Council also offers paint vouchers for residents to paint over graffiti as an alternative.</p> <p>During a consultation meeting with this submitter, additional information was provided around the date of construction and physical attributes of 113 Nicholson Street Brunswick East. It is recommended to update the citation with this new information.</p>	Change recommended to the Amendment – Update the citation for 113 Nicholson Street to capture new information about the heritage place.
13	Not supportive	<p>1. Heritage Overlay will stop their plan on replacing their existing home with a brand new modern two story dwelling. Current delay is due to Covid-19 pandemic (lockdown and shortage of building materials). Cannot afford to re-locate to another area.</p> <p>2. A new dwelling along Albion Street will have no effect on Glenmorgan Street.</p>	Development restrictions	<p>1. Standard Response 3 – Development Restrictions</p> <p>The property at 68 Albion Street Brunswick East is described as having contributory value in the extension to the Glenmorgan, Albion and Clarence Streets Precinct (HO85). Heritage policy in the Moreland Planning Scheme at Clause 15.03 discourages demolition of contributory heritage places. It does however support partial demolition of heritage properties to facilitate sensitively designed additions to support conservation of heritage places by modernising them to suit our modern lifestyles.</p> <p>2. The proposal to extend HO85 is not intended to further protect the heritage dwellings along Glenmorgan Street. Instead, dwellings along part of Albion Street hold the same historical significance as a good example of housing stock reflecting the estate’s development in two distinct stages.</p>	No change proposed to the Amendment
14	Supportive	1. Support Council to introduce the heritage overlay to protect heritage buildings for future generations, while allowing sensitively designed development to continue	Protecting history	1. Support noted	No change proposed to the Amendment
15	Supportive	1. Considers Glenmorgan and Clarence Streets possess a heritage character worth preserving.	Protecting history	1. Support noted	No change proposed to the Amendment

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16	Not supportive	<p>1. Changes have been made to the façade since the heritage assessment of 13 Ash Grove Oak Park (rendering of façade and painting of timber panelling). Questions the heritage integrity of the dwelling in light of these changes. There are also imminent plans to modify the planters along the driveway and install a front fence.</p> <p>Request its removal from the Amendment/Heritage Overlay</p>	Heritage value	<p>1. Recent imagery of 13 Ash Grove Oak Park confirms that the dwelling has been altered since the place's heritage assessment in 2020 and before the application of the interim Heritage Overlay, including:</p> <ul style="list-style-type: none"> • Rendering of the face brickwork • Painting of the timber wall panelling • Addition of a new entrance deck and associated garden <p>Extent Heritage reviewed these changes against the identified heritage values of the place and determined:</p> <ul style="list-style-type: none"> • <i>The overall built form, floor to ceiling windows and stone tile garden beds remain intact.</i> • <i>Rendering of the walls is considered to be a major and intrusive alteration that will not be easily, or likely to be, reversed.</i> • <i>The integrity/intactness of the building has been reduced from 'high' to 'moderate' overall.</i> <p>They concluded that whilst the building retains some key features, the property no longer meets the threshold for local heritage significance due to the rendering of the brickwork, which was a primary aesthetic component of the building.</p> <p>It is recommended that the property is removed from the Amendment.</p>	<p>Change proposed to the Amendment</p> <ul style="list-style-type: none"> – Remove HO586 (13 Ash Grove Oak Park) from the Amendment
17	Not supportive	<p>1. The Heritage Overlay will prevent their plan of building a new dwelling on the land.</p> <p>2. The existing zoning and covenant to 70 Albion Street restrict development already to one dwelling with a maximum height of 2 storeys. A new modern dwelling will not affect the protection of Glenmorgan Street. This is in contrast to the five storey building approved at 80-82 Albion Street.</p>	Development restrictions	<p>1. The property at 70 Albion Street Brunswick East is described as having contributory heritage value to the extended HO85 - Glenmorgan, Albion and Clarence Streets Precinct.</p> <p>Whilst heritage policy in the Scheme discourages total demolition of identified heritage places, it does offer opportunity to partially demolish a building to add a new addition to update dwellings to suit modern lifestyles.</p> <p>2. The proposal to extend HO85 is not to further protect the heritage dwellings along Glenmorgan Street. Instead, dwellings along part of Albion Street are considered to hold the same historical significance as a good example of housing stock reflecting the estates development in two distinct stages.</p> <p>The submitter is correct that with the current zoning and a one dwelling restriction to the land, development at 70 Albion Street would be limited to one dwelling up to two storeys in height. The addition of a heritage overlay to Albion Street would not change the current scale of development permitted by the existing controls.</p>	No change proposed to the Amendment
18	Supportive & change requested	<p>1. Support the Amendment</p> <p>2. Identified some inaccuracies in the citation relating to the materials described in the citation and statement of significance.</p> <p>3. Do not believe painting controls to protect the unpainted brickwork are necessary for this heritage place as the Moreland Heritage Exemptions Incorporated Plan does not provide an exemption for that type of work.</p>	<p>Heritage value</p> <p>Requirements of a Heritage Overlay</p>	<p>1. Support noted</p> <p>2. Support making updates to the citation to address inaccuracies outlined in the submission as well as clarification around the garden bed edging.</p> <p>3. Extent Heritage had recommended paint controls be applied in their recommended heritage controls to 28 McMahons Road Oak Park. A clerical error has occurred. 'Yes' was not added to the 'External Paint Controls Apply?' cell in the proposed Schedule to Clause 43.01 - Heritage Overlay.</p> <p>Clause 43.01 (Heritage Overlay) outlines that a planning permit is required to:</p> <ul style="list-style-type: none"> • <i>Externally paint a building if the schedule to this overlay specifies the heritage place as one where external paint controls apply.</i> • <i>Externally paint an unpainted surface</i> <p>It is correct that the Moreland Heritage Exemptions Incorporated Plan does not offer an exemption for this type of application. However, it is common practice to apply heritage controls to properties when the facebrick of a building is a key heritage feature (such as in the case for 28 McMahons Road Oak Park). This provides guidance that there are limitations to painting the outside of the building.</p> <p>It is appropriate to rectify the error and modify the Schedule to Clause 43.01 – Heritage Overlay to apply external paint controls to HO583.</p>	<p>Change recommended to the Amendment</p> <ul style="list-style-type: none"> – Modify the citation and statement of significance for 28 McMahons Road – Add external paint controls for 28 McMahons Road in the schedule to Clause 43.01 – Heritage Overlay
19	Not supportive	<p>1. Petition signed by 22 residents of Albion Street Brunswick East objecting to the proposed extension of HO85 (Glenmorgan Street Precinct) to include 26 to 78 Albion Street, Brunswick East.</p> <p>The zoning and covenant affecting properties along Albion Street restrict development enough to only one dwelling with a maximum height of 2 storeys.</p>	Development restrictions	<p>1. The proposal to extend HO85 is not to further protect the heritage dwellings along Glenmorgan Street. Instead, dwellings along part of Albion Street hold the same historical significance as a good example of housing stock reflecting the estates development in two distinct stages.</p> <p>The submission is correct that with the current zoning and a one dwelling restriction to the land, development along Albion Street would be limited to one dwelling up to two storeys in height. The addition of a heritage overlay to Albion Street would not change the current scale of development permitted by the existing controls.</p>	No change proposed to the Amendment

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		This is in contrast to the five storey building approved at 80-82 Albion Street.			
20	Supportive	<ol style="list-style-type: none"> Agrees with the aesthetic appeal of the bluestone retaining walls in Oak Park and is not against the proposal. Citation downplays the quality of the retaining walls: <ul style="list-style-type: none"> Brick laying pattern along the street styles varies and greatly affects the aesthetics of the overall structure. Maintenance to date of mortar/tuckwork of the walls has been substantial and inconsistent and impedes the look of the walls, including the 2016 repair of the wall next to 2 Ash Grove. Steps at 2 Ash Grove within the proposed HO, whilst attractive, do not provide a stable platform Seeks acknowledgment that Council will be liable for any incidents arising from the uneven steps in front of 2 Ash Grove. Seeks confirmation Council is responsible for the maintenance of the walls and that they have higher status being a heritage asset. 	<p>Maintenance & financial implications</p> <p>Safety</p>	<ol style="list-style-type: none"> Support noted A physical analysis of the bluestone retaining walls is part of the heritage consultant's assessment of the place. This is summarised in the citation, acknowledging there are some sections of the wall where the pattern of the stonework and mortar differs (in material and colour). Council footpaths run generally parallel to the road. Other paths (or steps) which lead from Council footpaths directly into private property may be within the road reserve. However, these paths (steps) are for the use of the owner of the adjoining private property (or their visitors) and are the responsibility of the owner of the adjoining private property. This approach is in line with driveways within the road reserve being the responsibility of the adjoining landowner. All the bluestone retaining walls included in HO585 are listed on Council's asset register. Maintenance of all these assets are Council responsibility including the cost of repairs. 	No change proposed to the Amendment
21	Not supportive	<ol style="list-style-type: none"> Does not agree that the land meets the threshold for heritage significance. The building sits in isolation from any heritage context and has development potential. It is a poor candidate for inclusion in the HO. Proposes to retain the façade in the redevelop of a significantly larger parcel of land to address the heritage significance of the building. 	<p>Heritage value</p> <p>Development restrictions</p>	<ol style="list-style-type: none"> Objection noted It is not uncommon for heritage places to be located within areas designated for growth. For example, the Brunswick Activity Centre (BAC) contains a large number of heritage places which add to the character of this activity centre. In some instances, the heritage buildings are grouped together, however, there are many examples of single heritage building surrounded by non-heritage buildings. There have also been many examples in the BAC where the original heritage building is integrated successfully into the design of a larger mixed use building. In these instances, the design has managed to balance the heritage values of the place with other policies directing growth. It is acknowledged that there is an active planning permit application MPS/2018/202 for 151A Lygon Street Brunswick East. This application proposes: <i>Use and development of the land by the construction of a nine (9) storey building over two (2) levels of basement car parking, including a partially enclosed roof terrace above, containing 4 shops and 78 dwellings, and a reduction in the standard car parking requirement.</i> The design of the proposed development does not include any aspect of the heritage building and was not supported by Council, amongst other matters including on heritage grounds. It is now subject to a VCAT appeal (set for February 2022). Any modified design to take into account the heritage significance of the site will need to align with Council's heritage policy. This includes Moreland's local heritage policy at Clause 15.03-1L that discourages demolition that will result in facadism. 	No change proposed to the Amendment
22	Not supportive	<ol style="list-style-type: none"> Disagrees with the citation's classification of the Coburg Market as having high integrity, noting modifications that have been made to the building over time. Heritage Overlay will constrain future development of the site. Any social history can be recoded and documented in written and photographic form and/or information plaques incorporated into the entry of any new building. 	<p>Heritage value</p> <p>Development restrictions</p>	<ol style="list-style-type: none"> The citation for the Coburg Market describes how the place is of local historical and is of representative significance to Moreland. It is described as a 'rare example of an intact interwar municipal marketplace', describing the brick parapet to the front façade as a significant feature. It is common for the ground level of heritage shopfronts to have had modifications over time, as represented by other heritage shops along Sydney Road. It is often the state of the upper features of the building, such as the parapet form and detailing that are integral to the integrity of a building in a heritage assessment. Whilst there have been some changes over time to this place, such as to the front awning, shopfronts and entrance area, the heritage assessment found the original form, layout and function of the place was highly intact. In particular, the parapet form was original and contained the interwar detailing in an Art Deco style. 	<p>Change recommended to the Amendment</p> <p>– Modify the citation and statement of significance of the Coburg Market</p>

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				<p>It is agreed that some roof trusses are made of timber. It is recommended that the statement of significance and citation is modified to reflect the correct materials of timber and steel roof trusses</p> <p>2. It is not uncommon for heritage places to be located within areas designated for growth. The Coburg Activity Centre already includes a number of heritage places which add to the character of this activity centre. In some instances, the heritage buildings are grouped together. However, there are many examples of single heritage buildings surrounded by non-heritage buildings.</p> <p>There have also been many examples in the Coburg Activity Centre where the original heritage building is integrated successfully into the design of a larger mixed use building. In these instances, the design has managed to balance the heritage values of the place with other policies directing growth.</p> <p>3. The heritage significance of a place can be documented in written and photographic form or information plaques. This can be undertaken at any time by the landowner but is not considered to be an acceptable alternative to the application of a heritage overlay where a property has been identified as having heritage significance.</p>	
23	Not supportive	<p>1. The heritage overlay will prevent them from being able to install a lift to improve access to their home at 483 Moreland Road (to support aging in the home). This is due to the described significance of the terraced gardens.</p> <p>2. Financial burden to maintain their identified significance. In particular the retaining walls / terracing due to their poor condition, subsidence and drainage issues.</p>	<p>Alterations & Additions</p> <p>Maintenance & financial implications</p>	<p>1. It is not uncommon for heritage buildings to be modified to improve accessibility for occupants in a way that is sympathetic to the heritage values of the place. The response to Submission #9 provides an example where a lift design within this extended precinct has been reviewed and considered an acceptable response to the heritage place.</p> <p>3. Given that the dwellings along Moreland Road are sited high above the road, the terracing in the front landscaping is a structural necessity with or without a heritage overlay. It will also be needed for ongoing pedestrian access and management of drainage to the site.</p> <p>The consistent presences of terraced landscaping is of aesthetic significance to this part of the Coonans Hill Precinct, with the Statement of Significance outlining that the materiality of the walls varies (brick masonry and stone), with many not containing the original materials. The significance of the front landscaping therefore comes from the terraced form and visual setting, as opposed to the landscaping all being original fabric. Thus, replacing the existing terraced retaining walls with sympathetic materials as opposed to materials to match exactly like for like would be acceptable.</p> <p>It appears that the interpretation of the following description of the materiality in the statement of significance is not clear.</p> <p><i>The presence of retaining walls in varying materials, ranging from brick masonry to bluestone, are also of aesthetic significance for this particular streetscape</i></p> <p>It is recommended that this statement is modified to replace ‘aesthetic significance’ with ‘contribute to the significance’ to better describe the materials heritage contribution to the streetscape.</p>	<p>Change recommended to the Amendment</p> <ul style="list-style-type: none"> – Modify the citation and statement of significance of the Coonans Hill Precinct in relation to retaining walls
24	Not supportive	<p>1. The property at 487 Moreland Road has had substantial renovations made to the house and is no longer in its original condition.</p> <p>2. The heritage overlay will prevent them from being able to install a lift to improve access to their home (to support aging in the home). This is due to significance described significance of the terraced gardens.</p>	<p>Alterations & Additions</p> <p>Maintenance & financial implications</p>	<p>1. It is common for heritage buildings to contain some non-significant elements such as later extensions or additions to modernise dwellings to fit our modern lifestyle.</p> <p>The Moreland Heritage Nominations Study Vol 1 outlines the methodology for establishing whether a place or precinct meets the threshold to be locally significant to Moreland. This includes but is not limited to the overall integrity of buildings (which takes into consideration these alterations and additions). The study describes contributory grading as:</p> <p><i>‘Minor alterations have been made, but much of the original form and detailing remains intact. Where materials or detailing have been replaced, similar or ‘like for like’ materials have often been used. Where changes have been made they are often reversible – such as the replacement of windows and doors within existing openings. Where additions have been made they are sited or of such a scale that they do not overwhelm the original building – e.g. they have been made to rear or secondary elevations and do not affect the principal or primary elevations of the building or are smaller freestanding structures. (Context Pty Ltd 2012, 10)’</i></p> <p>2. It is not uncommon for heritage buildings to be modified to improve accessibility needs of the occupants in a way that is sympathetic to the heritage values of the place. The response to Submission #9 provides an example where a lift design within this extended precinct has been reviewed and considered an acceptable response to the heritage place.</p>	<p>Change recommended to the Amendment</p> <ul style="list-style-type: none"> – Modify the citation and statement of significance of the Coonans Hill Precinct in relation to retaining walls
25	Not supportive	<p>1. Does not agree with the cultural heritage preservation of the section of Albion Street proposed for HO85. Albion Street displays a mixed</p>	<p>Heritage value</p> <p>Maintenance & financial implications</p>	<p>1. There are a mix of dwelling styles along the north side of Albion Street in Brunswick East. However, the south side from 26-78 Albion Street include a row of intact 1920’s Bungalows that are consistent in scale, setback and materiality.</p> <p>2. Standard Response 2. Maintenance and Repairs of Heritage Places</p>	<p>No change proposed to the Amendment</p>

SUBMISSION NO.	SUBMISSION TYPE	SUMMARY OF SUBMISSION	THEMES	COUNCIL OFFICER RESPONSE TO SUBMISSION	RECOMMENDATION
		<p>character (ugly and nice apartments, old and new housing, busy thoroughfare).</p> <p>2. Will result in additional compliance requirements and cost</p>			
26	Supportive	<p>1. Recommends 201-209 Nicholson Street, Brunswick East are also included in the Moreland Heritage Overlay.</p>	Heritage value	<p>1. The submission has nominated 201-209 Nicholson Street Brunswick East as potential heritage places. The nomination will be included in the assessment of a future heritage study.</p>	No change proposed to the Amendment
27	Not supportive	<p>1. Does not agree with the significance of 113 Nicholson Street Brunswick East:</p> <ul style="list-style-type: none"> Aesthetic appeal is overstated Place does not meet Criteria D and E of HERCON criterion <p>2. The heritage overlay contradicts the directions of the Brunswick Structure Plan and is not in line with Design and Development Overlay 23 that encourage multi dwelling development and employment outcomes.</p> <p>Will impact the ability to provide required social infrastructure to surrounding residents within a new development.</p>	<p>Heritage value</p> <p>Development restrictions</p>	<p>1. The citation for 113 Nicholson Street Brunswick East describes how the place achieves criteria D and E of the HERCON criteria.</p> <p><i>Criterion D - The apartment building demonstrates principles characteristics of the Art Deco style, including the materiality, overall form and detailing to the brickwork.</i></p> <p><i>Criterion E - The place has aesthetic significance as a highly intact and well-kept Art Deco style residential flats building which contains high quality Art Deco features. Being located on a prominent street corner, it also presents well to the street as a heritage building.</i></p> <p>2. It is not uncommon for heritage places to be located within areas designated for growth. For example, the Brunswick Activity Centre (BAC) contains a large number of heritage places which add to the character of this activity centre. In some instances, the heritage buildings are grouped together. However, there are many examples of single heritage buildings surrounded by non-heritage buildings.</p> <p>There have also been many examples in the BAC where the original heritage building is integrated successfully into the design of a larger mixed use building. In these instances, the design has managed to balance the heritage values of the place with other policies directing growth.</p>	No change proposed to the Amendment
28	Not supportive & change requested	<p>1. Does not support the Heritage Overlay to 467-491 Moreland Road based on the following:</p> <ul style="list-style-type: none"> Limited sight lines of the dwellings due to significant slope of the blocks Height and slope of block adds complexity and cost to ongoing maintenance Only includes a limited part of Moreland Road and will result in inconsistent planning controls along the road. It was the last part of Coonans Hill to be developed and is not in the same era as the other parts of the precinct. <p>2. The property 475 Moreland Road does not contribute to the heritage of the area:</p> <ul style="list-style-type: none"> The dwelling is a poor example of Mid-20th Century Austerity design The dwelling does not fit with the overall style of most houses in the precinct. 475 Moreland Road is in poor state and work to restore the house to as-new is not feasible. <p>Recommends removing 467-491 Moreland Road from the Amendment but also suggests just removing 475 Moreland Road.</p>	<p>Heritage value</p> <p>Maintenance & financial implications</p>	<p>1. 467-491 Moreland Road Pascoe Vale South is proposed to be included in HO208 (Coonans Hill Precinct) as properties with contributory heritage value.</p> <ul style="list-style-type: none"> The sloping topography of Coonans Hill has been taken into consideration in the heritage assessment of the proposed extension to the Coonans Hill Precinct. In particular, the statement of significance describes the incline of the land with dwellings cut in and terraces gardens outlooking Moreland Road as a contributing feature to this heritage precinct. Given that the dwellings along Moreland Road are sited high above the road, the terracing in the front landscaping is a structural necessity with or without a heritage overlay. It is common for only part of a street to be included in heritage precinct and for properties in the same street to have different planning controls. This is similar to other planning controls in Moreland, such as Environmental Significance Overlay, Special Building Overlay, Design and Development Overlay, which may apply only to sections of a street or neighbourhood. The heritage consultants established that even though the dwellings along Moreland Road were the last to be constructed on Coonans Hill, they are part of the wider development of Coonans Hill and meet the threshold to be included in HO208. <p>2. The Moreland Heritage Nominations Study includes a description of the study's methodology for assessing places and precincts. This includes (but is not limited to) looking at the history, era of development and physical characteristics of each place in a precinct in determining whether a property has heritage value against the HERCON criterion. Based on the heritage consultant's assessment documented in the citation, 475 Moreland Road has contributory heritage value to the Coonans Hill Precinct.</p> <p>Standard Response 2. Maintenance and Repairs of Heritage Places</p>	No change proposed to the Amendment
29	Supportive & change requested	<p>1. Support the recognition of the social significance of CERES Park and Joe's Market Garden</p> <p>2. Outlines there are inaccuracies within the citations and seeks involvement in improving the content.</p> <p>3. Concerned with the additional regulatory requirements to already complex sites.</p> <p>4. The Heritage Overlay is not the right tool. The permit requirements of Clause 43.01 (Heritage Overlay) relate to physical changes, and do not assist</p>	<p>Heritage value</p> <p>Heritage tools</p>	<p>1. The support of the heritage value of CERES Park and Joe's Market Garden is noted.</p> <p>2. The submission did not include a description of any inaccuracies in the citations. At the request of Council Officers, CERES representatives provided feedback on the citations for both CERES Park and Joe's Market Garden. The heritage consultants support changes to the citations and statements of significance to incorporate much of this feedback.</p> <p>It is also agreed to modify the proposed boundary of HO559 (CERES Park) to align with the park operations outlined in the lease agreement. This covers properties addressed 6-8 & 7 Lee Street Brunswick East. The submitter has also outlined that the name CERES does not just refer to the site at 6-</p>	<p>Change recommended to the Amendment</p> <ul style="list-style-type: none"> Reduce the curtilage of HO599 to align with the lease area for CERES at Lee Street Update the name and address of HO559 to CERES Community

SUBMISSION NO.	SUBMISSION TYPE	SUMMARY OF SUBMISSION	THEMES	COUNCIL OFFICER RESPONSE TO SUBMISSION	RECOMMENDATION
		<p>with managing intangible character of (relevant to CERES and Joe’s Garden).</p> <p>5. Alternative approaches suggested:</p> <ul style="list-style-type: none"> Prepare an incorporated plan that provides exemptions for the irrelevant permit requirements of Clause 43.01 for interim management Prepare a conservation plan for the long term management of the heritage attributes of the sites. 		<p>8 & 7 Lee Street Brunswick East but is an overarching name of the organisation spread over a number of properties. And that 6-8 & 7 Lee Street Brunswick East is known as CERES Community Environment Park.</p> <p>To ensure there is no confusion on what place is considered significant to Moreland, it is recommended to update the name and address of HO559 to CERES Community Environment Park, 6-8 & 7 Lee Street Brunswick East.</p> <p>3. The complexity of the zoning and overlay controls to these sites is an issue that cannot be addressed by this Amendment and also not a reason not to apply a heritage overlay to a place of local heritage significance to Moreland. A review of the controls to these sites can be investigated in future strategic work.</p> <p>4. Heritage does not only apply to buildings. It can also apply to trees and areas of social heritage. CERES Environmental Community Park and Joe’s Market Garden have been identified as having strong social significance and importance to the course or pattern of our cultural or natural history. The heritage consultants engaged to prepare the heritage study have recommended that the two places are included in the Moreland Heritage Overlay.</p> <p>5. The Moreland Heritage Exemptions Incorporated Plan seeks to exempt minor works that would have no impact to the heritage value of places from requiring a planning permit. In line with this, Council can investigate whether site specific exemptions could be applied for these sites to manage the planning requirements of the Heritage Overlay.</p> <p>Work to develop a conservation plan for long-term management of the site should be undertaken as part of a wider investigation of all the planning controls to these sites. Investigation of a conservation plan, is recommended subject to funding and resources.</p>	<p>Environment Park, 6-8 & 7 Lee Street Brunswick East.</p> <ul style="list-style-type: none"> Modify the citations and statement of significance to capture new information for both CERES Park and Joe’s Market Garden <p>Investigate site specific Heritage Exemptions Incorporated Plan for CERES Park and Joe’s Market Garden</p> <p>Subject to budget and resources, investigate scoping a project to establish a conservation plan for both CERES and Joe’s Market.</p>
30	Not supportive	<p>1. Does not agree there is heritage merits for including the individual heritage listing HO580 – 31 The Avenue Coburg:</p> <ul style="list-style-type: none"> The building does not demonstrate aesthetic characteristics detailed in the citation and is ‘weak’ in its rationale and covers part of the building that is a later addition. The citation is not clear on its construction dates. Aerial imagery establishes that it would be constructed in the 1980’s, which is late for Brutalist architecture. Thus, questions how the building can demonstrate innovative construction. Comparative analysis only includes State significant places and are not as impressive, different in character and/or significance. The statement of significance describes internal elements as significant features, but the citation does not propose internal controls. 	Heritage Value	<p>1. The former Moreland Secondary College and Kangan Institute TAFE Campus at 31 The Avenue Coburg is of aesthetic and technical significance to Moreland as set out in the heritage citation.</p> <ul style="list-style-type: none"> The citation describes 31 The Avenue Coburg as meeting the following HERCON criteria: <ul style="list-style-type: none"> <i>Criterion E: The former Kangan Institute TAFE Campus is highly intact and exhibits high-quality aesthetic characteristics reflective of late twentieth-century brutalist design, with regards to the scale, geometric building form and use of off-form concrete.</i> <i>Criterion F: The use of off-form concrete represents a high degree of technical achievement, as related to the Brutalist era</i> <p>It is agreed that the rear (southern) wing of the building proposed for HO580 is not part of the original Brutalist building. It is recommended that the curtilage of HO580 be reduced to remove this part of the building from HO580 so it only applies to the original Brutalist building.</p> <ul style="list-style-type: none"> The consultants have reviewed and confirmed the construction dates in the history section of the citation. The 1970’s date of construction in the physical description is an error. An update to the citation is recommended. The citation acknowledges that there are no comparable Brutalist buildings in Moreland. The comparative analysis therefore looked more broadly across Melbourne to determine: <ul style="list-style-type: none"> <i>Brutalist buildings in Moreland municipality are underrepresented.</i> <i>This example is a prominent building of this style in Moreland.</i> The statement of significance for 31 The Avenue Coburg does outline that there are internal features that are significant to the place, being: <ul style="list-style-type: none"> <i>The exposed concrete detailing to walls and ceilings within the building is significant, as well as the lightwell in the hallway.</i> <p>Supporting documents to the Moreland Heritage Nominations Study prepared by Extent Heritage included a recommended Schedule to Clause 43.01 (Heritage Overlay) to outline what additional controls should be applied to places in the study. These recommendations were translated to the proposed Schedule to Clause 43.01 included in this Amendment and included internal alterations controls (and external paint controls) for 31 The Avenue listing. These additional controls will help protect and manage any changes to these identified heritage features.</p>	<p>Change recommended to the Amendment</p> <ul style="list-style-type: none"> Update citation to correctly describe the construction date of 31 The Avenue Coburg in the physical description Reduce the curtilage of HO580 (31 The Avenue Coburg) to cover only the original Brutalist building.

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31	Not supportive	<ol style="list-style-type: none"> Time and costs associated with the Planning permit process and planning requirements for repairs and simple renovations. Difficulty in finding tradesman who specialise in period features and the associated costs to maintain and repair heritage features. Concern the heritage overlay is not flexible enough to manage changes that do not replace like for like and queries the permit requirements for changes to the porch and front fencing. Impact on the valuation of their home May disadvantage houses on the east side of Bonar Avenue as the heritage overlay will restrict changes to manage development on Melville Road. 	<p>Heritage value</p> <p>Maintenance and financial implications</p> <p>Development restrictions</p>	<ol style="list-style-type: none"> The planning system has a fast track process called VicSmart for small heritage repairs and renovations. VicSmart applications are minor in nature, not advertised and have a decision timeframe of 10 business days when all the required information has been submitted to enable a decision. The Moreland Heritage Exemptions Incorporated Plan builds on this fast track process by overriding some of the permit requirements in Clause 43.01 – Heritage Overlay for additional minor works. Both the VicSmart and the Heritage Exemptions Incorporated Plan aim to address the potential burden of planning permission for minor works. The heritage overlay does not require any repairs and maintenance to be like for like. This kind of work does not require planning approval. The purpose of the heritage overlay is to help manage changes to the heritage place. It does not seek to prevent small changes but instead ensure changes are respectful of the heritage features of the place or precinct. The submitter asks specific questions relating to changes to the fencing and front porch of their property. Clause 43.01 - Heritage Overlay states a planning permit is required for the demolition and construction of a new fence. If an owner wishes to change the style of front fencing to their property, the Moreland's Heritage Guideline 1 – Fences is a useful reference document to determine what style fencing is appropriate for the era and style of the dwelling. Changes to the front porch also trigger a planning permit requirement. Advice from Council's Heritage Advisor outlines that: <ul style="list-style-type: none"> The existing face brick balustrading to the front porch of the heritage place appears to be original as it is consistent with the architectural style of the main house. Painting or rendering of the original face brickwork on a heritage building is not supported by the heritage policies of the Moreland Planning Scheme Standard Response 2 - Maintenance and Repairs of Heritage Places The heritage overlay along Bonar Street has a limited relationship with managing development on the rear blocks located on Melville Road. Any new development along Melville Road will need to address offsite impacts through the building and/or planning process. The heritage overlay only considers a proposed change against the identified heritage values of a place or precinct. For the Irving Estate Precinct, the streetscape is the key heritage interface. For this reason, greater change can generally be made to the rear of properties within this precinct. 	No change proposed to the Amendment
32	Not supportive	<ol style="list-style-type: none"> The lack of consultation with the owners of the Duke Street properties not consulted in relation to Amendment C208more. Describes errors in the description of the façade of 5 Duke Street within the Duke Street Precinct citation. 	<p>Heritage value</p> <p>Consultation</p>	<ol style="list-style-type: none"> Standard response 5 – Consultation Heritage consultants reviewed the Duke Street Precinct following a number of submissions raising questions around the merits for the precinct due to the varying styles of dwellings in the street. New information was also provided relating to the integrity of a number of dwellings. They determined: <ul style="list-style-type: none"> <i>Alterations have been undertaken to the front window and awning at 5 Duke Street. We maintain that the front fence, though not original, is a contributory element and that works to the side, rear and interior of the building do not impact the ability of the building to contribute to a precinct, however the façade alterations do impact the ability of the building to clearly contribute to the precinct. As a result, this site should be regraded to non-contributory. Given that the precinct is only made up of 15 buildings, this regrading has a significant impact on the overall integrity of the precinct.</i> <i>The buildings at 9-13 were identified as being from the interwar period during the citation preparation when they represent a period just prior to this, being the late Edwardian period (1910-1920). While the general built form and materiality is consistent with the character of the precinct set out in the statement of significance, the inclusion of an additional era of development does reduce the ability of the precinct to meet HERCON Criterion D.</i> <i>10 Duke Street was constructed after 2009. This would not alter the grading of the property from non-contributory.</i> <p>This new information has meant that the integrity of the proposed Duke Street Precinct was not as strong as initially thought. This had an impact in meeting the HERCON criteria and now did not meet the threshold for local significance.</p> <p>It is recommended that the Duke Street Precinct is removed from the Amendment</p>	<p>Change proposed to the Amendment</p> <p>– Remove HO593 (Duke Street Precinct) from the Amendment</p>

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33	Not supportive	<ol style="list-style-type: none"> 1. Inadequate notice requirements, especially with covid restrictions (30 days notice is inadequate). 2. The heritage assessment was limited to a visual inspection only. 3. The building at 383 Brunswick Road Brunswick is in significant and life threatening state of disrepair. 4. The heritage overlay will add to the existing development restrictions to 383 Brunswick Road Brunswick. 5. Does not agree with the heritage assessment of 383 Brunswick Road Brunswick against the HERCON criterion. 6. Provides no contribution to the area as it is largely concealed from views from the street and is overshadowed by a development at the rear. 7. Development at 1 Heller Street and other surrounding properties dominate the area and provide no heritage value. 8. The proposal is inconsistent with heritage policy in the Scheme. 9. Little weight should be given to the Moreland Heritage Nominations Study as the writer has not been called to substantiate their view. 	<p>Consultation</p> <p>Development Restrictions</p> <p>Heritage Value</p> <p>Maintenance & financial implications</p> <p>Requirements of the Heritage Overlay</p>	<ol style="list-style-type: none"> 1. Standard response 5 - Consultation 2. The Moreland Heritage Nominations Study includes a description of the study's methodology for assessing places. This includes (but is not limited to) looking at the history, era of development and physical characteristics of each place in determining whether a property has heritage value against the HERCON criterion. Site visits were integral to this assessment. They provided an opportunity to ground truth any existing data of a place and to capture new unrecorded information. It is common practice for these site visits to be conducted from the street in local heritage studies. 3. Standard response 2 - Maintenance and Repairs of Heritage Places 4. Standard Response 3. Development Restrictions 5. 383 Brunswick Road Brunswick is of historical and technical significance to Moreland as set out in the heritage citation. The citation describes 383 Brunswick Road Brunswick as meeting the following HERCON criterion: <i>Criterion A: The dwelling has historical significance as evidence of early concrete house construction in Brunswick and Moreland more generally.</i> <i>Criterion B: The subject site is rare as one of four (known) houses of concrete construction in Moreland, which are said to be among the earliest known surviving examples in Victoria.</i> <i>Criterion F: The dwelling demonstrates a high degree of technical achievement through the use of concrete construction in the early twentieth century.</i> 6. An assessment against the HERCON criteria helps determine whether a place is locally significant. This does not rely on a place being visible from the street. 7. The changing nature of the streetscapes of the area is not a matter for consideration when identifying a property of individual heritage significance. This is only a matter for consideration when applying the Heritage Overlay on a precinct basis. Given that this property has been identified as being of individual heritage significance, a recommendation has been made to include it in the Heritage Overlay. 8. The Amendment C208more Explanatory Report outlines how the Amendment responds to and implements planning objectives for Victoria, including: Objectives detailed in Section 4 (1) of the Planning and Environment Act: <ul style="list-style-type: none"> – to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value – to balance the present and future interests of all Victorians Objectives of State heritage policy in the Scheme at Clause 15.03-1S (Heritage Conservation) <ul style="list-style-type: none"> – To ensure the conservation of places of heritage significance The Amendment is further supported by built form guidance outlined in the strategies of Clause 15.03-1L – Heritage in Moreland. These strategies assist in the management of identified heritage in Moreland, not in the detailed assessment to identify whether a place has heritage significance. 9. Amendment C208more includes a number of processes to review the heritage assessment and recommendations of the Moreland Heritage Nominations Study outside of Moreland City Council officers and representatives. Including: <ul style="list-style-type: none"> • Exhibition of Amendment C208more - an opportunity for anyone to put in a submission outlining their view on the Amendment, including the Moreland Heritage Nominations Study. • Planning Panels Victoria review – an independent advisory panel made up of members with expertise in planning and heritage to assess the amendment, including a review of all submissions. • DEWLP officers and Minister for Planning – review of all Amendment documentation, including the Moreland Heritage Nominations Study, submissions and Planning Panels Victoria recommendations report. 	No change proposed to the Amendment
34	Not supportive	<ol style="list-style-type: none"> 1. Does not agree that Duke Street warrants preservation in perpetuity. There is little consistency in the architectural period and style within the street. 	<p>Heritage Value</p> <p>Maintenance and financial implications</p>	<ol style="list-style-type: none"> 1. Heritage consultants reviewed the Duke Street Precinct following a number of submissions raising questions around the merits for the precinct due to the varying styles of dwellings in the street. New information was also provided relating to the integrity of a number of dwellings. They determined: 	Change proposed to the Amendment


SUBMISSION NO.	SUBMISSION TYPE	SUMMARY OF SUBMISSION	THEMES	COUNCIL OFFICER RESPONSE TO SUBMISSION	RECOMMENDATION
		2. The heritage overlay will place costly constraints on the ability of owners to improve the dwellings (modernise, increase nature light, improve energy efficiency and amenity)		<ul style="list-style-type: none"> Alterations have been undertaken to the front window and awning at 5 Duke Street. We maintain that the front fence, though not original, is a contributory element and that works to the side, rear and interior of the building do not impact the ability of the building to contribute to a precinct, however the façade alterations do impact the ability of the building to clearly contribute to the precinct. As a result, this site should be regraded to non-contributory. Given that the precinct is only made up of 15 buildings, this regrading has a significant impact on the overall integrity of the precinct. The buildings at 9-13 were identified as being from the interwar period during the citation preparation when they represent a period just prior to this, being the late Edwardian period (1910-1920). While the general built form and materiality is consistent with the character of the precinct set out in the statement of significance, the inclusion of an additional era of development does reduce the ability of the precinct to meet HERCON Criterion D. 10 Duke Street was constructed after 2009. This would not alter the grading of the property from non-contributory. <p>This new information meant that the integrity of the proposed Duke Street Precinct was not as strong as initially thought. This had an impact in meeting the HERCON criteria and now did not meet the threshold for local significance.</p> <p>It is recommended that the Duke Street Precinct is removed from the Amendment</p> <p>2. Standard response 2 - Maintenance and Repairs of Heritage Places</p>	<ul style="list-style-type: none"> Remove HO593 (Duke Street Precinct) from the Amendment
35	Not supportive	<ol style="list-style-type: none"> Opportunity for submissions should be extended to a time when 'covid-normal' is attained. No evidence that Duke Street Precinct was nominated by the public in 2016 Disagrees with the Council's response in the Explanatory Report relating to the Amendments environmental response. Disagrees with the heritage assessment of meeting HERCON criterion D & E and the subsequent merits for the Duke Street Precinct, including: <ul style="list-style-type: none"> The physical analysis should be revised to be 'fair' condition 'moderate' integrity. The citation describes the dwellings as 'not unique'. All dwellings have been modified in some form over the years. Description of a bungalow is insufficient evidence to meet Criterion D and E and fails to mention pre-1920's cottages. Dwellings 9, 11 and 13 are not interwar cottages. Scale, setback and design of the dwellings is not consistent. 	Heritage Value Consultation Development Restrictions	<ol style="list-style-type: none"> Standard response 5 – Consultation. Earlier this year changes to the <i>Planning and Environment Act 1987</i> were made to introduce public availability requirements (197A). These changes were intended to enable the continuation of the administration of planning scheme amendment processes. In 2016 as part of the Moreland Heritage Gap Study, a member of the public nominated 1-15 and 2-15 Duke Street Brunswick East as a potential precinct. The Planning and Environment Act 1987 requires an Explanatory Report be prepared for every Planning Scheme Amendment. The report must explain the purpose, effect and strategic basis for the amendment and address the matters set out in Minister's Direction No. 11 – Strategic Assessment of Amendments. 'How does the amendment address any environmental, social and economic effects?' is one such matter described in Ministerial Direction 11. In the C208more Explanatory Report it describes the reuse and recycling of housing stock as a positive environmental consequence of the heritage overlay. Repurposing existing buildings helps minimise waste but also reduces energy consumption that comes from the embodied energy that sits within new products. It is an appropriate response to the question posed in the Explanatory Report. The heritage overlay does not prevent making changes to a building to improve its efficiency, including improved glazing, insulation and the installation of solar panels. Heritage consultants reviewed the Duke Street Precinct following a number of submissions raising questions around the merits for the precinct due to the varying styles of dwellings in the street. New information was also provided relating to the integrity of a number of dwellings. They determined: <ul style="list-style-type: none"> Alterations have been undertaken to the front window and awning at 5 Duke Street. We maintain that the front fence, though not original, is a contributory element and that works to the side, rear and interior of the building do not impact the ability of the building to contribute to a precinct, however the façade alterations do impact the ability of the building to clearly contribute to the precinct. As a result, this site should be regraded to non-contributory. Given that the precinct is only made up of 15 buildings, this regrading has a significant impact on the overall integrity of the precinct. The buildings at 9-13 were identified as being from the interwar period during the citation preparation when they represent a period just prior to this, being the late Edwardian period (1910-1920). While the general built form and materiality is consistent with the character of the precinct set out in the statement of significance, the inclusion of an additional era of development does reduce the ability of the precinct to meet HERCON Criterion D. 10 Duke Street was constructed after 2009. This would not alter the grading of the property from non-contributory. 	Change proposed to the Amendment <ul style="list-style-type: none"> Remove HO593 (Duke Street Precinct) from the Amendment

SUBMISSION NO.	SUBMISSION TYPE	SUMMARY OF SUBMISSION	THEMES	COUNCIL OFFICER RESPONSE TO SUBMISSION	RECOMMENDATION
				<p>This new information meant that the integrity of the proposed Duke Street Precinct was not as strong as initially thought. This had an impact in meeting the HERCON criteria and now did not meet the threshold for local significance.</p> <p>It is recommended that the Duke Street Precinct is removed from the Amendment</p>	
36	Not supportive	<ol style="list-style-type: none"> Does not agree with the heritage value of the Duke Street Precinct as follows: <ul style="list-style-type: none"> High degree of variation and variable condition and integrity of the housing The assessment contains factual errors relating to the description of 9, 10, 11 & 13 Duke Street The citation describes the housing as ‘not unique’ and has significantly less heritage value than the nearby Sumner Street. The heritage overlay will limit the type and scope of development to renovations rather than new buildings that use more sustainable building techniques. Consultation process has not transparent Unclear how or if Duke Street was nominated by the public. 	Heritage Value Consultation Development Restrictions	<ol style="list-style-type: none"> Heritage consultants reviewed the Duke Street Precinct following a number of submissions raising questions around the merits for the precinct due to the varying styles of dwellings in the street. New information was also provided relating to the integrity of a number of dwellings. They determined: <ul style="list-style-type: none"> <i>Alterations have been undertaken to the front window and awning at 5 Duke Street. We maintain that the front fence, though not original, is a contributory element and that works to the side, rear and interior of the building do not impact the ability of the building to contribute to a precinct, however the façade alterations do impact the ability of the building to clearly contribute to the precinct. As a result, this site should be regraded to non-contributory. Given that the precinct is only made up of 15 buildings, this regrading has a significant impact on the overall integrity of the precinct.</i> <i>The buildings at 9-13 were identified as being from the interwar period during the citation preparation when they represent a period just prior to this, being the late Edwardian period (1910-1920). While the general built form and materiality is consistent with the character of the precinct set out in the statement of significance, the inclusion of an additional era of development does reduce the ability of the precinct to meet HERCON Criterion D.</i> <i>10 Duke Street was constructed after 2009. This would not alter the grading of the property from non-contributory.</i> <p>This new information meant that the integrity of the proposed Duke Street Precinct was not as strong as initially thought. This had an impact in meeting the HERCON criteria and now did not meet the threshold for local significance.</p> <p>It is recommended that the Duke Street Precinct is removed from the Amendment</p> Standard Response 3 - Development Restrictions The heritage overlay does not prevent making changes to a building to improve its energy efficiency. Standard response 5 - Consultation. In 2016 as part of the Moreland Heritage Gap Study, a member of the public nominated 1-15 and 2-15 Duke Street Brunswick East as a potential precinct 	Change proposed to the Amendment – Remove HO593 (Duke Street Precinct) from the Amendment
37	Not supportive	<ol style="list-style-type: none"> Does not agree with the heritage assessment of the Railway Heritage Precinct as follows: <ul style="list-style-type: none"> Previous heritage studies found the row of houses did not meet the criteria for inclusion Queries the emphasis on ‘Italian boom era style terraces’ for this precinct based on the era, style and modifications of many dwellings. Visual cohesiveness of the Railway Place houses is interrupted by the dwelling at 9-11 Railway Place. The individual nature of fences, verandahs and exterior finishes including paintwork. Existing neighbourhood character in the Scheme provides adequate protection for the Railway Place row houses. Concerns with mandating a white picket fence approach to creating a heritage precinct and does not account for the evolving nature of Coburg. This also has implications to managing pets at home. Questions the non-contributory value to 13, 15 and 17 Railway Place. 	Heritage Value Development restrictions	<ol style="list-style-type: none"> A heritage assessment of a Railway Place Precinct does not appear to have been previously undertaken (based on a review of previous heritage studies of the former City of Coburg and Moreland City Council). The row of terraces along Railway Place contribute to the neighbourhood character of this part of Coburg. Neighbourhood character policy in the scheme however does not manage the heritage attributes of these dwellings. The planning permits cited in the submission were being considered after the Moreland Heritage Nominations Study had identified the heritage value of Railway Place. This is the reason why the heritage value of 27 Railway Place was described in an assessment of a recent planning permit application. Whilst the heritage overlay does seek to manage the heritage values of the terrace housing of the Railway Place Precinct, it does not require the owner to make any changes or make a change to replicate a neighbouring dwelling. Instead, any alterations are considered based on how sympathetic and appropriate they are against the heritage values described in the statement of significance. Moreland’s Heritage Guideline for Fences provides a useful reference for the different type of fencing that is considered appropriate for Victorian dwellings. The heritage assessment determined that the integrity of the houses at 13, 15 and 17 Railway Place was poor, due to the extent and type of modifications that have been made over time. This includes but not limited to: <ul style="list-style-type: none"> 13-15 Railway Place – missing the parapet detail consistent in the other dwellings in the Precinct 17 Railway Place – remodelled parapet and porch structure inconsistent with Victorian dwellings 	No change proposed to the Amendment

SUBMISSION NO.	SUBMISSION TYPE	SUMMARY OF SUBMISSION	THEMES	COUNCIL OFFICER RESPONSE TO SUBMISSION	RECOMMENDATION
38	Supportive & changes requested	<ol style="list-style-type: none"> The assessment of 198 Edward Street Brunswick East is based on an incorrect built date and era of the dwelling and historical information relating to the neighbouring dwellings. Outlines a need to protect the east end of Edward Street. Recommends: <ul style="list-style-type: none"> Postpone the individual HO for 198 Edward Street and investigate the dwelling as part of a new heritage precinct at the east end of Edward Street; or Include 192-196 Edward Street into the Amendment <p>The precinct proposed in the submission includes the following properties:</p> <p>192-198 Edward Street</p> <p>237-243 Edward Street</p> <p>255-257 Edward Street</p>	Heritage Value	<ol style="list-style-type: none"> Heritage consultant have reviewed the citation in light of the new information relating to the history of 198 Edward Street Brunswick East (including the construction date). Based on this review, the place no longer meets the HERCON criteria A and B relating to the historical significance and rarity. 198 Edward Street however is still considered to have aesthetic significance to Moreland as follows: <p><i>Criterion D: The dwelling demonstrates principal characteristics of the Victorian Boom-era, including the elaborate pediment detail and architraves, and Italianate style chimney cornice.</i></p> <p><i>Criterion E: The place has aesthetic significance as a well kept and intact Boom-era terrace-style dwelling, with ornate decorative details. The dwelling makes a positive contribution to the heritage character of Edward Street.</i></p> <p>It is recommended the citation is modified to accurately describe the places history, reflect the era of construction and why it is significant to Moreland.</p> The Moreland Local Heritage Places Review prepared by Context Pty Ltd (Amended 2008) investigated a potential precinct at the east end of Edward Street. This study determined that an Edward Street East Precinct did not meet the threshold for local significance. The details of which properties were considered in the proposed Edward Street East Precinct however were not documented in the study. <p>The Moreland Heritage Gap Study prepared by Context Pty Ltd also investigated the following potential precinct for Edward Street in Stage 1 of the Study in 2016 : Potential Edward Street Precinct - 184-232 & 205-289 Edward Street Brunswick East.</p> <p>This potential Edward Street Precinct includes the properties nominated by the submitter.</p> <p>The heritage consultants concluded that:</p> <ul style="list-style-type: none"> This part of Edward Street contained a mix of late Victorian, Federation/Edwardian, Interwar and Postwar houses, including some recent townhouses that may have replaced potentially contributory dwellings. Overall, there is low visual cohesion and low integrity, and many of the potentially contributory houses are of borderline significance because of the degree of alteration. This period of development is already represented in the nearby precincts such as Allan Street (HO384), Edward Street (HO73), Warburton Street (HO251) and Weston Street (HO194) Brunswick 	<p>Change recommended to the Amendment</p> <ul style="list-style-type: none"> Update citation to correctly describe the places history, reflect the era of construction and why it is significant to Moreland.
39	Not supportive	<ol style="list-style-type: none"> Does not agree with the heritage value of the Duke Street Precinct as follows: <ul style="list-style-type: none"> High degree of variation and variable condition and integrity of the housing The assessment contains factual errors relating to the description of 9, 10, 11 & 13 Duke Street The citation describes the housing as ‘not unique’ and has significantly less heritage value than the nearby Sumner Street. The heritage overlay will limit the type and scope of development to renovations rather than new buildings that use more sustainable building techniques. Consultation process has not transparent Unclear how or if Duke Street was nominated by the public. 	Heritage Value Consultation Development Restrictions	<ol style="list-style-type: none"> Heritage consultants reviewed the Duke Street Precinct following a number of submissions raising questions around the merits for the precinct due to the varying styles of dwellings in the street. New information was also provided relating to the integrity of a number of dwellings. They determined: <ul style="list-style-type: none"> <i>Alterations have been undertaken to the front window and awning at 5 Duke Street. We maintain that the front fence, though not original, is a contributory element and that works to the side, rear and interior of the building do not impact the ability of the building to contribute to a precinct, however the façade alterations do impact the ability of the building to clearly contribute to the precinct. As a result, this site should be regraded to non-contributory. Given that the precinct is only made up of 15 buildings, this regrading has a significant impact on the overall integrity of the precinct.</i> <i>The buildings at 9-13 were identified as being from the interwar period during the citation preparation when they represent a period just prior to this, being the late Edwardian period (1910-1920). While the general built form and materiality is consistent with the character of the precinct set out in the statement of significance, the inclusion of an additional era of development does reduce the ability of the precinct to meet HERCON Criterion D.</i> <i>10 Duke Street was constructed after 2009. This would not alter the grading of the property from non-contributory.</i> <p>This new information meant that the integrity of the proposed Duke Street Precinct was not as strong as initially thought. This had an impact in meeting the HERCON criteria and now did not meet the threshold for local significance.</p> <p>It is recommended that the Duke Street Precinct is removed from the Amendment</p> Standard Response 3 - Development Restrictions <p>The heritage overlay does not prevent making changes to a building to improve its energy efficiency.</p>	<p>Change proposed to the Amendment</p> <ul style="list-style-type: none"> Remove HO593 (Duke Street Precinct) from the Amendment

SUBMISSION NO.	SUBMISSION TYPE	SUMMARY OF SUBMISSION	THEMES	COUNCIL OFFICER RESPONSE TO SUBMISSION	RECOMMENDATION
				3. Standard response 5 - Consultation. 4. In 2016 as part of the Moreland Heritage Gap Study, a member of the public nominated 1-15 and 2-15 Duke Street Brunswick East as a potential precinct	
40	Not supportive	1. The mapping of HO594 in the Moreland Heritage Exemptions Incorporated Plan incorrectly shows 29 Hanover Street as having contributory heritage value. 2. The Hanover Street Precinct should incorporate all properties within Hanover Street, not just part of the street. 3. 50 Hanover Street should have non-contributory heritage value to the Hanover street Precinct as it has been modified (aluminium windows, Hardie Board externals and modified frontage)	Heritage value	1. The submitter has identified an error in the mapping of HO594 in the Moreland Heritage Exemptions Incorporated Plan. It should show 29 Hanover Street as having non-contributory value in line with the Hanover Street Precinct citation. 2. The following extract from the Moreland Heritage Nominations Study provides some context to how a precinct is determined: <i>For the purposes of this study, 'intactness' within precincts was measured as percentage of contributory places with 'low' being less than sixty per cent, 'moderate' being sixty to eighty percent, and 'high' being eighty to a hundred per cent. Generally speaking, a potential precinct would be expected to have at least 'moderate' intactness and in some cases 'high' intactness.</i> The citation demonstrates the percentage of contributory to non-contributory properties in the south western block of Hanover Street to be low (53%). For this reason, the curtilage proposed for HO594 excludes this part of Hanover Street. 3. The heritage assessment for the Hanover Street Precinct determined that 50 Hanover Street has contributory heritage value to the precinct. The dwelling displays the principle characteristics of Victorian era dwelling, a key reason for the heritage significance of Hanover Street.	Change recommended to the Amendment – Correct the error in the heritage gradings of the Hanover Street Precinct map in the Moreland Permit Exemptions Incorporated Plan
41	Not supportive	1. Heritage overlay will create added costs to maintain and upgrade their property at 469 Moreland Road (including planning permit requirement costs). 2. The heritage overlay will devalue their property. 3. Council are not offering any compensation for having to preserve the heritage and history for the community.	Maintenance and financial implications Property values	1. Standard response 2 - Maintenance and Repairs of Heritage Places 2. Standard response 1 - Financial Implications and Property Values 3. Council is currently investigating grants through the Victorian Heritage Restoration Fund. This program could offer grants to residents for conservation, restoration and reconstruction works of heritage features local heritage places in Moreland.	No change proposed to the Amendment
42	Not supportive	1. Did not get notified of the Amendment 2. The residence at 413 Gaffney Street Pascoe Vale is not unique and only met two of the eight HERCON criterion. 3. The heritage listing ignores the fact that the property is in a local activity centre designated for growth. The purpose of the Residential Growth Zone (RGZ) is to facilitate increase housing outcomes to the land and this should outweigh the application of a heritage overlay. 4. There has been no financial modelling provided to establish the impact of adding a HO to the property value, rates and extra maintenance costs. Asks what support will Council provide to manage the maintenance cost and loss in property value.	Consultation Heritage value Maintenance and financial implications Development restrictions	1. Standard response 5 - Consultation. Council Officers have checked the C208more consultation records. The owner's details for 413 Gaffney Street Pascoe Vale were accurate in these records. Officers have confirmed that the number of letters prepared and sent by the mailing house matches the number of owners & occupiers listed to be notified. The owner suggested in a phone conversation that email may be an alternative notification method for future projects. Email notification will be the key method used for future correspondence with submitters to C208more. Future Planning Scheme Amendments can also explore whether email notification in lieu of letters is appropriate. 2. The Moreland Heritage Nominations Study outlines in its methodology that: <i>'For this Stage 2 study, each nomination was assessed against the above HERCON criteria after the research and fieldwork data had been gathered. The place, serial listing or precinct needed to meet at least one criterion to meet the threshold for local significance to Moreland. It should be noted that meeting more than one criterion does not make a place more significant, it simply means that the place is significant for a variety of reasons.'</i> 3. 413 Gaffney Street Pascoe Vale is part of the Gaffney Street/Pascoe Vale Station Neighbourhood Centre and within a Residential Growth Zone. It is not uncommon for heritage places to be within areas designated for growth. This is demonstrated by the large amount of heritage within the Coburg and Brunswick Activity Centres. More specific to the Gaffney Street/Pascoe Vale Station Neighbourhood Centre, 24 Fawkner Road is also within the RGZ and HO. 4. Standard response 1 - Financial Implications and Property Values Council is currently investigating a grant program through the Victorian Heritage Restoration Fund. This program could offer grants to residents for conservation, restoration and reconstruction works of heritage features local heritage places in Moreland.	No change proposed to the Amendment

Heritage Citation – Individual Place

Place Name	'Lorreto', 198 Edward Street, Brunswick East
Image	
Address	198 Edward Street, Brunswick East VIC 3056
Study ID	8
Item Group	Residential Buildings (private)
Item Type	House
Significance Level	LOCAL
Date Updated	October 2021 May 2020

Curtilage Map



Statement of Significance

What is significant?

The house at 198 Edward Street, Brunswick East (otherwise known as 'Loretto') is significant. The form of the Victorian Boom-era style dwelling is significant, along with the ornate decorative features associated with the parapet, chimney and windows. The plantings, front fence and rear extension are not significant.

How is it significant?

Loretto is of local ~~historical and~~ aesthetic significance, and ~~is of local significance for its rarity and~~ representativeness value, to the City of Moreland.

Why is it significant?

~~Originally built as early as 1853, Loretto is historically significant as one of the oldest houses in the area. Through major changes to its façade from the later Victorian period, the dwelling also provides evidence of the Boom-era, when Victoria's expanding economy started to generate a boom in construction and land subdivision. (Criterion A)~~

~~Loretto is uncommon within the Moreland municipality as a single-storey freestanding Victorian Boom-era style residence. (Criterion B)~~

Loretto demonstrates principal characteristics of the Victorian Boom-era, including the elaborate pediment detail and architraves, and Italianate style chimney cornice. (Criterion D)

Loretto has aesthetic significance as a well-kept and intact Boom-era terrace-style dwelling, with ornate decorative details. (Criterion E)

HERCON Criteria Assessment		
A	Importance to the course, or pattern of our cultural or natural history.	Originally built as early as 1853, Loretto is historically significant as one of the oldest houses in the area. Through major changes to its façade from the later Victorian period, the dwelling also provides evidence of the Boom-era, when Victoria's expanding economy started to generate a boom in construction and land subdivision. Both phases of its development are of historical significance. This place does not meet this criterion.
B	Possession of uncommon, rare or endangered aspects of our cultural or natural history.	The dwelling is uncommon within the Moreland municipality as a single-storey freestanding Victorian Boom-era style residence, having been built as a freestanding structure much earlier in 1853 and later redesigned in a terrace-like form. This place does not meet this criterion.
C	Potential to yield information that will contribute to an understanding of our cultural or natural history.	The place does not meet this criterion.
D	Important in demonstrating the principal characteristics of a class of cultural or natural places or environments.	The dwelling demonstrates principal characteristics of the Victorian Boom-era, including the elaborate pediment detail and architraves, and Italianate style chimney cornice.
E	Importance in exhibiting particular aesthetic characteristics.	The place has aesthetic significance as a well-kept and intact Boom-era terrace-style dwelling, with ornate decorative details. The dwelling makes a positive contribution to the heritage character of Edward Street.
F	Importance in demonstrating a high degree of creative or technical achievement at a particular period.	The place does not meet this criterion.
G	Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions.	The place does not meet this criterion.
H	Special association with the life or works of a person, or group of persons, of importance in our history.	The place does not meet this criterion.
Significance Level		LOCAL

Recommendations

Include on Heritage Overlay?

Yes

Recommendations

Include on Victorian Heritage Register?	No
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Physical Analysis

Lorreto, at 198 Edward Street, Brunswick East, consists of a small ~~freestanding~~ Boom-era terrace-style which is also freestanding residence. The building's façade is in painted rendered brick. It is characterised by two arch headed hung windows with rendered architraves separated by a chamfered pilaster, recessed under a curved profile verandah roof supported by projecting fin walls with vermiculation. Both console brackets and small lace brackets flank a simple timber verandah beam. A raised balustraded parapet on dentils obscures a hipped roof of corrugated iron and an intact chimney with Italianate-style chimney cornice. There is also a central pediment with vermiculation and the name of the residence. The eastern wall includes a further arched hung window flanked by a moulded string-course / dripstone.

The colour scheme is primarily sandstone yellow with white trimmings. This is respectful of the heritage character of the place. For reference, should a new proposed colour scheme be created for the place, the *Colour schemes for old Australian Houses* book states that the types of colours you would expect for a (painted) Victorian boom-era terrace would be Biscuit (369) for the walls, window frames, door frames and chimneys; Venetian Red (445 gloss) for the base course, cast iron, masonry sills, guttering, sashes and doors; and Light Buff (358) for verandah beam and mouldings to chimneys (Evans, Lucas & Stapleton 1984, 46-47). This does not represent the full list of colours noted in the book, but rather, provides an overview of the approach. Note: all colours are based on British Standards 2260 and 381c.

The front garden is dominated by unsympathetically planted shrubs that obscure the façade, and an intrusive low cyclone wire fence.

The place is in good condition, with some slight wear and discolouration to the render.

Condition	<u>Good</u>	Fair	Poor
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Alterations and Additions

- Double storey rear extension in grey Colourbond, separated from the original building as a rear pavilion
- Front fence in cyclone wire*
- Plantings in the front garden*

Although there is a major rear extension, it is separated and is clearly distinguishable from the front portion of the building, which retains a high level of integrity. The front fence and garden are reversible.

Integrity	<u>High</u>	Moderate	Low
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* Denotes element that detracts from the cultural significance of the place.

Historical Notes

Construction year(s)	1853 1885
Key theme	Building Moreland
Key sub-theme	Building During the Boom

Historical Notes

'Lorretto', located at 198 Edward Street, Brunswick, is recorded in the 1904 Melbourne & Metropolitan Board of Works (MMBW) detail plan under the address 340 Edward Street. ~~Working backwards from this point, in 1895 one George Storie was attributed to the address. George Storie was the husband of Ann Storie (nee. Forest), who is recorded in 'The Coburg Leader' as having 'died on Edward Street in 1894 in the same house she had lived in since arriving in Victoria in April 1853'. With this information, it is clear that the house was owned and occupied by the Storie family for an extensive amount time, living next door from at least 1853, and at Loretto on the site from approximately 1885 at least 1853 to 1915. Due to the architectural style of the façade and chimney, it is believed that there may have been some cosmetic redesign in the late nineteenth century during the Boom-era to suit the then 'on trend' style. This would explain the unusual form of the building as a freestanding structure and its deeper setback along Edward Street than most dwellings.~~

The house was then occupied by one Alfred J. Kent in 1915, a Leonard F. Jones in 1920, an Arthur Hutcheson in 1925 and 1930, and Alfred Bysouth in 1935.

The residence remains in use as a private residence.

Comparative Analysis

~~The history of the building shows that the subject site, while exhibiting the characteristics of the Boom-era style, was in fact built much earlier in 1853. The following comparative analysis however has been based on the building as it presents currently, following its Victorian Boom-era remodelling. Both phases however, and their associated layering of fabric, are significant.~~

On the Moreland Heritage Overlay, there are several examples of Boom-era style terraces which match the style of the subject site but are situated in rows. These are mostly found in Brunswick. Examples include:

- **Barkly Street East Precinct at 43-149 and 56-128 Barkly Street, Brunswick (HO14)** which is an intact area which include terraces dating from the 1880s boom era. The terraces are similar to the subject site in regards to the streetscape form, brickwork and highly decorative parapets, though they make up a row. As a group, the dwellings are highly intact and visually consistent as a row. Some minor alterations and additions have occurred over time.
- **Brunswick Road East Precinct at 196-224 Brunswick Road, Brunswick (HO100)** which contains a row of Victorian Boom-era style brick houses. As a group, the dwellings are highly intact and visually consistent as a row. Again, some dwellings have undergone alterations and additions over time.
- **Oxford House at 48-68 Donald Street (HO71)** is an intact group of eleven houses dating from the 1880s boom era. The terraces are similar to the subject site in regards to the form, brickwork and highly decorative parapets, though they make up a row. As a group, the dwellings are highly intact and visually consistent as a row. Though, some minor alterations and additions have occurred over time.

With respect to freestanding buildings of this type, ~~comparable examples are difficult to identify as this type of construction was not common to the Boom-era. Unusually, Loretto was built as a freestanding structure much earlier in 1853 and later redesigned to fit the then 'on trend' style.~~ Examples include:

- **Fitzroy Villa at 1 McKay Street, Coburg (HO324)** which is a:
relatively intact example of a boom style brick villa of unusual and individual design such as the elaborate parapet details, fenestration details, and cast-iron verandah decoration (Hermes ID 56969).

Although 1 McKay Street is a double fronted building, the subject site can be compared with the subject site both in terms of its style and arrangement as a freestanding structure.

- **House and Front Fence at 76 Victoria Street, Brunswick East (HO306)** which is of:

Comparative Analysis

significance as a fine example of a two storey Victorian Italianate residence, which is very intact and retains fine detailing to the facade as well as, in Brunswick, an increasingly rare example of an intact original wrought iron front fence" (Hermes ID 56656).

Although this is a two-storey dwelling, the subject site can be compared with the subject site both in terms of its style and arrangement as a freestanding structure.

- **Walham at 86 Gordon Street, Coburg** (Contributory to HO87, subject of Stage 2 Heritage Nominations Study, 2020, ID 39)) which consists of an early twentieth century freestanding dwelling with Boom-era style detailing, constructed of brick on a blue stone foundation. The house is fitted with many decorative motifs and plasterwork across a tall brick parapet, segmental pediments and rendered balustrade. The dwellings are comparable with respect to their freestanding arrangement and Boom-era style facades.

The above assessment shows that Loretto, ~~while comparable to many dwellings in Moreland with regards to the style, is unusual in its formation as a freestanding Boom-era style dwelling. Its historical significance is also distinctive as a result of its early construction and modification history, and it~~ demonstrates equivalent principal characteristics and aesthetic merit as the above comparative examples.

References

- Evans, Ian & Lucas, Clive & Stapleton, Ian (1984). *Colour schemes for old Australian houses*. Flannel Flower Press, Glebe, N.S.W
- Moreland City Council (2008) Heritage Citation Report: Barkly Street East, Hermes ID 56042.
- Moreland City Council (2008) Heritage Citation Report: Brunswick Road East (Sydney Rd to Railway), Hermes ID 56029.
- Moreland City Council (2008) Heritage Citation Report: Fitzroy Villa, Hermes ID 56969.
- Moreland City Council (2008) Heritage Citation Report: Oxford House, Hermes ID 59027.
- State Library of Victoria. 1904. Melbourne & Metropolitan Board of Works, detail plan No. 1866

Limitations

1. Access to all heritage places was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not accessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. The historical notes provided for this citation are not considered to be an exhaustive history of the site.

Further Images



Overview of dwelling from Edward Street.



Upper façade and roof form.




Detail showing rear addition.

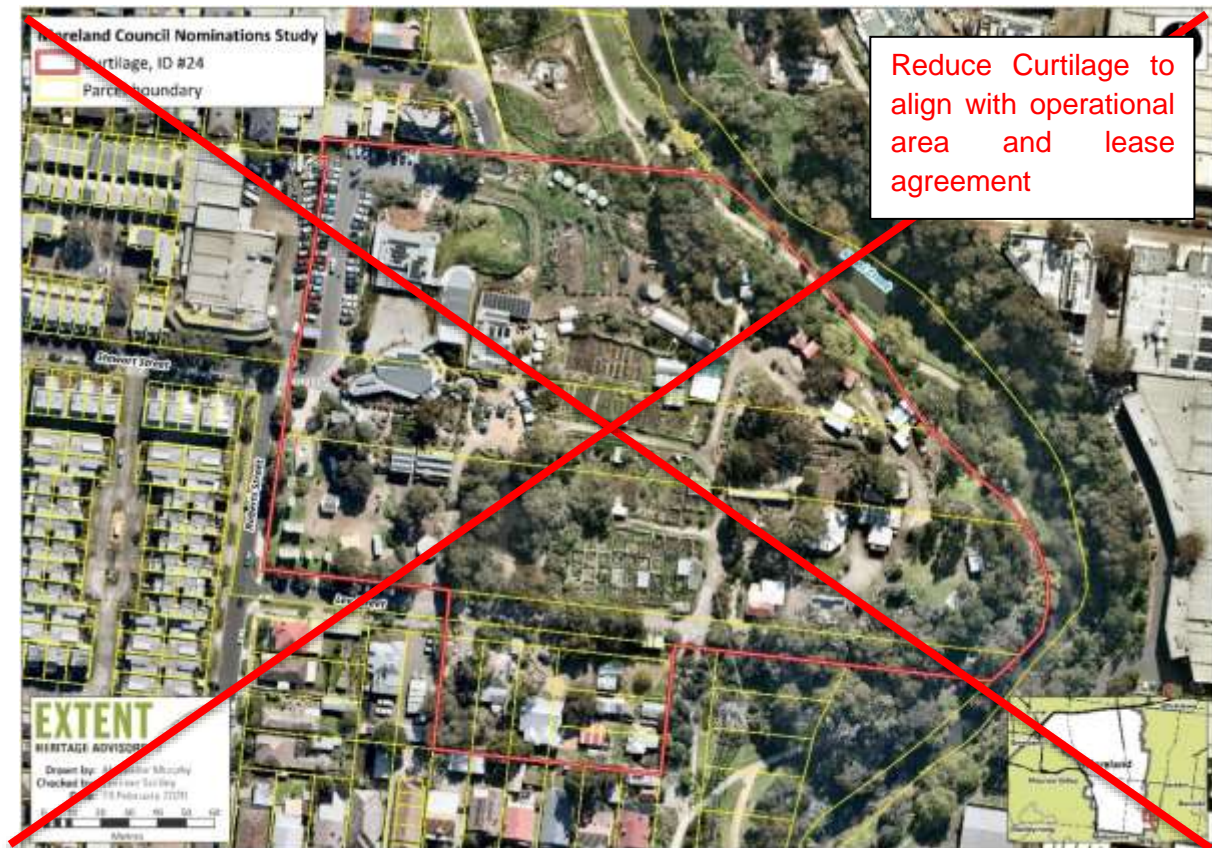


Detail of façade windows.

Heritage Citation – Individual Place

Place Name	'CERES Community Environment Park', 6-8 & 7 Lee Street, Brunswick East
Image	
Address	6-8 & 7 Lee Street, Brunswick East VIC
Study ID	24
Item Group	Community Facilities / Education / Farming and Grazing / Parks, Gardens and Trees
Item Type	Other - Community Facilities / Farm; Other – Education / Market Garden / Commercial nursery / Garden Institutional/Research
Significance Level	LOCAL & STATE
Date Updated	June 2020

Curtilage Map



Statement of Significance

What is significant?

CERES Community Environment Park at 6-8 & 7 Lee Street Brunswick East is significant. The visitor centre, community meeting rooms, Energy park, nursery, ~~propagation nursery~~, EcoHouse, dam, ~~Ngaragee~~ learning centre, Namalata Willem Aboriginal cultural education space, resource hub, ~~market gardens~~ organic farm, community garden, bike shed, play space, grocery, bakery and cafés, Village Green and Village Pavilion, amphitheatre and other elements of the site that contribute to its environmental education function are significant. The car park, ~~and portions of the Merri Creek Trail within the boundary curtilage, are~~ is not significant.

How is it significant?

CERES Community Environment Park is of state significance for historical, rarity and social value to the State of Victoria.

Why is it significant?

CERES Community Environment Park at 7 Lee Street Brunswick East is historically important for its use as a 19th century and early 20th-century Chinese market garden, followed by a blue-stone quarry between 1945-1982 in the post-war years until the 1970s, and its 1982 conversion into a volunteer-led sustainable garden and educational space. (Criterion A)

CERES Community Environment Park is rare for its combination of functions, including environmental education, recreation, community gardens and revegetation. (Criterion B)

CERES Community Environment Park has a strong social significance as a volunteer-lead community urban farm, educational hub, and recreation space. CERES Community Environment Park has a strong association with Victoria's desire to live sustainably. While no investigation of contemporary social value has been undertaken as part of this assessment, the strength of this association can be inferred from its history and use. (Criterion G)

HERCON Criteria Assessment

A	<i>Important to the course or pattern of our cultural or natural history.</i>	CERES <u>Community Environment</u> Park has historical significance as a Chinese market garden prior to 1909 followed by a bluestone quarry <u>between 1945 in the post-war years, and later as a landfill and storage in the 1970s</u> through to <u>its establishment in 1982 as CERES</u> . As CERES, the place represents the emergence of an environmental consciousness and interest in ecologically-sustainable development with an emphasis on education. It also demonstrates a phase of volunteer led sustainable planting and landscape design featuring orchards, a patchwork of community gardens and native planting schemes.
B	<i>Possession of uncommon, rare or endangered aspects of our cultural or natural history.</i>	With its combination of functions including environmental education, recreation, community gardens and revegetation, CERES <u>Community Environment</u> Park is a rare type of place for both Moreland Council and Melbourne generally.
C	<i>Potential to yield information that will contribute to an understanding of our cultural or natural history.</i>	The place does not meet this criterion.



HERCON Criteria Assessment		
D	<i>Important in demonstrating the principal characteristics of a class of cultural or natural places or environments.</i>	The place does not meet this criterion.
E	<i>Importance in exhibiting particular aesthetic characteristics.</i>	The place does not meet this criterion.
F	<i>Importance in demonstrating a high degree of creative or technical achievement at a particular period.</i>	The place does not meet this criterion.
G	<i>Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions.</i>	<p>The activities and vision of CERES have established a particular CERES community with a strong association with CERES Community Environment Park. Since its establishment in 1982 CERES has engaged in educational outreach and community initiatives regarding sustainable technologies, recycling and organic farming, among other topics. CERES' resonance with the wider public can be seen through a volunteer base from across the Melbourne metropolitan area, its use as a place of recreation by a broad cross-section of the community, and the participation of schools' from many parts of the state in its educational programs.</p> <p>While no investigation of contemporary social value has been undertaken as part of this assessment, the strength of this association can be inferred from its history and use.</p>
H	<i>Special association with the life or works of a person, or group of persons, of importance in our history.</i>	The place does not meet this criterion.
	Significance Level	LOCAL & STATE

Recommendations	
Include on Heritage Overlay?	Yes
Include on Victorian Heritage Register?	Yes

Physical Analysis

CERES is a not-for-profit environmental education centre, urban farm and social enterprise hub located alongside the Merri Creek in Melbourne. The site employs over 120 people and is used for multiple activities associated with sustainable living. CERES states that 'through social enterprises, education and training, employment and community engagement, CERES provides the means by which people can build awareness of current local and global issues, and join in the movement for economic, social and environmental sustainability'. -including environmental, social, economic, spiritual and cultural. Its vision is 'to demonstrate and promote practical and more enlightened ways



Physical Analysis

~~of living sustainably'. In addition to producing and selling goods, they also hold~~ As part of these functions, the site hosts events and workshops.

The site is 33,915m² and is located on a site which slopes west to east towards the Merri Creek. It is accessed via a main entry off ~~of~~ Stewart Street, as well as several smaller entries around the site.

The site contains the following key elements:

- Village Green and Village Pavillion – outdoor venue for events such as festivals.
 - Amphitheatre – outdoor venue for events.
 - The Merri ~~Table & Bar~~ Café – a purpose-built organic café.
 - ~~Café – a second café located on site~~ Community meeting rooms – available for hire.
 - Terrawonder - experiential play environment
 - Play space – a space for creative nature play for ~~parents, kids and playgroups.~~
 - Bike shed – utilised for bike repair workshops and bike repairs.
 - ~~Propagation – a nursery which grows new plants from seeds, cuttings and other plant parts.~~
 - ~~Market gardens~~ Organic farm – small scale areas for ~~the production of~~ producing crops, propagating plants and keeping poultry.
 - ~~Resource hub – an information and learning centre.~~
 - Community Garden – Individual garden plots managed by community members
 - ~~Ngaragee - Learning centre – classroom and community meeting space featuring a meditation garden~~ an information and learning centre.
 - ~~Organic market~~ Grocery, bakery and cafe – ~~a certified o~~ Organic market utilised to sell ~~items food~~ produced on the site, as well as items from a sister site called 'Joes Market Garden' (otherwise known as 'Harding Street Market Garden') sustainably-sourced organic groceries and bulk foods. Also houses an organic bakery and second café.
 - ~~Visitor centre – located near the main entrance, the visitor centre provides tourist information~~ hub and visitor orientation.
 - ~~Energy park – solar panel area~~ alternative technology demonstrations.
 - ~~Nursery – a~~ permaculture plant nursery aimed ~~sed~~ at encouraging backyard food production.
 - EcoHouse – relocated to CERES in 1982 to showcase low energy housing principles.
 - Namalata Willem – Aboriginal cultural education space
 - ~~Dam – water source.~~
 - ~~The site is used for the following activities, among others:~~
- ~~Food and beverage:~~
- ~~Agricultural – plant and animal:~~
- ~~Bike repairs:~~
- ~~Education:~~
- Solar energy creation.

Condition	<u>Good</u>	Fair	Poor
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Alterations and Additions

- The site has been progressively altered and added to since its early development and subsequent formal establishment of the site in 1982

The site remains in use as an environmental education centre, urban farm and social enterprise hub and is therefore considered to have high integrity.

Integrity	<u>High</u>	Moderate	Low
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*Denotes element that detracts from the cultural significance of the place.

Historical Notes

Construction year(s)	1982 <u>(with major alterations and additions in 2010)</u>
Key theme	Farming the Land
Key sub-theme	(Re)connection with the Land

In 1888, one Inspector Peverell on behalf of the Brunswick Council, charged one Ah Len (anglicised name) for allowing his market garden on Stewart Street to remain in a state “dangerous to the public health”. The Brunswick Court heard evidence where ‘heaps of decomposed vegetable matter were arranged around the house, and the only drain was an earthen one, and all the filthy drainage was by this conveyed into a bed of watercress’. This same individual was also onsite in 1891, as evidenced by an article in *The Age*, which reported the theft of the same individual’s property, referring to him as a ‘Chinese gardener named Ah Lin... in Stewart-street’. The same gentleman was also charged with having his tomatoes in the wrong sized display case at the South Melbourne market in 1909. During this period, Lee Street had not been established, and much of this information though concerned with the relevant site is actually attributed to a different street.

In 1909, the Melbourne and Metropolitan Board of Works plan shows the whole expanse of land above Blyth Street, and between Stewart and the Merri Creek, as being occupied by a ‘Chinese Garden’. This land is directly where CERES is now located. This garden, described as occupying ‘a portion of the eastern end of Stewart street, Brunswick’, came under fire in 1916 for cultivating the road and fencing it off for private use. The municipal surveyor formed a report admitting that, ‘part of the street was fenced on the south, but not on the north side. It was used by no one except the Chinese, who had a vegetable garden to the north of the street’. The same year, the market garden was damaged by straying heifers who ate ‘28 dozen of lettuce and 788 sticks of celery’. This offers an insight into the amount of produce being grown on site, a garden which was similarly described as being “several acres in extent”.

From a later 1945 aerial of the site, it is evident that the land that was once a Chinese Garden in the 1909 Melbourne and Metropolitan Board of Works plan had become a quarry. The site remained occupied as Brunswick City Council quarry into the early 1970s (Sands and McDougall 1973). In it remained an open pit until 1982 when CERES began a process of environmental rejuvenation. Part of the land is now occupied once again by a large garden farm, demonstrating a form of continuing use—although not without a chronological break—in this regard, and environmental education centre. In 1982, the ‘EcoHouse’ was moved to the site to operate as a ‘showcase for low energy housing principles’.

Today, CERES park is a not-for-profit environmental education centre, urban farm and social enterprise hub. In addition to producing and selling goods, they also hold events and workshops. The growth and development of CERES has been supported by organisations, companies and private individuals, as well as federal, state and local governments.

Comparative Analysis

While CERES Park is unique because of its range of functions and is thus a rare type of place for both Moreland Council and Melbourne generally, it is comparable in respect to overall function and vision with **Collingwood Children's Farm in Abbotsford at 18 St Helliers Street, Abbotsford** (Included within the Victorian Heritage Register / City of Yarra HO9, place 'Former Convent of the Good Shepherd')

Established in 1979 by the (then) Collingwood City Council, the Collingwood Children's Farm is a not-for-profit inner-city farm situated adjacent to a river, with the stated aim 'to bring city folk closer to the land, animals, farm life and community'. While similar to CERES in that it includes a public education function, volunteer ethic and community produce gardens, it varies from CERES with a more singular emphasis on agriculture rather than broader environmental education. Like CERES, the farm is managed with a philosophy of sustainable farming and environmental practices. It is also a site with substantial social significance for surrounding communities. As a place on the Victorian Heritage Register, the 'Former Convent of the Good Shepard' draws its state significance from considerably broader bases than just the Collingwood Children's Farm, which is only mentioned in passing in the VHR statement of significance

The **Edendale Community Environment Farm at 30 Gastons Road, Eltham** in Nillumbik was established at the same time as CERES. A former pastoral station, the site was purchased by the Eltham Shire Council in 1970. In the 1980s, the Council developed the site as a community park and educational farm. In the mid-1990s, Edendale farm was fully operational as a Community Farm, and is now known as the Edendale Community Environmental Farm. The site is included on the Heritage Overlay for the Nillumbik Shire (HO204) for its local historical and aesthetic significance, and indeed the citation notes that the structures and use associated with the community based environmental education are not contributory to the significance of the site. The Edendale Community Environmental Farm is nevertheless comparable to CERES Park as a community educational farm developed in the 1980s to both educate and service their respective local communities. Both sites have long histories of agriculture, and both were repurposed in the 1980s to take on the role of community-based environmental education. CERES Park is comparable with many elements of Edendale community farm – however CERES was founded on a central theme of environmental education and sustainability, while Edendale was initially nominated for its aesthetic and historical significance. They are still comparable for their shared ethos, education and community outreach.

In 1984, in the same broader period as the Edendale community farm, Collingwood Children's Farm and CERES Park, the **Myuna Community Farm at 182 Kidds Road, Dovetone** in the City of Casey was also opened to the public by the Friends of the Myuna Farm. Prior to this, Myuna Farm and the surrounding 121-acre farm were purchased by the State Housing Commission in the 1950s, setting 50 acres aside to support the new estate. The place would come to be known as Myuna Farm, opening to the general public in 1984. To date, Myuna Farm was included in the Casey City Heritage Overlay in 2004 (HO104) for its aesthetic significance and as the only public community farm in the south-east of Melbourne. Myuna Farm is comparable to CERES Park as one of a series of Victorian community farms established in the late 20th century. Both sites operate to engage with the general public and educate on matters of sustainable living and environmental wellbeing.

The comparative examples provided above address comparable market gardens in Melbourne and its surrounds, all established in the late 20th century. However, a major comparable example can be found in the **Chinese Kiln and Market Garden at 40 Thunder Street, North Bendigo**. Included on the Victorian Heritage Register (H2106), the Chinese Kiln and Market Garden are comparable to CERES Park as sites of historical Chinese market gardens, yet in relation to the North Bendigo site the kiln as evidence of industrial activity by the early Chinese community is the primary basis for its state significance. As addressed above, the early development of the land now occupied by CERES Park included its historical use as a Chinese market garden. A major discernible difference between the site at 40 Thunder Street North Bendigo and the site at CERES Park is that CERES Park was returned to active use as an operational garden. What must be noted however, is that the historical use of the site at 7 Lee Street as a Chinese market garden is a contributory element to the historical significance of the site, but not the primary reason for being found to reach the threshold of state significance for historical value.

Comparative Analysis

The examples above highlight that CERES Park is not unique in each of its functions, but is for its range of functions. All of the sites, with the exception of the Chinese Kiln and Market Garden, were established in the late 20th century, reflecting a period of broader social environmental awareness. Each operating garden has a strong volunteer-based community, and each operating site has a strong focus on educating the broader community. All sites listed above are currently protected by either their respective municipal heritage overlay, or in the case of the Collingwood Children's Farm and Chinese Kiln and Market Garden, inclusion on the Victorian Heritage Register. Further, the comparative analysis demonstrates that CERES Park has comparable historical significance to that which has otherwise been found to warrant state registration of the comparison sites.

A comparative analysis finds that CERES Park likely surpasses these sites with regards to community outreach and resonance. CERES Park has a clearly identifiable community as evidenced by their impact as a community frontrunner in the push for environmental awareness, education and revegetation in the Melbourne Metropolitan Area. Operating since 1982, their lobbying and volunteer efforts have made way for the complete rejuvenation of the Merri Creek, an effort that was undertaken with the Merri Creek Management Committee and Friends of Merri Creek. After 12 years of revegetation and remediation, Sacred Kingfishers returned to the creek. The approximate annual number of public visitors and volunteers amounts to 500,000. This outreach extends beyond Moreland's municipal boundaries, and affects the broader Melbourne region and, through its schools' program, the rest of the State.

**CERES Park refers to CERES Community Environment Park*

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- [State Library of Victoria. Sands & McDougall's Directory of Victoria 1973.](#)
- [State Library of Victoria. 1909. Melbourne and Metropolitan Board of Works detail plan 2072.](#)
- Various interpretation signs located on site which were prepare and installed by CERES.

Limitations

1. Access to all heritage places was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not accessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. The historical notes provided for this citation are not considered to be an exhaustive history of the site.

Further Images



Meetings Room 1-4.



Visitor Centre.



The Merri Table & Bar.



Market garden.

Further Images



Overview of market gardens.



Railway carriage, repurposed for use at CERES.



Site plan showing the layout and location of various activities. Source: CERES.

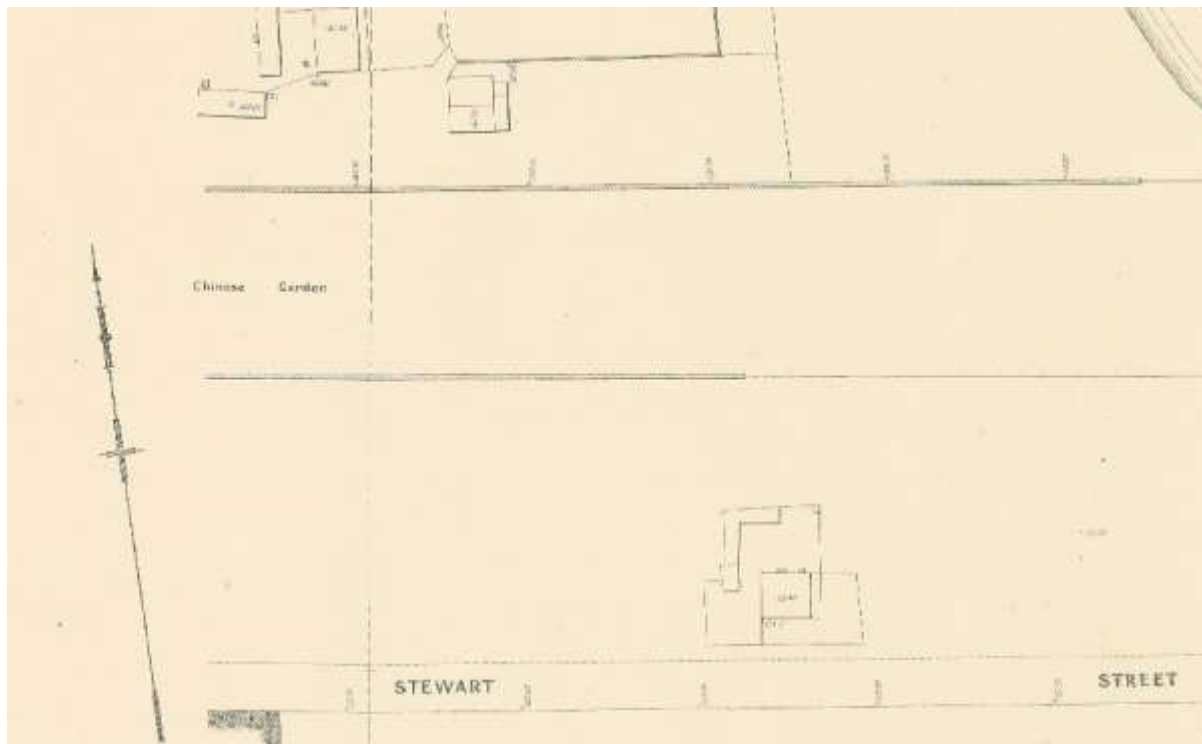


LOOKING OVER WHERE THE DAM IS NOW, & THE BEGINNINGS OF COMMUNITY GARDENS TO THE LEFT




The site in 1982/1983.

Further Images

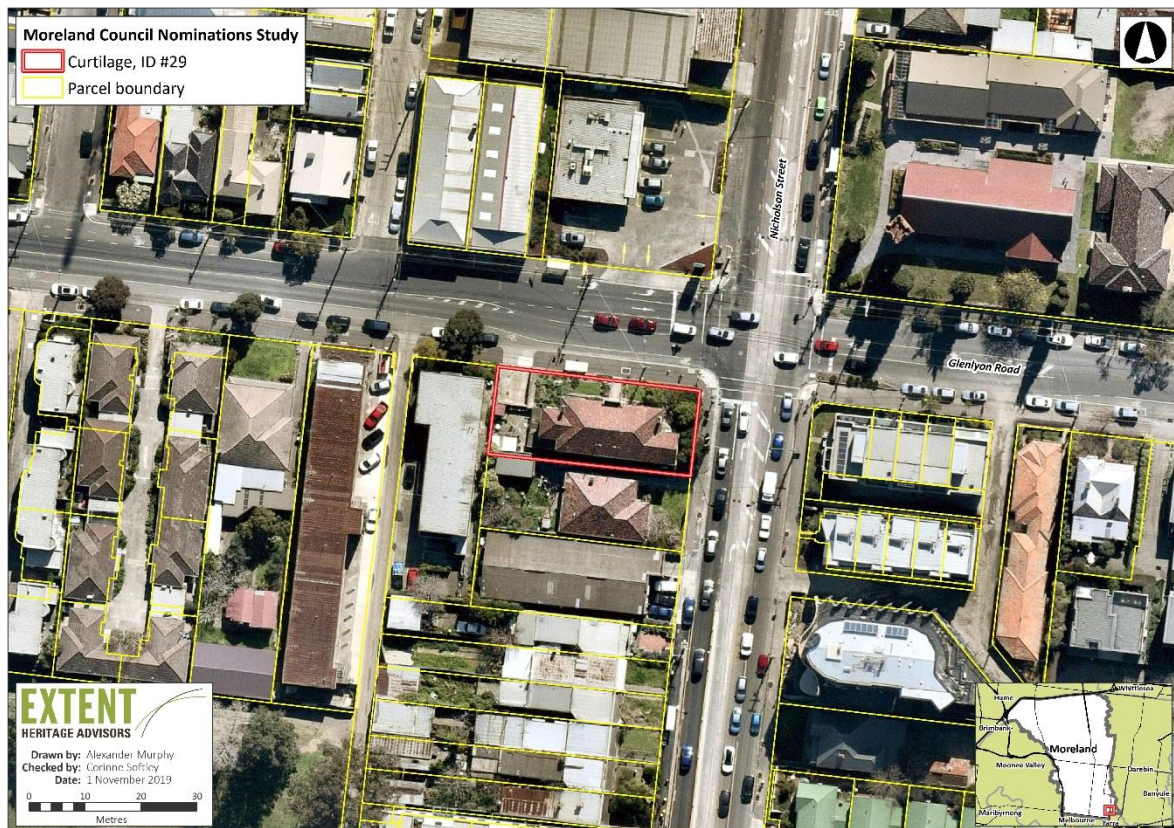


[State Library of Victoria. 1909. Melbourne and Metropolitan Board of Works detail plan. 2072. Brunswick and Northcote, showing part of site marked 'Chinese Garden'](#)

Heritage Citation – Individual Place

Place Name	'Flats', 113 Nicholson Street, Brunswick East
Image	
Address	113 Nicholson Street, Brunswick East VIC 3057
Study ID	29
Item Group	Residential Buildings (private)
Item Type	Flat
Significance Level	LOCAL
Date Updated	May 2020 September 2021

Curtilage Map



Statement of Significance

What is significant?

The flats at 113 Nicholson Street, Brunswick East are significant. The overall Art-Deco style building form and detailing is significant, including the decorative brickwork, timber windows, building entrance and chimneys. The brick boundary wall is also significant as part of the site landscaping. The concrete car parking and planting are not significant.

How is it significant?

The flats at 113 Nicholson Street, Brunswick East are of local representative and aesthetic significance to the City of Moreland.

Why is it significant?

The flats demonstrate the principle characteristics of the Art Deco style, including the materiality, overall form and specific detailing to the brickwork. (Criterion D)

The place has aesthetic significance as a highly intact and well-kept Art Deco style residential flats with high quality Art Deco features. Being located on a prominent street corner, it also presents well to the street as a heritage building. (Criterion E)



HERCON Criteria Assessment		
A	<i>Importance to the course or pattern of our cultural or natural history.</i>	The place does not meet this criterion.
B	<i>Possession of uncommon, rare or endangered aspects of our cultural or natural history.</i>	The place does not meet this criterion.
C	<i>Potential to yield information that will contribute to an understanding of our cultural or natural history.</i>	The place does not meet this criterion.
D	<i>Important in demonstrating the principal characteristics of a class of cultural or natural places or environments.</i>	The apartment building demonstrates principles characteristics of the Art Deco style, including the materiality, overall form and detailing to the brickwork.
E	<i>Importance in exhibiting particular aesthetic characteristics.</i>	The place has aesthetic significance as a highly intact and well-kept Art Deco style residential flats building which contains high quality Art Deco features. Being located on a prominent street corner, it also presents well to the street as a heritage building.
F	<i>Importance in demonstrating a high degree of creative or technical achievement at a particular period.</i>	The place does not meet this criterion.
G	<i>Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions.</i>	The place does not meet this criterion.
H	<i>Special association with the life or works of a person, or group of persons, of importance in our history.</i>	The place does not meet this criterion.
Significance Level		LOCAL

Recommendations

Include on Heritage Overlay?	Yes
Include on Victorian Heritage Register?	No

Physical Analysis

The subject site consists of a two-storey interwar Art Deco residential apartment building [comprising four units](#). The building is constructed of brown brick with a cream brick ribbon below the eaves and gable end. The primary building is rectangular in shape with a hipped tile roof and symmetrical features. It has a projecting gable to the east towards Nicholson Street and a projecting hip towards the west. Two chimneys have been built in matching brick with a blonde brick ribbon at the top. There are also two exhaust vents painted in a deep red on the rear (southern) roof plane. The front facade



Physical Analysis

is on Glenlyon Street and is characterised by a symmetrical Art Deco style main entrance and stairwell, with protruding brick detailing, rounded edging, a long, narrow vertical central stairwell window light topped with a vertically-oriented arrangement of horizontal fins and a painted cast iron gate with a decorative swirl pattern. The building has three types of windows. The first two types are single and double sets of double hung sash windows, with the top sash consisting of three horizontally split window panes. The third style is a set of three windows with a short awning. To the rear of the building, there is a timber stair leading to the first floor. The building includes a range of more recent accretions, including electrical conduits which are clearly visible along the brickwork. There have been no major extensions to the building. A small single-storey brick lean-to has been added to the western elevation.

On the western end of the site, two car spaces have been provided which sit at road level. Up above, towards the south west of the site is a light-weight shelter with a klip-lock roof.

The flats are situated on a slightly elevated property on a prominent and busy street corner at Nicholson Street and Glenlyon Street. The site is bound by a short brick boundary wall in red brick, currently covered in a large amount of graffiti. The landscaped around includes several mature trees as well as some overgrown low-lying garden beds. To the rear (southern elevation) of the building, there is a timber fence separating the flats from the neighbouring dwelling. [Internally, the units maintain the original layout and some detailing, though kitchens and bathrooms have been subject to alteration.](#)

Although the landscaping around the site is unkept, the building is in good condition overall.

Condition	<u>Good</u>	Fair	Poor
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Alterations and Additions

- Small lean-to addition to the western elevation*
- Electrical conduits*
- Landscaping

The building has been altered very little over time, retaining a high level of integrity.

Integrity	<u>High</u>	Moderate	Low
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* Denote elements that detract from the cultural significance of the place

Historical Notes

Construction year(s)	c.1930-1945
Key theme	Building Moreland's Houses
Key sub-theme	Building Houses in the Twentieth Century

The block of land on the corner of Nicholson street and Glenlyon road is shown vacant in the 1902 MMBW plan, indicating that the structure currently occupying the block is likely to have been the first building to have been constructed there.

The flats on the corner of Glenlyon and Nicholson street [were constructed in 1930, and](#) are first recorded in the Sands and McDougall Street Directories in 1945. [The flat block](#) is recorded as being occupied by one Morris King, who is similarly recorded as occupying the site five years later in 1950 until his passing in 1955.

Further research of 113 Nicholson Street shows that the flats were used and occupied by Moreland's post-war migrant community for accommodation.



Historical Notes

The flats are still in use as individual residences, [and have been owned by the same family for approximately the last 45 years.](#)

Comparative Analysis

Although flats are not uncommon within the municipality of Moreland, there are limited examples of Inter-War style flats represented on the Heritage Overlay and no examples of Art Deco style flats. Further, the analysis shows that the subject site is an intact and good representative example an Inter-War Art Deco flat building which would make an important stylistic contribution to the Heritage Overlay.

Key comparative examples include:

- **Flats at 434C Lygon Street, Brunswick** (Within HO443 Precinct) is a two-storey Moderne style brick of flats in red brick with tapestry brick, tiled hipped roof and smooth render accents. It was built as early as 1915 and remains highly intact. Comparatively, it is similar in form, materiality and use for residential apartments but is much more simplified and stripped back in style than the subject site. The subject site has a stronger streetscape presence.
- **Flats at 301 Lygon Street, Brunswick East** (Within HO443 Precinct) is a two-storey Moderne style brick flats with textured render and tapestry brick trim and curved balconies. It was built by 1941 and remains fairly intact. Comparatively, it is similar in form, some aspects of materiality and use for residential apartments but is much more simplified, modern and stripped back in style than the subject site. The subject site has a much stronger streetscape presence.
- **Flats at 37 Lygon Street, Brunswick East** (Within HO443 Precinct) is a two-storey brick and render flat building with a hipped tiled roof. It was built in the 1930s and has been modified to include new window elements. Comparatively, it is similar in form, materiality and use for residential apartments but is much more simplified and stripped back in style than the subject site. The subject site has a much stronger streetscape presence.

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Limitations

1. Access to all heritage places was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not accessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. The historical notes provided for this citation are not considered to be an exhaustive history of the site.

Further Images



Overview of building from corner of Nicholson Street and Glenlyon Street.



View of building and carparks from Glenlyon Street.

Further Images



Detail of front entrance.



View from Nicholson Street, showing the eastern (side) and southern (rear) elevations.




View of the building from the opposite side of Nicholson Street, showing the eastern elevation.



View from corner of Glenlyon Street and Nicholson Street.

Heritage Citation – Individual Place

Place Name	'House', 28 McMahons Road, Coburg North
Image	
Address	28 McMahons Road, Coburg North VIC 3058
Study ID	53
Item Group	Residential Buildings (private)
Item Type	House
Significance Level	LOCAL
Date Updated	May-September 2021 ¹⁰



Curtilage Map



Statement of Significance

What is significant?

The house and front landscaping at 28 McMahon's Road, Coburg North is significant. The form of the postwar period Moderne style building is significant, along with key features including the rounded face brickwork, curved glass windows, ~~concrete composite sheet and metal~~ 'eaves' and brick parapet. The slate stone tile garden edging in the front terraced garden is also significant.

How is it significant?

The house has local rarity value, as well as representative and aesthetic significance, to the City of Moreland. The landscaping has local aesthetic significance to the City of Moreland.

Why is it significant?

The postwar period Moderne style residence is a sophisticated example for the northern suburbs and, in this sense, is rare for the municipality of Moreland. (Criterion A)

The dwelling demonstrates the principal characteristics of the postwar period Moderne style, with features such as rounded brickwork, aluminium window frames and glass, and painted concrete 'eaves' which wraps around the building framing the high brick parapet. (Criterion D)

The building has aesthetic significance as an excellent example of a brick residence in the ~~postwar period~~ Moderne style in Coburg which is highly intact. It makes a unique and positive contribution to the streetscape as a result of its unusual form, street presence and intact materiality of face brick and curved glass. The slate stone clade garden bed edging in the front terraced landscaping framing the driveway also contributes towards this aesthetic significance ~~with stone clad retaining walls~~. (Criterion E)



HERCON Criteria Assessment		
A	<i>Important to the course or pattern of our cultural or natural history.</i>	The place does not meet this criterion.
B	<i>Possession of uncommon, rare or endangered aspects of our cultural or natural history.</i>	This postwar period Moderne style residence is a sophisticated example for the northern suburbs and, in this sense, is rare for the municipality of Moreland.
C	<i>Potential to yield information that will contribute to an understanding of our cultural or natural history.</i>	The place does not meet this criterion.
D	<i>Important in demonstrating the principal characteristics of a class of cultural or natural places or environments.</i>	The dwelling demonstrates the principal characteristics of the postwar period Moderne style, with features such as rounded brickwork, aluminium-steel window frames and glass, and painted composite sheet and flat metal concrete 'eaves' which wraps around the building framing the high brick parapet.
E	<i>Importance in exhibiting particular aesthetic characteristics.</i>	The building has aesthetic significance as an excellent example of a brick residence in the Moderne style in Coburg which is highly intact. It makes a unique and positive contribution to the streetscape as a result of its unusual form, street presence and intact materiality of face brick and curved glass. The slate stone clad garden bed edging in the front terraced landscaping framing the driveway also contributes towards this aesthetic significance with stone-clad retaining walls.
F	<i>Importance in demonstrating a high degree of creative or technical achievement at a particular period.</i>	The place does not meet this criterion.
G	<i>Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions.</i>	The place does not meet this criterion.
H	<i>Special association with the life or works of a person, or group of persons, of importance in our history.</i>	The place does not meet this criterion.
Significance Level		LOCAL

Recommendations

Include on Heritage Overlay?	Yes
Include on Victorian Heritage Register?	No

Physical Analysis

The dwelling at 28 McMahon's Road, Coburg North is a post-war streamline modern style dwelling constructed of both cream and light red brick. The dwelling, whilst appearing from the streetscape to be double storey is two storey in height, is actually a single storey residence constructed on top of a garage. With dominant curved features, the form gives the building a strong and distinct character within the streetscape. These features include the rounded brickwork, steel window frames and glass, and painted composite sheet and flat metal 'eaves' which wraps around the building, framing the high brick parapet. The dwelling contains a double garage, entered via a modern roller door. The main residence is located on the first floor above the garage, entered via a curved terrazzo staircase which wraps around the western elevation of the property. The property retains its original form, with no extensions evident on current aerial imagery.

The dwelling is elevated up high on the property, which slopes down to the south (front) towards McMahon's Road. The building is entered via a steep concrete driveway framed by lightly terraced garden beds containing contributory stone clad retaining garden bed edging walls and European plantings such as roses and fruit trees.

The dwelling is in very good condition, though there is some notable cracking to the terrazzo on the stair where a meter has been installed below, and discolouration to the brickwork.

Condition	<u>Good</u>	Fair	Poor
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Alterations and Additions

- Security lights on front façade
- Water meter below the staircase along the western elevation
- Recent plantings

The dwelling has been retained in its original form and materiality. Unlike most dwellings, this site has not undergone a rear extension. It has high integrity as a result.

Integrity	<u>High</u>	Moderate	Low
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* Denotes element that detracts from the cultural significance of the place.

Historical Notes

Construction year(s)	c.1952-1960
Key theme	Building Moreland
Key sub-theme	Building Houses in the Twentieth Century

Aerial imagery shows that the site was vacant, along with a most of the other properties in this area of Coburg North in 1945. At this time, the area was still in use for agricultural functions. By 1952, the Melbourne and Suburban Street Directories show that the area was subdivided and formal streets had been created. This was likely in response to an increased demand for housing, as outlined in the 2010 Thematic History which states:

Migration increased after World War Two and led to a great demand for housing with consequent shortages occurring in many areas. New migrants shared houses with other families through necessity and brought their own culture, language and perceptions to a largely working-class community. The 'Mediterranean idiom' is an Australia-wide sub-style of the post-war years that is prominent across Moreland as a feature of houses adapted by European immigrants. Architectural historian Alan Willingham has been documenting examples of this tradition across Melbourne that are apparent in the heavily modified facades of older houses, as well as in grandiose Italianate villa designs of new houses squeezed onto standard building blocks. Although Greek and Italian examples display



Historical Notes

slightly different colours and characteristics, they generally feature facades stripped of detail and modified with larger steel-framed windows, rendering, wrought iron, stone, terrazzo and concrete paving, cast concrete classical columns and concrete figures such as lions and eagles, concrete ~~balustrade~~^{balustrade}, pipe frame pergolas and Mediterranean plantings such as olive and figs trees and grape vines.

Many of these were double and triple-fronted cream brick houses with metal or timber-framed windows. Their style was generally a stripped, rather austere version of the inter-war Moderne or Functionalist style that is visually well documented in local historian, Laurie Burchell's *Recognising House Styles, 1880s–1990s* (2nd edition 1996). Similar versions were also built in more affordable weatherboard. Due to the popularity of rendered surfaces in current house designs of the early twenty first century, the original brickwork of post-war houses is becoming an endangered stylistic feature. (Historica, 2010, 72)

Though the subject site is not strictly of Mediterranean style, it represents many of the features described in the above statement on post-war modernism through both form and materiality.

The dwelling appears to have been built between 1952 – 1960. The building itself has not undergone any significant alterations or additions since its construction. The dwelling continues to be used as a private residence.

Comparative Analysis

The dwelling at 28 McMahons Road has a rare architectural style in the municipality of Moreland, though there are some examples in the northern suburbs of Moreland. Compared to other examples, it is a good example of its type which has been well kept.

Key comparative examples include:

- **Villa Italia at 610 Sydney Road, Coburg** (HO169) was constructed in the 1940s and, according to its citation, is:
 - of local architectural significance. While this style of house is common in Melbourne's southern suburbs this example is an unusually sophisticated example for the northern suburbs and, in this sense, is unique in Coburg. (Hermes ID 59113)
- Similar to 28 McMahons Road, the dwelling features cream brick, a multi-fronted facade, flat roof, steel-framed windows and wrought iron balustrade.
- **Duplex at 2-4 Langtree Avenue, Pascoe Vale South** (HO318) was constructed in 1954 in the post-war streamline modern style. Its citation records that it is 'of aesthetic significance, as a very good example of a post-war brick duplex in Pascoe Vale South with complementary contemporary landscaping including fencing and planting' (Hermes ID 56768). Although this site contains two dwellings of this style, they each have striking similarities with 28 McMahons Road with regards to materiality, form and scale.

Other comparable examples in terms of scale, materiality and form include:

- **Houses at 92 and 94 Whitby Street, Brunswick East** (HO528)
- **House & Front Fence at 36 Alister Street, Brunswick East** (HO262)

References

- Department of Environment, Land, Water and Planning, Historical Photo maps, 1945 aerial, photo map SUNBURY_838D4D.
- Historica. 2010. 'City of Moreland Thematic History' Unpublished report prepared by Michele Summerton for City of Moreland. PDF file.

References

- Moreland City Council (1999) Heritage Citation Report: Villa Italia, Hermes ID 59113, HO169.
- Moreland City Council (2004) Heritage Citation Report: Duplex, Hermes ID 56768, HO318.
- State Library of Victoria, Melbourne and Suburban Street Directories, 1952.

Limitations

1. Access to all heritage places was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not accessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. The historical notes provided for this citation are not considered to be an exhaustive history of the site.

Further Images



Overview of dwelling.



Detail of stair and curved brickwork to lower façade.




View of dwelling (left) within the streetscape.



Detail of stair to western elevation.

Heritage Citation – Individual Place

Place Name	'Bluestone Retaining Walls', Deveraux Street, Draska Court, Short Avenue, Ash Grove, Vincent Street and Xavier Street, Oak Park
Image	
Address	Devereaux Street, Draska Court, Short Avenue, Ash Grove, Vincent Street and Xavier Street Oak Park, VIC 3046
Study ID	56
Item Group	Landscape – Cultural
Item Type	Cultural Feature
Significance Level	LOCAL
Date Updated	May 2020

Curtilage Map



NB: The curtilage includes a buffer zone of 1.5 metres from the inner edge of the footpath into the residential blocks, to account for the average depth of driveway retaining walls and staircases which form part of some residential properties.

Statement of Significance

What is significant?

The bluestone retaining walls at Deveraux Street, Draska Court, and Short Avenue, Ash Grove, Vincent Street and Xavier Street, Oak Park are significant.

How is it significant?

The bluestone retaining walls are of local aesthetic significance to the City of Moreland.

Why is it significant?

The Bluestone Retaining Walls have aesthetic significance as a substantial and visually prominent feature within the streetscape of Oak Park that provides important character to the area. They define the boundary of each property along the nominated streets and contribute towards a visual understanding of the terraced landscape of Oak Park. (Criterion E)

HERCON Criteria Assessment		
A	<i>Importance to the course, or pattern of our cultural or natural history.</i>	The place does not meet this criterion.
B	<i>Possession of uncommon, rare or endangered aspects of our cultural or natural history.</i>	The place does not meet this criterion.
C	<i>Potential to yield information that will contribute to an understanding of our cultural or natural history.</i>	The place does not meet this criterion.
D	<i>Important in demonstrating the principal characteristics of a class of cultural or natural places or environments.</i>	The place does not meet this criterion.
E	<i>Importance in exhibiting particular aesthetic characteristics.</i>	The Bluestone Retaining Walls have aesthetic significance as a substantial and visually prominent feature within the streetscape of Oak Park that provides important character to the area. They define the boundary of each property along the nominated streets and contribute towards a visual understanding of the terraced landscape of Oak Park.
F	<i>Importance in demonstrating a high degree of creative or technical achievement at a particular period.</i>	The place does not meet this criterion.
G	<i>Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions.</i>	The place does not meet this criterion.
H	<i>Special association with the life or works of a person, or group of persons, of importance in our history.</i>	The place does not meet this criterion.
Significance Level		LOCAL

Recommendations

Include on Heritage Overlay?	Yes
Include on Victorian Heritage Register?	No

Physical Analysis

The subject site consists of a long length of bluestone retaining wall which spans the northern side of Deveraux Street, the eastern side of Draska Court, the eastern side of Short Avenue, the eastern side of Ash Grove, the eastern side of Vincent Street and the western side of Xavier Street in Oak Park. The wall forms the delineation between each property and the roadway, with many of the properties sitting high above the roadway on undulating land. The wall has been constructed in sections to allow for driveway or pedestrian access to the properties. In some locations, staircases have been provided as part of the wall to create access to dwellings. These stairs are largely provided in concrete, though there are some remaining bluestone examples. On the most part the retaining wall has a consistent stone block size and layout within the street, though there are sections which have been rebuilt and sections which have been removed which varies the visual setting of the features along the streetscape. Over the years, a number of mortar types have been used for repointing work which ranges from traditional lime style mortar to cement based mortars. Many of these have different pigments as well, ranging between white and dark blue.

Overall, the condition of the retaining wall is fair. There are sections which have been well kept and repointed over time. There are sections which are physically impacted by vegetation or moisture. There are also sections which have also been rebuilt poorly. A condition report by Golder Associates in 2009 notes that this area has a higher hazard level in the Moreland municipality for landslide hazards than other areas. The report found 'poor hillside practice' in the area, with 'poorly designed or constructed retaining walls' (Golder Associates, 2009, pg.12). A structural assessment, removal of intrusive vegetation and repointing of the wall in areas which have cementitious mortar would have a positive outcome on the long-term condition and stability of the feature. Specifically, the walls along Ash Grove, Vincent Street and Xavier Street are in better condition than the walls along Deveraux Street, Draska Court and Short Avenue.

Condition	Good	<u>Fair</u>	Poor
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Alterations and Additions

- Repointing with lime based mortar
- Repointing with concrete based mortar*
- Rebuilding of walls in some areas
- Removal of sections of wall within some property boundaries, specifically sections which may frame a driveway*
- Concrete stairs in some areas*

While there have been some changes over time, the Bluestone Retaining Wall retains a high level of integrity overall.

Integrity	<u>High</u>	Moderate	Low
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* Denotes element that detracts from the cultural significance of the place.

Historical Notes

Construction year(s)	c.1963
Key theme	Linking Moreland: Roads and Transport Routes
Key sub-theme	Forming Moreland's Roads

The post-contact historical use of the land on which the subject site is situated is largely associated with the agricultural pursuits of John Pascoe Fawkner's Belle Vue. The undulating land in Oak Park was subdivided after World War Two to supply the post-war population of Moreland with housing.

The wall was originally constructed to prevent soil erosion and landslides on elevated areas of Oak Park. An assessment of 1963 aerial photograph of the subject site shows that clear delineations between each property from its neighbour can be visualised at this time. This delineation runs the length of Devereaux Street, which was only half finished at the time, and shows that the bluestone retaining wall present onsite is a mid-twentieth century construction devised to prevent subsidence on the newly developed blocks. In 2009, Golder Associates assessed this area and found that the walls were 'poorly designed or constructed retaining walls' (Golder Associates, 2009, pg.12). The walls remain in use for its original purpose, to prevent soil erosion and landslides on elevated areas of Oak Park.

Comparative Analysis

A review of the Moreland Heritage Overlay shows that there are no bluestone retaining walls, or any form of wall, which are individually listed on the Heritage Overlay. Bluestone is associated with listings for places such as dwellings, bridges, paving and churches in Moreland, as well as the major historic site of Pentridge Prison. There were no precincts identified which include comparable bluestone walls.

Only one comparable example of a bluestone wall outside of the municipality, which is both individually listed and forms part of a streetscape/landscape setting, was identified:

- **Bluestone Retaining Wall at 1 Ewing Blyth Drive, Barwon Heads (HO1649)** which is:
aesthetically significant at a LOCAL level. It provides an important visual perimeter boundary for the Barwon River foreshore' and 'is historically significant at a REGIONAL level. It is associated with the work of the Public Works Department between 1953 and 1967, using stone from the former Wilson Hall at the University of Melbourne and the former Connemara State School. (Hermes ID 15236).

These are comparable for their materiality, though they have a different landscape function.

References

- Department of Environment, Land, Water and Planning, *Sunbury D4C/838 D4C*, aerial photograph.
- Golder Associates, *"City of Moreland Landslide Hazard Zoning"*, 2009, pg.12.
- Golder Associates, *"City of Moreland Landslide Hazard Zoning"*, 2009, pg.12.
- Historica. 2010. 'City of Moreland Thematic History' Unpublished report prepared by Michele Summerton for City of Moreland, PDF file.
- Landata, "Melbourne (1963)".
- *Sands & McDougall's Directory of Victoria. -1955-1970*

Limitations

1. Access to all heritage places was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not accessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. The historical notes provided for this citation are not considered to be an exhaustive history of the site.

Further Images



Curved retaining wall on Draska Court.



Corner of Draska Court and Devereaux Street.



Devereaux Street.



Steps running through retaining wall on Devereaux Street.

Further Images



Short Avenue.



Devereaux Street.



Ash Grove.



Ash Grove.




Vincent Street.



Vincent Street.

Heritage Citation – Individual Place

Place Name	'Moreland Secondary College and Kangan Institute TAFE Campus (former)', 31 The Avenue, Coburg (corner of The Avenue and The Grove)
Image	
Address	31 The Avenue, Coburg (corner of The Avenue and The Grove) VIC 3058
Study ID	68
Item Group	Community
Item Type	School
Significance Level	LOCAL
Date Updated	May 2020 October 2021

Curtilage Map



Statement of Significance

What is significant?

The Moreland Secondary College and Kangan Institute TAFE Campus (former) at [the north-east portion of](#) 31 The Avenue, Coburg (south west corner of The Avenue and The Grove) is significant. The form, scale and materiality of the [Late Twentieth-Century](#) Brutalist style building is significant, as well as the off-form concrete construction technique. The exposed concrete detailing to walls and ceilings within the building is significant, as well as the lightwell in the hallway.

How is it significant?

The Moreland Secondary College and Kangan Institute TAFE Campus (former) is of local aesthetic and technical significance to the City of Moreland.

Why is it significant?

The Moreland Secondary College and Kangan Institute TAFE Campus (former) is highly intact and exhibits high-quality aesthetic characteristics reflective of [Late Twentieth-Century Brutalist](#) design, with regards to the scale, geometric building form and use of off-form concrete. (Criterion E)

The use of off-form concrete represents a high degree of technical achievement, as related to the Brutalist era. (Criterion F)

HERCON Criteria Assessment		
A	<i>Importance to the course, or pattern of our cultural or natural history.</i>	The place does not meet this criterion.
B	<i>Possession of uncommon, rare or endangered aspects of our cultural or natural history.</i>	The place does not meet this criterion.
C	<i>Potential to yield information that will contribute to an understanding of our cultural or natural history.</i>	The place does not meet this criterion.
D	<i>Important in demonstrating the principal characteristics of a class of cultural or natural places or environments.</i>	The place does not meet this criterion.
E	<i>Importance in exhibiting particular aesthetic characteristics.</i>	The former Kangan Institute TAFE Campus is highly intact and exhibits high-quality aesthetic characteristics reflective of Late Twentieth-Century brutalist design, with regards to the scale, geometric building form and use of off-form concrete.
F	<i>Importance in demonstrating a high degree of creative or technical achievement at a particular period.</i>	The use of off-form concrete represents a high degree of technical achievement, as related to the Brutalist era.
G	<i>Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions.</i>	The place does not meet this criterion.
H	<i>Special association with the life or works of a person, or group of persons, of importance in our history.</i>	The place does not meet this criterion.

HERCON Criteria Assessment

Significance Level

LOCAL

Recommendations

Include on Heritage Overlay? Yes

Include on Victorian Heritage Register? No

Physical Analysis

This subject site contains a substantial ~~b~~Brutalist building on the corner of The Avenue and The Grove, Coburg. The ~~1970s-c.1980s~~ building is three storeys in height and was the former Kangan Institute TAFE campus. It is constructed of off-form concrete, which is typically made with a timber mould to form the concrete. The timber slats and timber grain are still visible on the concrete surface. The building included large, shear expanses of concrete which is interspersed with grey steel roller covers over the windows. Some sections of the building are enclosed with angled sheet metal, adding to the geometric formation of the building. ~~To the southern side of the primary three-storey structure is a long two-storey structure constructed of off-form concrete (some of which has been painted) and painted brick. Windows are provided in sets of 12 panels set within an aluminium frame on the ground floor facing The Avenue.~~

On the interior, the Diahnn Sullivan's 2010 heritage assessment shows us that it remains highly intact. The form and detailing of the concrete to walls and ceilings is intact. The upper floor hallway also acts as a lightwell for the site. Refer to the 'further images' section below for pictures of the site in 2010.

The building currently has a blue-grey colour scheme. In Diahnn Sullivan's 2010 heritage assessment of the site, the colour scheme on the windows was noted as being of significance, specifically on the strip windows with contrasting colour plastic coated metal frames. This plastic covering was noted as having been compromised in many of the building's window frames, causing corrosion. Sullivan similarly noted that some portions of the building's original concrete walls had been over painted, though the original texture was still evident beneath. Refer to the 'further images' section below for pictures of the site in 2010.

The ~~primary~~ three-storey building is enclosed by a tall off-form concrete boundary wall which has been topped with cyclone wire fence.

The landscape surrounding the site is primarily residential housing. The block on which the structure is set is surrounded by an asphalted courtyard to the west, and the original Moreland Central School buildings (c1947) to the south.

The structure at 31 The Avenue is in good condition, though the concrete is discoloured.

Condition	<u>Good</u>	Fair	Poor
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Alterations and Additions

- Cyclone wire fence
- Paint scheme changed. Reinstatement of 2010 colour scheme would be appropriate (refer to physical analysis).

The site has high integrity overall.

Integrity	<u>High</u>	Moderate	Low
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* Denotes element that detracts from the cultural significance of the place.

Historical Notes

Construction year(s)	1980s
Key theme	Sustaining Moreland's Community and Cultural Life
Key sub-theme	Establishing Schools and Places of Learning

Brutalism

Brutalism is an architectural style that can be traced to a particular evolution of modernism in Europe in the post-World War Two era. The name derives from the French term *béton brut*, or 'raw concrete'. Prominent Swiss-French architect Le Corbusier, who was associated with some of the foundational works of International Style modernism in the interwar period, began to experiment with exposed concrete forms in large scale-works, most notably in his government buildings in Chandigar (India). The term Brutalism gained currency (and a degree of popular notoriety) in England, where it became associated with both honesty to materials and an ethic of social responsibility, but also with large public buildings and (especially) housing estates that became the subject of ambivalent public responses. Over time, however, appreciation of Brutalism has increased and it has increasingly become rediscovered as both an aesthetic and architectural ethic in recent years, and Heritage Victoria has recently described it as a 'key architectural style of the twentieth century' (Heritage Victoria 2019, 17).

Brutalism in Melbourne

First appearing in Australia in the 1960s, Brutalism became a favoured form for institutional architecture with notable exponents including Graeme Gunn, Kevin Borland and John Andrew. Gunn's Plumbers and Gasfitters Union Building on Victoria Street, Carlton (1969-71, included in the Victorian Heritage Register, VHR H2307) and the Harold Holt Swimming Pool in Malvern (Kevin Borland and Daryl Jackson, 1969, VHR H0069) are archetypal examples in Melbourne (Heritage Victoria 2019, 17).

Moreland Secondary School and Kangan TAFE

The subject site was formerly both the Moreland Secondary School and a Kangan TAFE campus.

The complex of structures associated with the site had been used for educational purposes since 1887 when the land was occupied by the Moreland State School No. 2837. This school became the Moreland High School in 1947 (later Moreland Secondary College) and would operate as such till 1991.

The structure on the corner of the Avenue and The Grove was constructed in ~~the c.~~ 1980s to service expansion of the school grounds to the southern elevation of The Avenue. It was named Moreland Secondary College. Moreland Secondary College was closed in 1991, and the site became the Moreland Campus of the Kangan Institute of TAFE, which offered community services ranging from health and language studies to business courses. The Kangan Institute continued to operate from the site until 2011. It was closed in 2012 and has remained unoccupied since.

The site is currently vacant.

Comparative Analysis

There are no comparable Brutalist style buildings on the Heritage Overlay within the Moreland municipality. There are other notable brutalist buildings within Moreland, including the Glenroy Library, though this is not listed on the Heritage Overlay either.

Looking more broadly at Melbourne, there is a large variety of notable Brutalist structures on ~~the~~ [municipal](#) Heritage Overlays. Further, many of the significant inner-city buildings are documented on

Comparative Analysis

the 'Concrete Melbourne Map' by Glen Harper, 2019. These examples range from skyscrapers, to university buildings, houses, art centres and civic buildings.

Three comparable examples from the same period as the (former) Kangan TAFE building include:

- **Metropolitan Fire Brigade Headquarters at 456 Albert Street, East Melbourne (HO143)** which is comparable to the subject site as a three-storey off-form concrete building. The building has a similar scale and presence at the former Kangan TAFE.
- **Diocesan Offices, St Patrick's Cathedral at 383 Albert Road, East Melbourne (HO129)** which is not comparable in scale and form, but has also been constructed using the same off-form concrete technique.
- **Plumbers and Gasfitters Union Building at 50-52 Victoria Street Carlton, Melbourne City (HO1092)**, is comparable to the former Kangan TAFE building not for scale or use, but for technique and aesthetic form.

The above comparative analysis shows that Brutalist buildings within the Moreland municipality are underrepresented. This example is a prominent building of this style in Moreland and equally as significant as other examples on other Heritage Overlays through its design and construction technology. Though not immediately associated with a notable architect, the site still exhibits clear brutalist architectural themes.

References

- Kangan Institute, *Our History*, online resource accessed at: <https://www.kangan.edu.au/information-and-resources/about-us/history>
- Learning From the Past, *Case Studies: Moreland*, 2019. Online resource accessed at: <http://learningfromthepast.com.au/case-studies/>
- Melbourne City Council (1999) Heritage Citation Report: St Patricks Cathedral Precinct, Hermes ID 355.
- Melbourne City Council (2002) Heritage Citation Report: Eastern Hill Fire Station, East Melbourne, Hermes ID 76551.
- Melbourne City Council (2012) Heritage Citation Report: Plumbers and Gasfitters Union Building, Hermes ID 45055.
- Sullivan, Diahn, *Former Kangan Institute, Moreland Campus, 31 The Avenue, Coburg, Heritage Assessment*, June 2012.
- [Harper, Glen, Concrete Melbourne Map, 2019](#)

Limitations

1. Access to all heritage places was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not accessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. The historical notes provided for this citation are not considered to be an exhaustive history of the site.

Further Images



The former Kangan TAFE, looking south.



The former Kangan TAFE, looking south east.



The former Kangan TAFE, looking south west.



The former Kangan TAFE, looking west from opposite De Carle Street.



The former Kangan TAFE, looking west.



~~The former Kangan TAFE, looking south west from opposite De Carle Street.~~

Further Images



The former Kangan TAFE, ground floor western elevation.



The former Kangan TAFE, ground floor western elevation looking north west.



The former Kangan TAFE, looking north.



Looking north west at the 1947 buildings.

Further Images



Detail of off-form concrete boundary wall.



Detail of off-form concrete boundary wall.



Western elevation from across courtyard.
Source: Sullivan, Diahnn, Heritage Assessment, 2012.




Interior view. Souce: Sullivan, Diahnn, Heritage Assessment, 2012.

Further Images



Interior view of hallway with lightwell. Source: Sullivan, Diahn, Heritage Assessment, 2012.

Heritage Citation – Individual Place

Place Name	'Coburg Market', 415-423 Sydney Road, Coburg
Image	
Address	415-423 Sydney Road, Coburg VIC 3058
Study ID	70
Item Group	Commercial
Item Type	Market Building
Significance Level	LOCAL
Date Updated	June 2020

Curtilage Map



Statement of Significance

What is significant?

The building at 415-423 Sydney Road, Coburg (otherwise known as 'Coburg Market') is significant. The brick parapet to the front façade of the Coburg Market is significant, as well as the open interior layout and steel and timber -truss hipped roof. The awning, building entrance and façade shop fronts are not significant.

How is it significant?

Coburg Market is of local historical and representative significance to the City of Moreland. It also has rarity value.

Why is it significant?

Coburg Market is important to the course of Coburg's history, as a municipal marketplace which was opened during the Great Depression and remains in use for this purpose. The site has been a source of local produce for the community for 90 years, with produce largely supplied by local market gardeners. (Criterion A)

Coburg Market is a rare example of an intact interwar municipal marketplace in Moreland which has also functioned for this purpose since it was first opened. (Criterion B)

Coburg Market is representative of an interwar marketplace, with an intact open shopping hall which can house fifty stalls covered by a steel and timber -truss hipped roof complete with a large air vent. (Criterion D)

HERCON Criteria Assessment		
A	<i>Importance to the course, or pattern of our cultural or natural history.</i>	<i>Coburg Market</i> is important to the course of Coburg's history, as a municipal marketplace which was opened during the Great Depression and remains in use for this purpose. The site has been a source of local produce for the community for 90 years, with produce largely supplied by local market gardeners.
B	<i>Possession of uncommon, rare or endangered aspects of our cultural or natural history.</i>	<i>Coburg Market</i> is a rare example of an intact interwar municipal marketplace in Moreland which has also functioned for this purpose since it was first opened.
C	<i>Potential to yield information that will contribute to an understanding of our cultural or natural history.</i>	The place does not meet this criterion.
D	<i>Important in demonstrating the principal characteristics of a class of cultural or natural places or environments.</i>	<i>Coburg Market</i> is representative of an interwar marketplace, with an intact open shopping hall which can house fifty stalls covered by a steel <u>and timber</u> -truss hipped roof complete with a large air vent.
E	<i>Importance in exhibiting particular aesthetic characteristics.</i>	The place does not meet this criterion.
F	<i>Importance in demonstrating a high degree of creative or technical achievement at a particular period.</i>	The place does not meet this criterion.
G	<i>Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions.</i>	The place does not meet this criterion.
H	<i>Special association with the life or works of a person, or group of persons, of importance in our history.</i>	The place does not meet this criterion.
Significance Level		LOCAL

Recommendations

Include on Heritage Overlay?	Yes
Include on Victorian Heritage Register?	No

Physical Analysis

Coburg Market at 415-423 Sydney Road, Coburg is comprised of a large steel and timber-trussed shed, historically housing up to fifty stalls on the interior with four stores facing Sydney Road. The façade of the building has a corrugated iron bullnose verandah set on cast iron posts with decorative

Physical Analysis

brackets. It is unclear if the awning and associated posts are original, though it is thought to be unlikely. The façade has a high parapet with interwar detailing in an Art Deco style. The parapet conceals the pitch of the roof. Along the apex of the roof is a large vent.

The shops at the front of the building have been altered to include new glazing and modern wall tiles. The original entrance remains in the same place, though the fabric has also been altered to include new glazing and floor tiles.

The market supplies meat, seafood, spices and fresh produce, with the fresh produce located in the centre of the site and the remaining stalls located on the northern side of the building opening onto the fresh produce area.

The landscape surrounding the property is exclusively commercial, with this portion of Sydney Road being the main commercial precinct of Coburg just south of the major intersection with Bell Street.

Coburg Market has been well maintained and is in good condition.

Condition	<u>Good</u>	Fair	Poor
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Alterations and Additions

- The verandah colour scheme has been altered
- Entrance altered considerably, with changes to tiling, glazing and doors*
- It is likely that the entire awning has been replaced

Coburg Market has high integrity for its continued use as an interwar municipal marketplace, and for retaining its original form, layout and function.

Integrity	<u>High</u>	Moderate	Low
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* Denotes element that detracts from the cultural significance of the place.

Historical Notes

Construction year(s)	1930
Key theme	Shopping and Retailing in Moreland
Key sub-theme	Shopping on Sydney Road

In 1926, *The Herald* published an article stating, 'a market to serve the growing districts in the north of Melbourne has long been sought by northern municipalities' (*The Herald*, Mar. 18 1926, Pg. 4). By 1926, the growing population of Coburg needed to travel south to the Queen Victoria Market via the use of congested tramways. The Town Clerk for Coburg, one W. Mitchell, offered a location on Bell Street as an ideal place for a market. However, the location chosen was Sydney Road.

Four years later, an article was published in *The Herald*:

£4000 MARKET FOR COBURG. Provision is made for about 50 stalls in a market building being raised by Messrs A. and J. E. Bush in Sydney Road, Coburg, near Bell Street. The building, which is estimated to cost £4000, is on a block with a frontage of 75 feet and a depth of 200 feet. (*The Herald*, Mar. 13 1930, Pg. 12)

Four days later, *The Age* published another article, this time outlining the deadline for completion of the market as being three months. (*The Age*, Mar. 17 1930, Pg. 7). A. J.E. Bush advertised for a quotation in *The Argus* in search of someone capable of 'Spraying Interior of Coburg Market with Water-colour; also for Spraying Verandah of same with Copper Lacquer' (*The Argus*, Jul. 7 1930, Pg. 2). The Coburg Market opened within estimated timeframes and still continues to operate and service the population of Coburg as an intact and operational marketplace.

Historical Notes

The establishment of a market at 415-423 Sydney Road must be understood as part of a broader theme of development occurring within Moreland in the 1930s. Whilst the Coburg Market was established in 1930, further south the former Brunswick Market at Sparta Place was also opened in 1930 and the Moreland Market would be opened in 1932. However, all three listed markets would struggle during the Great Depression and competition with stores on Sydney Road, so much so that the Brunswick Market would close within three years of its opening and Moreland Market would close within two years of its opening. The Coburg Market continued to operate and service the Coburg populace, and continues to do so today.

Comparative Analysis

The former Moreland Market is directly comparable to two other sites located within the Moreland municipality. Of these three, only one is registered on the Heritage Overlay (also included on the Victorian Heritage Register). These examples are comparable not only with the period in which they were constructed but by their broader narrative of trade and commerce. These examples include:

- **Former Brunswick Market, 1-7 Ballarat Street, 2-8 Sparta Place and 1 Tripovich Street** (HO12; VHR H1307). The statement of significance says:

The Brunswick Market is of exceptional architectural importance as the only known market building in Victoria constructed in the Spanish style, popular during the late 1920s to mid 1930s in domestic and commercial architecture...The Former market has further architectural and historical importance for its rare timber Belfast truss roof structure, and for being one of few purpose-built market structures surviving from the inter-war years... The Former Brunswick market has architectural and historical importance as a rare example of the 'basilican form' of market building originally introduced by Charles Fowler in his remarkable designs for English markets in the early nineteenth century, and later interpreted in Australia by architect Edmund Spencer in the Castlemaine market (1858)...The Former Brunswick market building is socially and historically notable for illustrating the perceived importance of markets and market buildings during the Great Depression, and with their failure, the risk it entailed. (Hermes ID 58984)

Though not immediately comparable for their aesthetic qualities, both marketplaces are comparable for the period within which both sites were developed. Both markets were constructed in 1930, though the Brunswick Market would liquidate three years later. This comparative example works to highlight the significance of the Coburg Market, as an intact example of a marketplace which has seen a continued use.

- **Moreland Market at 68-74 Sydney Road** (not listed on the HO). This site is the least significant of the three examples, being less architecturally remarkable and intact than the other examples and a site which closed within two years of its opening. This comparative example works to highlight the significance of the Coburg Market, as an intact example of a marketplace which has seen a continued use.

The above comparative analysis shows that of the three remaining examples within Moreland, Coburg Market is arguably the most historically significant and rare of the three, being an intact example of a marketplace that has seen a continued use for 90 years. Though, it is not as architecturally significant as the Former Brunswick Market.

References

- £4000 MARKET FOR COBURG (1930, March 13). *The Herald (Melbourne, Vic. : 1961 – 1954)*, p.12.
- Classified Advertising (1930, July 7). *The Argus (Melbourne, Vic. : 1848 – 1957)*, p.2.

References

- COBURG MARKET (1926, March 18). *The Herald (Melbourne, Vic. : 1861 – 1954)*, p.4.
- Markets for Coburg. (1930, March 17). *The Age (Melbourne, Vic. : 1854 – 1954)*, p.7.
- Moreland City Council (2008) Heritage Citation Report: Brunswick Market (former), Hermes ID 58984).
- Picture Victoria, Coburg Historical Society, c 1935 fruit and vegetable stall at Coburg market, ID: 17562.

Limitations

1. Access to all heritage places was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not accessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. The historical notes provided for this citation are not considered to be an exhaustive history of the site.

Further Images



Coburg Market looking south along Sydney Road.



Coburg Market as viewed from across Sydney Road.

Further Images



Coburg Market as viewed from across Sydney Road.



Coburg Market, southern portion of façade.



Coburg Market, northern portion of façade.



Entrance to market.



Coburg Market awning and posts.




Interior of Coburg Market.

Further Images



Picture Victoria, Coburg Historical Society, *c1935 fruit and vegetable stall at Coburg Market*, ID:17562.

Heritage Citation – Individual Place

Place Name	'Joe's Market Garden', 131 Harding Street, Coburg
Image	
Address	131 Harding Street, Coburg VIC 3058
Study ID	71
Item Group	Farming and Grazing
Item Type	Market Garden
Significance Level	LOCAL & STATE
Date Updated	June 2020

Curtilage Map



Statement of Significance

What is significant?

Joe's Market Garden at 131 Harding Street Coburg is significant. The fields are significant. The two structures are not significant.

How is it significant?

Joe's Market Garden is of state significance for historical and rarity value to the State of Victoria.

Why is it significant?

Joe's Market Garden at 131 Harding Street is historically important as one of the earliest known market gardens to operate on the Merri Creek, being farmed continuously for 180 years, and has employed people from Coburg's early population through to today, providing and continuing to provide local produce. (Criterion A)

Joe's Market Garden is rare as ~~one of the last operational~~ an extant 19th century urban market gardens in Melbourne remaining in operation (Criterion B).

While no investigation of contemporary social value has been undertaken as part of this assessment, the strength of this association can be inferred from its history and use. (Criterion GB)

HERCON Criteria Assessment		
A	<i>Importance to the course, or pattern of our cultural or natural history.</i>	Joe's Market Garden at 131 Harding Street is historically important for its continued use as a market garden on the Merri Creek for 180 years, employing people from Coburg's early population and providing local produce.
B	<i>Possession of uncommon, rare or endangered aspects of our cultural or natural history.</i>	Joe's Market Garden is rare as <u>an extant 19th century one of the last operational</u> market gardens in Melbourne <u>remaining in operation</u> .
C	<i>Potential to yield information that will contribute to an understanding of our cultural or natural history.</i>	The place does not meet this criterion.
D	<i>Important in demonstrating the principal characteristics of a class of cultural or natural places or environments.</i>	The place does not meet this criterion.
E	<i>Importance in exhibiting particular aesthetic characteristics.</i>	The place does not meet this criterion.
F	<i>Importance in demonstrating a high degree of creative or technical achievement at a particular period.</i>	The place does not meet this criterion.
G	<i>Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions.</i>	While no investigation of contemporary social value has been undertaken as part of this assessment, the strength of this association can be inferred from its history and use. The place has the potential to meet this criterion, subject to further research and evaluation.
H	<i>Special association with the life or works of a person, or group of persons, of importance in our history.</i>	The place does not meet this criterion.
Significance Level		LOCAL & STATE

Recommendations	
Include on Heritage Overlay?	Yes
Include on Victorian Heritage Register?	<p>Yes</p> <p>While the place would reach the threshold for state significance under criteria (A) and (B), it has the potential also to have state significance under criterion (G) for social value. It is recommended that prior to any nomination the place be subject to a specific social value research and evaluation methodology.</p>

Physical Analysis

Joe's Market Garden comprises approximately 2 acres of land on a gradual slope towards the Merri Creek. The plantings are oriented in rows of north-to-south on the western side of the gardens, with taller plantings established in the far western beds. These are reversed the closer the garden gets to the eastern boundary, with beds oriented east-to-west. The site is fitted with a sprinkler system, fed from the mains supply and a 100,000-litre underground tank collecting rainwater from neighbouring houses. Situated on the western bank of the Merri Creek, the gardens are rich in produce, comprising a wide variety of vegetables and herbs including but not limited to lettuces, tomatoes, eggplants, artichokes, chillies, pumpkins, cucumbers and many other vegetables. The site is equipped with some later prefabricated sheds and greenhouses on the northern boundary. The eastern boundary is bordered by a wide row of rosemary and the Merri Creek Trail.

The broader landscape setting is a mix of natural and suburban. To the east is the Merri Creek which is separated from the gardens by the Merri Creek Trail, a sealed shared use path. To the south, west and north the site is bordered by suburbia characterised by predominantly single-storey residential development.

The gardens are occupied and used by CERES and are in constant cultivation. Joe's Market Garden grows organic herbs and vegetables, all of which are sold through CERES Fair Food enterprise..

Condition	<u>Good</u>	Fair	Poor
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Alterations and Additions

- Fragmentation of original size
- Addition of sheds
- Addition of timber fence adjacent to footpath

The site was originally much larger, with at least half of the sites' original curtilage lost to residential subdivision in the late 20th century. Though this does constitute an alteration to the fabric of the site, it does not however substantially impact its integrity, as the site's significance is largely connected to its continued use as a market garden since the 1840s.

Integrity	<u>High</u>	Moderate	Low
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* Denotes element that detracts from the cultural significance of the place.

Historical Notes

Construction year(s)	1840s
Key theme	Farming the Land
Key sub-theme	Developing Smaller Farms; (Re)connection with the Land

Land along the Merri Creek was used extensively for market gardening by both the European settlers as well as the Chinese migrants who started arriving in the colony during the 1840s gold rush. During the 1870s farmers and market gardeners formed Coburg's largest occupational group, most owning the freehold to their land, with holdings ranging between ten and fifty acres.

The market garden at 131 Harding Street, Coburg, is first recorded in the Sands and McDougall Street Directories in 1930. Prior to this, Harding Street is recorded as ending at Nicholson Street. However, as established by both Broome and the 2010 Thematic History, the land surrounding Cole Crescent and the Merri Creek was farmed extensively by local pioneer nurserymen Thomas and John Cole in the 1840s. Their run accounted for 60 acres. Due to the position of the market garden to Cole Crescent and the size of the original steadings, Joe's Market Garden was originally part of the Cole steadings, though there are no tangible remnants of said steadings (Summerton, 2010, pg. 49).

Historical Notes

By 1930, the continuation of Harding Street is recorded as being largely occupied by private residences – except for the last plot which is simply recorded as being occupied by ‘Chinese’ (Sands and McDougall, 1930, Pg. 251). By addressing the Melbourne and Metropolitan Board of Works (MMBW) plan for 1929, what this directory record reflects is the presence of a large Chinese market garden occupying a portion of the western bank of the Merri Creek.

In a 2012 interview, Joe Garita explained how he purchased the market garden in 1945:

I came to Melbourne, first I came here in '42 because some of Dad's and Mum's best friends were living in Moreland Road. And then of course you know, being a young bloke I went around the Creek here and there. But I didn't know this place in Harding Street. It only came about because then the next time I came it was 1945. And then I looked at The Argus on a Saturday morning, there it was. A going concern, 350 quid. (laughs). So straightaway I asked Mr. Rossin let's go and see this man, Jimmy Loch, he was Chinese. His father was Chinese, his mother was Australian. They were all born here. Then arrangements were made, and it became ours, and we have been here ever since. (Joe Garita, 2012 Interview)

Joe Garita and his wife Jean would operate the market garden at 131 Harding Street until selling it 1978 to the Melbourne and Metropolitan Board of Works. After the sale of the site, Joe remained the caretaker. The Garitas continued to live on a block neighbouring the site. Joe passed away in 2015.

By 1989, the size of the market garden was reduced by half to allow for residential development to the west (refer to aerial image in 'further images').

The place remained in the ownership of MMBW until Coburg Council took over ownership in September 1992. It remains in the ownership of Moreland City Council today, with CERES leasing the land from Council.

Today, CERES still operates the market garden at 131 Harding Street. Established for this use since the 1840s, Joe's Market Garden is now one of the last operating [19th century](#) market gardens in Melbourne.

Comparative Analysis

While Joe's Market Garden is unique in its own right and is a rare type of place for both Moreland Council and Melbourne generally, it is also comparable with other sites in Melbourne and across the state.

The **Collingwood Children's Farm in Abbotsford at 18 St Heliers Street, Abbotsford** (Included within the Victorian Heritage Register City of Yarra HO9, 'Former Convent of the Good Shepherd'). Established in 1979 by the (then) Collingwood City Council, the Collingwood Children's Farm is also a not-for-profit inner-city farm situated adjacent to a river, with the stated aim 'to bring city folk closer to the land, animals, farm life and community'. While similar to Joe's Market Garden in that it includes a community produce gardens and mutual emphasis on agriculture, Joe's Market Garden has been in continuing use for a longer period. A further relevant and important distinction is that Joe's Market Garden has been and continues to be used as a commercial market garden for distribution and sale off-site, as opposed to a community garden with primarily subsistence.

The **Edendale Community Environmental Farm at 30 Gastons Road, Eltham** in Nillumbik was established in the early 1980s. A former pastoral station, the site was purchased by the Eltham Shire Council in 1970. In the 1980s, Council developed the site as a community park and educational farm. In the mid-1990s, Edendale farm was fully operational as a Community Farm, and is now known as the Edendale Community Environmental Farm. The site is included on the Heritage Overlay for the Nillumbik Shire (HO204) for historical and aesthetic significance. The Edendale Community Environmental Farm is comparable to Joe's Market Garden as a community farm developed to both educate and service their respective local communities. Both sites have long histories of agriculture, and both places took on the additional roles of community-based environmental education and sustainable agriculture. Again, however, while similar to Joe's Market Garden in that it includes a

Comparative Analysis

community produce gardens and mutual emphasis on agriculture, Joe's Market Garden has been in continuing use for a longer period. A further relevant and important distinction is that Joe's Market Garden has been and continues to be used as a commercial market garden for distribution and sale off-site, as opposed to a community garden with primarily subsistence.

In 1984, in the same period as both the Edendale community farm, Collingwood Childrens' Farm and CERES Park, the **Myuna Community Farm at 182 Kidds Road, Doyeton** was opened to the public by the Friends of the Myuna Farm. Prior to this, Myuna Farm and the surrounding 121 acre farm were purchased by the State Housing Commission in the 1950s, setting 50 acres aside to support the new estate. The 50 acres would come to be known as Myuna Farm, and since their opening to the general public in 1984, they have grown and received public funding. Myuna Farm was included in the Casey City Heritage Overlay in 2004 (HO104) for its aesthetic significance and as the only community farm in the south-east of Melbourne. Yet again, however, while similar to Joe's Market Garden in that it includes a community produce gardens and mutual emphasis on agriculture, Joe's Market Garden has been in continuing use for a longer period. A further relevant and important distinction is that Joe's Market Garden has been and continues to be used as a commercial market garden for distribution and sale off-site, as opposed to a community garden with primarily subsistence.

A comparable market garden that has been included in the Brimbank City Heritage Overlay (as HO78) is located at 56 Yallourn Street, Ardeer. This **Market Garden** was established in the Western Suburbs in 1950, four years after Joe Garita took possession of the site at 131 Harding Street, Coburg. The Ardeer Market Garden is primarily planted with Mediterranean plantings, including olives and prickly pears. Joe Garita's purchasing of the site at 131 Harding Street and the establishing of the Ardeer Market Garden are both symptomatic of a broader state-wide influx of post-war migration and its beneficial affect on Victoria's agriculture. However this market garden is comparable for historical use, rather than continuing contemporary operations that contribute to Joe's Market Garden's broader significance. Furthermore, Joe's Market Garden was established in its function much earlier.

A comparable example that has been included on the Victorian Heritage Register (H2106) can be found in the **Chinese Kiln and Market Garden at 40 Thunder Street North Bendigo**. Included on the Greater Bendigo City Heritage Overlay (HO719) and, the Chinese Kiln and Market Garden are comparable to Joe's Market Garden as sites of historical Chinese market gardens, yet in relation to the North Bendigo site the kiln as evidence of industrial activity by the early Chinese community is the primary basis for its state significance. In the same theme, **Georgie's Hut (Chinese Market Garden)** in Buloke Shire is also comparable as a former Chinese Market Garden on the Victorian Heritage Register (H0873). As noted above, the early development of the land now occupied by Joe's Market Garden included its historical use as a Chinese market garden. A major discernible difference between the sites at 40 Thunder Street North Bendigo, Georgie's Hut (Chinese Market Garden) and the site at Joe's Market Garden is that, beside heritage protections, Joe's Market Garden continued to be used as an active garden. It must be noted that Joe's Market Garden is not being nominated only for its historical use as a Chinese market garden, but for the significance (and rarity value in particular) of its ongoing use.

The examples outlined above highlight that Joe's Market Garden has a distinctive claim to having continued operating as a market garden for over 180 years and remaining in continuing use such as to reach the threshold for state significance.

References

- Collingwood Children's Farm, <https://www.farm.org.au/>
- Friends of Merri Creek, *Joe Garita – Market Gardener on Merri Creek [interview]*, 11 July 2012.
- Historica. 2010. 'City of Moreland Thematic History' Unpublished report prepared by Michele Summerton for City of Moreland. PDF file.

References

- Melbourne Metropolitan Board of Works. *Melbourne and Metropolitan Board of Works Detail Plan. 2346, Municipality of Coburg [cartographic Material]*. [Melbourne]: MMBW, 1929. Print. 1:480 Scale Plans (detail Plans) 40 Feet to 1 Inch ; 2346.
- State Library of Victoria, Sands & McDougall Directory of Victoria, 1930 ed.
- Victorian Heritage Register, Collingwood Children's Farm in Abbotsford.

Limitations

1. Access to all heritage places was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not accessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. The historical notes provided for this citation are not considered to be an exhaustive history of the site.

Further Images



View of site from the Merri Creek trail showing signage.



View of site from the Merri Creek trail showing the western portion of the site.



Further Images

View of site from the Merri Creek trail showing the eastern portion of the site.



View of site from the Merri Creek trail showing the eastern portion of the site.

View of site from the Merri Creek trail detailing examples of crops.



Produce from Joe's Market Garden for sale at CERES.



Cropped portion of Melbourne Metropolitan Board of Works. *Melbourne and Metropolitan Board of Works Detail Plan. 2346, Municipality of Coburg [cartographic Material]*. [Melbourne]: MMBW, 1929. Print. 1:480 Scale Plans (detail Plans) 40 Feet to 1 Inch ; 2346.



Further Images



Aerial view from 1951. Source: Moreland City Council, 2020.



Aerial view from 1966. Source: Moreland City Council, 2020.



Further Images




Aerial view from 1979. Source: Moreland City Council, 2020.



Aerial view from 1989. Source: Moreland City Council, 2020.

Heritage Citation – Precinct

Place Name	'Hanover Street Precinct', 27-49 and 2-64 Hanover Street, Brunswick
Image	
Address	<p><i>Assessed</i></p> <p>1-49 and 2-64 Hanover Street, Brunswick VIC 3056</p> <p><i>Nominated for Local Listing</i></p> <p>27-49 and 2-64 Hanover Street, Brunswick VIC 3056</p>
Study ID	P1
Item Group	Residential Buildings (private)
Item Type	Residential Precinct
Significance Level	LOCAL_- part of site only (refer to curtilage map)
Date Updated	May 2020 <u>October 2021</u>

Curtilage Map



Statement of Significance

What is significant?

The Hanover Street Precinct, comprised of houses at 27-49 and 2-64 Hanover Street, Brunswick, is significant. With respect to contributory properties, the facades, roof forms and setbacks of the Victorian and Edwardian era dwellings are significant, as well as their timber picket fences. The brick and metal fences, as well as rear extensions, are not significant.

Contributory properties include: 2, 4, 6, 8, 14, 18, 20, 22, 24, 26, 27, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 45, 47, 48, 49, 50, 52, **54**, 56, 58, 60, 62 and 64 Hanover Street.

Non-contributory properties include: 10, 12, 16, 28, 29, 41, 1/41, 2/41, 46, 1/46, ~~and~~ 2/46 **and 54** Hanover Street.

How is it significant?

The Hanover Street Precinct is of local historical, representative and aesthetic significance to the City of Moreland.

Why is it significant?

The Hanover Street Precinct is historically linked with the broader developmental narrative of Brunswick during Melbourne's building boom period, specifically evidenced by the subdivision of the site in 1883 and presence of Victorian era cottages. (Criterion A)

The Hanover Street Precinct demonstrates the principal characteristics of Victorian era cottages and terraces, with an array of features specific to this style including a single-fronted form, timber weatherboards and joinery, bullnose or skillion awning, iron lacework, and hipped roofs. Further, the Hanover Street Precinct demonstrates the principal characteristics of Edwardian era dwellings, with

Statement of Significance

an array of features specific to this style including a range of timber joinery to both the built form and as decorative features, gable ends, hipped roofs, use of iron lacework, and use of pressed metal to the gable end. (Criterion D)

The Hanover Street Precinct has aesthetic significance as a relatively intact and visually cohesive street of predominantly Victorian and Edwardian era dwellings dating from the 1880s land boom through to the 1910s. The streetscape is primarily made up of historic building stock which have a consistent scale, setback and materiality which creates a streetscape pattern, character and sense of cohesion. Several rows of matching building styles adds further to this character. (Criterion E)

HERCON Criteria Assessment		
A	<i>Importance to the course, or pattern of our cultural or natural history.</i>	The Hanover Street Precinct is historically linked with the broader developmental narrative of Brunswick during Melbourne's building boom period, specifically evidenced by the subdivision of the site in 1883 and presence of Victorian era cottages.
B	<i>Possession of uncommon, rare or endangered aspects of our cultural or natural history.</i>	The place does not meet this criterion.
C	<i>Potential to yield information that will contribute to an understanding of our cultural or natural history.</i>	The place does not meet this criterion.
D	<i>Important in demonstrating the principal characteristics of a class of cultural or natural places or environments.</i>	<p>The Hanover Street Precinct demonstrates the principal characteristics of Victorian era cottages and terraces, with an array of features specific to this style including a single-fronted form, timber weatherboards and joinery, bullnose or skillion awning, iron lacework, and hipped roofs.</p> <p>The Hanover Street Precinct demonstrates the principal characteristics of Edwardian era dwellings, with an array of features specific to this style including a range of timber joinery to both the built form and as decorative features, gable ends, hipped roofs, use of iron lacework, and use of pressed metal to the gable end.</p> <p>The interwar, late twentieth century and twenty-first century dwellings do not contribute towards the fulfilment of this criterion.</p>
E	<i>Importance in exhibiting particular aesthetic characteristics.</i>	The Hanover Street Precinct has aesthetic significance as a relatively intact and visually cohesive area of predominantly Victorian and Edwardian era dwellings dating from the 1880s land boom through to the 1910s. The streetscape is primarily made up of historic building stock which have a consistent scale, setback and materiality which creates a streetscape pattern, character and sense of cohesion. Several rows of matching building styles adds further to this character.



HERCON Criteria Assessment		
		The interwar, late twentieth century and twenty-first century dwellings, while appropriate in scale and setback, do not contribute towards the fulfilment of this criterion.
F	<i>Importance in demonstrating a high degree of creative or technical achievement at a particular period.</i>	The place does not meet this criterion.
G	<i>Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions.</i>	The place does not meet this criterion.
H	<i>Special association with the life or works of a person, or group of persons, of importance in our history.</i>	The place does not meet this criterion.
	Significance Level	LOCAL – amended area only

Recommendations

Include precinct on Heritage Overlay?	Yes - 27-49 and 2-64 Hanover Street, Brunswick VIC 3056
Include individually significant places on Heritage Overlay?	No

Nb: the subject place has an existing Hermes entry for 64 Hanover Street (ID 56401).

Physical Analysis

The Hanover Street Precinct spans the length of Hanover Street, Brunswick with a series one to two-storey residences fronting the street. The large majority of the structures were constructed in the late nineteenth century and early twentieth century, comprising Victorian era and Edwardian era dwellings. These are generally grouped together in their styles, indicating periods of simultaneous development, with the Victorian era dwellings largely located north of Newman Street and the Edwardian era dwellings largely located south of Newman Street. These buildings are interspersed by some modest Interwar era timber residences, some late twentieth century brick dwellings, and two post 2000s contemporary dwellings. Two of the three late twentieth century sites have been subdivided to create three residential lots.

The contributory styles for the Hanover Street Precinct are the Victorian era and Edwardian era dwellings.

The key heritage characteristics of the Victorian era dwellings include a timber construction, hipped roofs lined with galvanised iron, face brick chimneys with chimney cowl, decorative timber mouldings to the eaves, iron lacework, bullnose or skillion awnings with timber awning posts, timber cladding to the front façade to appear like stone, timber picket fences, tessellated tile porches and timber joinery to windows and doors. The dwellings at No. 33-35 are also characteristic for their Boom-era style parapets. Some of the Victorian era dwellings have been modified with the replacement of roof sheeting, guttering, porch tiles and fences, and removal of iron lacework. In one instance (at No. 20) the building has enclosed with rough hewn brick skin. It is likely that the original timber remains intact behind the brick skin.

Physical Analysis

The key heritage characteristics of the Edwardian era dwellings include a timber construction, hipped roofs with front facing gable ends, face brick chimneys with chimney cowl, timber barge boards and gable ends detailed with scalloped timber, finials, timber window awnings, timber verandah posts and brackets, timber windows and doors, timber picket front fences, iron lacework to some dwellings, as well as pressed metal to gable ends (e.g. 49 Hanover Street). Some of the dwellings have been modified with the replacement of roof sheeting, guttering, porch tiles and fences.

As is expected for these types of dwellings, many have been extended to the rear with single-storey additions. On the most part, these are very sympathetic in that they are not visible or have been provided in a colour, materiality and scale which is appropriate for the character of the place. The most visually intrusive rear extension is at No. 54 Hanover Street, though it is not noted to have an adverse impact on the character of the place.

The streetscape setting is characterised by consistent building setbacks, native street trees, and a range of fence styles including metal loop, timber picket, brick and horizontal timber slat (at No. 17 which is modern).

On the most part, the dwellings have been well maintained and are in good condition.

Every dwelling has undergone some form of alteration over time, resulting in varying styles of front fences, some alternative awnings, and rear extensions. On an individual level many dwellings have high integrity while others have moderate integrity. As a group though, they have a high level of integrity due to their visual cohesiveness.

Condition	<u>Good</u>	Fair	Poor
Integrity	<u>High</u>	Moderate	Low

Designation of Places within Precinct

Address	Place Type	Style / Era	Designation*	Included in Precinct? (Y/N)
1 Hanover Street	House	Federation/Edwardian Period (1902-c.1918)	C	N
2 Hanover Street	House	Federation/Edwardian Period (1902-c.1918)	C	Y
3 Hanover Street	House	Interwar Period (c.1919-c.1940)	NC	N
4 Hanover Street	House	Federation/Edwardian Period (1902-c.1918)	C	Y
5 Hanover Street	House	Interwar Period (c.1919-c.1940)	NC	N
6 Hanover Street	House	Federation/Edwardian Period (1902-c.1918)	C	Y
7 Hanover Street	House	Federation/Edwardian Period (1902-c.1918)	C	N
8 Hanover Street	House	Victorian Period (1851-1901)	C	Y
9 Hanover Street	House	Federation/Edwardian Period (1902-c.1918)	NC	N

Designation of Places within Precinct

10 Hanover Street	House	Late Twentieth Century (c.1960-c.2000)	NC	Y
11 Hanover Street	House	Victorian Period (1851-1901)	C	N
12 Hanover Street	House	Late Twentieth Century (c.1960-c.2000)	NC	Y
13 Hanover Street	House	Victorian Period (1851-1901)	C	N
14 Hanover Street	House	Victorian Period (1851-1901)	C	Y
15 Hanover Street	House	Federation/Edwardian Period (1902-c.1918)	C	N
16 Hanover Street	House	Federation/Edwardian Period (1902-c.1918)	NC	Y
17 Hanover Street	House	Contemporary (post 2000s)	NC	N
18 Hanover Street	House	Victorian Period (1851-1901)	C	Y
19 Hanover Street	House	Federation/Edwardian Period (1902-c.1918)	C	N
20 Hanover Street	House	Victorian Period (1851-1901)	C	Y
21 Hanover Street	House	Federation/Edwardian Period (1902-c.1918)	C	N
22 Hanover Street	House	Federation/Edwardian Period (1902-c.1918)	C	Y
23 Hanover Street	House	Interwar Period (c.1919-c.1940)	NC	N
24 Hanover Street	House	Federation/Edwardian Period (1902-c.1918)	C	Y
25 Hanover Street	House	Late Twentieth Century (c.1960-c.2000)	NC	N
26 Hanover Street	House	Federation/Edwardian Period (1902-c.1918)	C	Y
27 Hanover Street	House	Victorian Period (1851-1901)	C	Y
28 Hanover Street	House	Contemporary (post 2000s)	NC	Y
29 Hanover Street	House	Late Twentieth Century (c.1960-c.2000)	NC	Y
30 Hanover Street	House	Victorian Period (1851-1901)	C	Y
31 Hanover Street	House	Victorian Period (1851-1901)	C	Y
32 Hanover Street ^u	House	Victorian Period (1851-1901)	C	Y
33 Hanover Street	House	Victorian Period (1851-1901)	C	Y

Designation of Places within Precinct

34 Hanover Street [△]	House	Victorian Period (1851-1901)	C	Y
35 Hanover Street	House	Victorian Period (1851-1901)	C	Y
36 Hanover Street	House	Victorian Period (1851-1901)	C	Y
37 Hanover Street	House	Victorian Period (1851-1901)	C	Y
38 Hanover Street	House	Victorian Period (1851-1901)	C	Y
39 Hanover Street	House	Federation/Edwardian Period (1902-c.1918)	C	Y
40 Hanover Street	House	Victorian Period (1851-1901)	C	Y
41 Hanover Street	House	Late Twentieth Century (c.1960-c.2000)	NC	Y
1/41 Hanover Street	House	Late Twentieth Century (c.1960-c.2000)	NC	Y
2/41 Hanover Street	House	Late Twentieth Century (c.1960-c.2000)	NC	Y
42 Hanover Street	House	Victorian Period (1851-1901)	C	Y
43 Hanover Street	House	Victorian Period (1851-1901)	C	Y
45 Hanover Street	House	Victorian Period (1851-1901)	C	Y
46 Hanover Street	House	Late Twentieth Century (c.1960-c.2000)	NC	Y
1/46 Hanover Street	House	Late Twentieth Century (c.1960-c.2000)	NC	Y
1/46 Hanover Street	House	Late Twentieth Century (c.1960-c.2000)	NC	Y
47 Hanover Street	House	Victorian Period (1851-1901)	C	Y
48 Hanover Street	House	Victorian Period (1851-1901)	C	Y
49 Hanover Street	House	Federation/Edwardian Period (1902-c.1918)	C	Y
50 Hanover Street	House	Victorian Period (1851-1901)	C	Y
52 Hanover Street	House	Victorian Period (1851-1901)	C	Y
54 Hanover Street	House	Victorian Period (1851-1901) Contemporary (2010-2012)	NC	Y
56 Hanover Street	House	Victorian Period (1851-1901)	C	Y
58 Hanover Street	House	Victorian Period (1851-1901)	C	Y
60 Hanover Street	House	Victorian Period (1851-1901)	C	Y

Designation of Places within Precinct

62 Hanover Street	House	Federation/Edwardian Period (1902-c.1918)	C	Y
64 Hanover Street	House	Victorian Period (1851-1901)	C	Y

* IS: Individually significant

C: Contributory

NC: Non-contributory

Refer to Heritage Victoria's Model brief for consultants (p.6) for explanation of designations.

^ This building has an approved planning permit for demolition. Until such a time as the building is demolished, the place will be considered to have contributory heritage significance.

Precinct Designation Map



Historical Notes

Construction year(s)	1883 - 1910
Key theme	Building Moreland's Houses
Key sub-theme	Building During the Boom; Building in the Twentieth Century

Hanover Street, Brunswick, was subdivided in 1883 as part of development of streets to the north of Newman and Hope streets. The auction notice included the following streets: Westbourne, King, Sutherland and Albion Street West (Brunswick, 1883). The development of Hanover Street is inextricably linked to the broader developmental narrative of the Melbourne metropolitan region during Melbourne's boom period. This development is addressed in the 2010 Thematic History of Moreland, where the majority of Brunswick's 'boom period houses were built as cottages and small villas to accommodate the number of workers employed in the expanding industries in the south of the municipality' (Historica, Pg. 60, 2010). This early development is recognisable at Hanover Street, with the presence of late Victorian cottages.

The 1906 Melbourne and Metropolitan Board of Works plan shows that though Hanover Street was subdivided in 1883, even by 1906 large portions of the precinct remained undeveloped. These properties were later occupied by some Edwardian structures and Interwar era dwellings that are still present today. The dwellings remain in use as private residences.

Comparative Analysis

In Moreland, Victorian houses are of four main types: terraces, detached cottages, symmetrical double fronted villas, and asymmetrical double fronted villas (usually with a projecting bay). Of the Brunswick Victorian terrace houses included on the HO, most are constructed in the late Victorian period and 'Italianate' in style. There are examples of single storey and double storey and the level of detail and decoration varies. Some have shared roof forms and others have decorated parapets. A large majority are of timber construction but there are also many examples of masonry construction with bi-chrome or polychromatic brickwork.

In Moreland, Federation/Edwardian houses are of four main types: attached, double-fronted cottage form, detached cottages (typically timber), and bungalows (usually in brick, and usually but not always symmetrical).

There are over twenty precincts listed on the Heritage Overlay in Brunswick, with a dense and rich historic urban environment which was the earliest area of Moreland to be urbanised. As a result, many of these precincts include a range of Victorian and Federation/Edwardian era dwellings. From this list, two comparative examples with the Hanover Street Precinct include:

- **Barkly Street East Precinct at 43-149 & 56-128 Barkly Street, Brunswick East (HO14)** which is:

is of local architectural significance as a relatively intact area of predominantly terraces and attached single-fronted houses dating from the 1880s land boom. Although typical of the period, the consistency of building forms and their relative intactness is unusual in Brunswick. Of architectural note is the long terrace block located at 88 to 100 Barkly Street which has its ground floor entries set below street level. The Barkly Street East Precinct is of local historical significance due to its association with the occupation during the Great Depression of a local hall and terraces by the communist-inspired Unemployed Single Men's Group (USMG), which campaigned for the rights of the unemployed. (Hermes ID 56042)

Although the Barkly Street East is much larger than the subject site, both precincts are comparable with respect to their architectural styles and scale, and are characterised by consistency in design, setback, fenestration and materiality. Both demonstrate the early historical development of Brunswick.

Comparative Analysis

- **Daly Street Precinct at 25-67 & 26-60 Daly Street, 437-507 & 382-462 Albert Street, 3-63A & 4-56 Hunter Street, 31-36 & 40-66 Pearson Street, and 464-494 Victoria Street (HO56)** which is:

of local architectural significance as a relatively intact area of Victorian and Edwardian-era housing, including a number of individual buildings of particular interest, which as a whole reflects the two major periods of development in West Brunswick. Buildings that represent the architectural significance of the area include the mix of Victorian terraces and Edwardian and Inter-War houses predominately built of brick that are located on Albert Street.

Although the Daly Street Precinct is much larger than the subject site, both precincts are comparable with respect to their architectural styles and scale, and are characterised by consistency in design, setback, fenestration and materiality. Both demonstrate the early historical development of Brunswick. Hanover Street is more cohesive in terms over overall streetscape pattern, with the Daly Street Precinct spanning several streets and commonly only occupying one side of the road, as opposed to Hanover Street which occupies both sides of the street.

The above comparative analysis shows that the Hanover Street Precinct compares favourably with other nearby precincts in Brunswick. Although it is not unique, being comprised of building styles which are common to the municipality, it is as historically and aesthetically significant as other examples of the Heritage Overlay.

References

- *Brunswick [cartographic material]*. (Vale collection). (1883).
- Historica. 2010. 'City of Moreland Thematic History' Unpublished report by Michele Summerton for City of Moreland. PDF file
- Melbourne Metropolitan Board of Works. *Melbourne and Metropolitan Board of Works Detail Plan, 1906, Town of Brunswick [Cartographic Material]*. MMBW, 1906.
- Moreland City Council (2008) Heritage Citation Report: Barkly East Street Precinct, Hermes ID 56042.

Limitations

1. Access to all heritage places was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not accessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. The historical notes provided for this citation are not considered to be an exhaustive history of the site.

Further Images

West side of Hanover Street, north from Newman Street



No. 27 Hanover Street.



No. 29 Hanover Street.



No. 31 Hanover Street.



No. 33 Hanover Street.



No. 35 Hanover Street.



No. 39 Hanover Street.

Further Images



No. 37 Hanover Street.



No. 37 Hanover Street.



No. 41, 1/41 and 2/41 Hanover Street.



No. 43 Hanover Street.

Further Images



No. 45 Hanover Street.



No. 47 Hanover Street.



No. 49 Hanover Street.

West side Hanover Street, south from Newman Street



No. 25 Hanover Street.



No. 23 Hanover Street.

Further Images



No. 21 Hanover Street.



No. 19 Hanover Street.



No. 17 Hanover Street.



No. 15 Hanover Street.



No. 13 Hanover Street.



No. 11 Hanover Street.

Further Images



No. 9 Hanover Street.



No. 7 Hanover Street.



No. 5 Hanover Street.



No. 3 Hanover Street.



No. 1 Hanover Street.

East side of Hanover Street, north from Newman Street

Further Images



No. 28 Hanover Street.



No. 30 Hanover Street.



No. 32 Hanover Street.



No. 34 Hanover Street.



No. 36 Hanover Street.



No. 38 Hanover Street.

Further Images



No. 40 Hanover Street.



No. 42 Hanover Street.



No. 46, 1/46 and 2/46 Hanover Street.



No. 48 Hanover Street.



No. 50 Hanover Street.



No. 52 Hanover Street.

Further Images



No. 54 Hanover Street.



No. 56 Hanover Street.



No. 58 Hanover Street.



No. 60 Hanover Street.



No. 62 Hanover Street.



No. 64 Hanover Street.

East side of Hanover Street, south from Newman Street

Further Images



No. 26 Hanover Street.



No. 24 Hanover Street.



No. 22 Hanover Street.



No. 20 Hanover Street.



No. 18 Hanover Street.



No. 16 Hanover Street.

Further Images



No. 14 Hanover Street.



No. 12 Hanover Street.



No. 10 Hanover Street.



No. 8 Hanover Street.



No. 6 Hanover Street.



No. 4 Hanover Street.

Further Images



No. 2 Hanover Street.

Streetscape views



View along Hanover Street, looking south from the northern end.



View along Hanover Street, looking south from Newman Street.



View along Hanover Street, looking north from Newman Street.



Overview of buildings along eastern side of Hanover Street.

Further Images

SATURDAY, 5TH MAY, 1888,
AT THREE O'CLOCK, ON THE GROUND,
BRUNSWICK.
THE UNSOLD LOTS AT SAME PRICES.

The Cheapest Land ever offered and on the easiest terms
AN ALLOTMENT 80ft. x 125ft. FOR £30,
RISING 7s. 6d. PER FOOT.
Five Pound (£5) Deposit Balance by Instalments.

J. B. PATTERSON

The new Standard and Extension from the street, 20 ft. by 10 ft. 6 in. including the 10 ft. area at three inches on the ground the balance of vacant lots in same front price.
30 First-Class Building Materials will be sold by auction and good bricks, being Subscribers of Green and Sons Ltd. Parish of St. John.


A. Some streets having been made with the sale of the lots, the
the remaining lots will be sold by auction at same price, after the
ground surface is to be paid for, after the lot is constructed to suit.

This land is so cheap that every purchaser must realize a profit.
The allotment is well situated, and satisfactory large in proportion
with the position in each building.

A NEW FEATURE has been introduced in the sale of allotment,
viz., that the Three Acres are given to the purchaser 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 77

Brunswick [cartographic material]. (Vale collection). (1883).

Heritage Citation – Precinct

Place Name	Precinct extension to HO207 (Coonan's Hill Precinct), 467-491 Moreland Road, Pascoe Vale South
Image	
Address	467-491 Moreland Road, Pascoe Vale South, VIC 3044
Study ID	P8
Item Group	Residential Buildings (private)
Item Type	Residential Precinct
Significance Level	LOCAL - amend HO207 to include the nominated properties
Date Updated	September 2020 <u>May 2021</u>

Curtilage Map



Statement of Significance

The following Statement of Significance is an amendment to the existing Statement of Significance for Connan's Hill Precinct (HO207) (see Hermes ID 56084) to include 467-491 Moreland Road, Pascoe Vale South. New or updated text is shown underlined. Criterion G – social significance – was also removed from the statement of significance as this heritage value was assessed as not relevant to the precinct.

What is significant?

The Coonans Hill Precinct, comprising houses at 1-45 and 2-58 Carrington Street, 1-43 and 2-52 Disraeli Grove, 1-45 and 2-44 Graham Street, 1-51 and 2-46 Grundy Grove, 1-41 and 2A-24 Louisville Avenue, 9-57 Melville Road, 1-53 and 2-60 Prendergast Street, 2-44 Walhalla Street, 1-59 and 2-74 Ward Grove, 25-99 Woodlands Avenue, and 467-491 Moreland Road, is significant. With respect to contributory properties, the facades, roof forms and setbacks of the interwar and postwar houses are significant, as well as the terraced landscaping along the Moreland Road properties. Rear extensions are not significant.

Contributory properties include:

Carrington Street: 1, 5-19, 23-25, 27-37, 43-45 and 2A-12, 16-36, 40-58.

Disraeli Grove: 1-43 and 2-22, 26-46, 52.

Graham Street: 1-11, 15, 19-31, 35-45 and 2-42.

Grundy Grove: 105, 9-13, 17-51 and 2-12, 18-46.

Statement of Significance

Louisville Avenue: 1A-29, 31-41 and 2-14, 18, 22-24.

Melville Road: 9-13, 17-41, 45-53.

Prendergast Street: 1-11, 15-19, 25-37, 41-53 and 2-4, 10-18, 22-60..

Walhalla Street: 2-32, 36-38, 42-44.

Ward Grove: 1, 5-9, 13-19, 27-47, 51-59 and 2-6, 10-22, 26-74.

Woodlands Avenue: 25-35, 41-57, 61-83, 89-93, 97-99.

Moreland Road: 467-491.

Non-Contributory properties include:

Carrington Street: 3, 14, 21, 21A, 25A, 38, 39 and 41.

Disraeli Grove: 24, 48 and 50.

Graham Street: 13, 17, 33 and 44.

Grundy Grove: 7, 7A, 14, 15 and 16.

Louisville Avenue: 2A, 20 and 29A.

Melville Road: 15, 43, and 55-57.

Prendergast Street: 6, 8, 13, 20, 21, 23 and 39.

Walhalla Street: 34, and 40.

Ward Grove: 3, 8, 11, 21, 23, 24, 25 and 49.

Woodlands Avenue: 37, 39, 59, 85, 87 and 95.

How is it significant?

The Coonans Hill Precinct is of local historical, representative and aesthetic significance to the City of Moreland.

Why is it significant?

The Coonans Hill Precinct is of local historical significance for its association with the first colonial settlers and early farming in Coburg. The Coonans Hill Precinct is of local historical significance as an area of substantially intact modest interwar housing constructed on late-19th century subdivisions, which represents the suburban expansion that occurred in Coburg following World War One and World War Two. (Criterion A)

The Coonans Hill Precinct demonstrate the principal characteristics of interwar and postwar houses in suburban Melbourne, including Interwar Old English, Interwar Moderne, Interwar California Bungalow and Mid-Century Austerity, architectural styles that were present in Moreland in the interwar and immediate post-war suburban development. This was an intense era of Australian urbanisation that was rich in new design themes. (Criterion D)

The Coonans Hill Precinct is aesthetically significant for its range of intact, homogenous and visually cohesive interwar and immediate post-war dwellings on a hilly topography, with consistent materiality, scale, form, setbacks and landscaping. Further, the dwellings along Moreland Road are aesthetically significant as sites cut into the incline of Coonan's Hill with terraced gardens overlooking the street, which all work to produce a single homogenous streetscape. The ~~presence-visual setting~~ of retaining walls in varying masonry materials, ~~ranging from including brick masonry and to bluestone (bluestone/rubble stone), are also of aesthetic~~ contributes to the -significance ~~for of~~ this particular streetscape. (Criterion E)

The Coonans Hill Precinct demonstrates a high degree of creative and technical achievement during the interwar and immediate post-war years, as evidenced by 467-491 Moreland Road which has continuous terracing present at every property. (Criterion F)

HERCON Criteria Assessment		
A	<i>Importance to the course, or pattern of our cultural or natural history.</i>	467-491 Moreland Road is significant to the course and pattern of Pascoe Vale South's history as an intact example of interwar and post-war development on Coonan's Hill.
B	<i>Possession of uncommon, rare or endangered aspects of our cultural or natural history.</i>	The place does not meet this criterion.
C	<i>Potential to yield information that will contribute to an understanding of our cultural or natural history.</i>	The place does not meet this criterion.
D	<i>Important in demonstrating the principal characteristics of a class of cultural or natural places or environments.</i>	467-491 Moreland Road demonstrates the principal characteristics of Interwar Old English, Interwar Moderne and double-fronted post-war houses, architectural styles that were present in Moreland in the interwar and immediate post-war suburban development. This was an intense era of Australian urbanisation, that was rich in new design themes. Roof forms include steeply pitched hipped and gabled forms, and some projecting attics. The use of clinker brick, cream brick, and vertical timber cladding are used to delineate between some of the architectural styles as well.
E	<i>Importance in exhibiting particular aesthetic characteristics.</i>	<p>467-491 Moreland Road is aesthetically significant for its range of intact and visually cohesive interwar and immediate post-war dwellings, most of which have been well maintained and therefore present well to the street. These styles include Interwar Old English, Interwar Moderne and multiple double-fronted post-war cream brick houses.</p> <p>Another major element which is contributory to the aesthetic significance of the 467-491 Moreland Road is the setting of the structures. This includes terraced buildings cut into the incline of Coonan's Hill with terraced gardens overlooking the street, which all work to produce a single homogenous streetscape. The presence <u>visual setting</u> of retaining walls in varying <u>masonry</u> materials, ranging including from brick masonry and to bluestone <u>(bluestone/rubble stone)</u>, is of additional aesthetic contributes to the significance offer <u>this particulare</u> streetscape.</p>
F	<i>Importance in demonstrating a high degree of creative or technical achievement at a particular period.</i>	467-491 Moreland Road demonstrates a high degree of creative and technical achievement during the interwar and immediate post-war years, as evidenced by continuous terracing present at every address.
G	<i>Strong or special association with a particular community or cultural group for</i>	The place does not meet this criterion.

HERCON Criteria Assessment		
	<i>social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions.</i>	
H	<i>Special association with the life or works of a person, or group of persons, of importance in our history.</i>	The place does not meet this criterion.
	Significance Level	LOCAL

Recommendations	
Include precinct on Heritage Overlay?	Yes - amend HO207 to include 467-491 Moreland Road, Pascoe Vale South
Include individually significant places on Heritage Overlay?	No

Physical Analysis			
<p>467-491 Moreland Road comprises a row of twelve (12) one to two-storey private residences which front Moreland Road. All of the structures were constructed in the late interwar to immediate postwar years, between 1940 and 1960. They include dwellings in the Interwar Old English, Interwar Moderne, and Mid-Twentieth Century Austerity styles. Key characteristics of the dwellings include hipped and gable roof forms with some projecting gables containing attics, tiled roofs, face brick chimneys, unpainted cream and clinker brick, vertical timber cladding, and sets of large windows.</p> <p>Each residence was constructed on the top of a high terrace, overlooking the terraced yards and Moreland Road to the south. They have clear views towards Melbourne city as well. All structures have retaining walls with inbuilt garages and private entries via steps, or as is the case with 469 Moreland Road, via a steep driveway. The residences are deeply set with heavily constructed terraces, <u>primarily constructed in brick and stone (bluestone/ rubble stone)</u>, in front that step down the slope. The main retaining wall connected to the footpath, often broken by a private garage, is generally constructed of brick masonry. However, as is the case with 491 Moreland Road, the front retaining wall is constructed of bluestone blocks with a brick masonry garage. The front yards/terraces are all heavily landscaped with remnant and stylistically appropriate plantings.</p> <p>The condition of the residences at 467-491 Moreland Road varies from good to poor. The average condition is fair.</p>			
Condition	Good	<u>Fair</u>	Poor
Integrity	<u>High</u>	Moderate	Low

Designation of Places within Precinct			
Street Address	Place Type	Style / Era	Designation*
467 Moreland Road	House	Interwar Moderne 1940-1945	C
469 Moreland Road	House	Interwar Old English / 1940-1945	C

**Designation of Places within Precinct**

471 Moreland Road	House	Interwar Old English / 1936-1940	C
473 Moreland Road	House	Interwar Old English / 1955-1960	C
475 Moreland Road	House	Mid-Twentieth Century Austerity / 1945-1950	C
479 Moreland Road	House	Mid-Twentieth Century Austerity / 1950-1955	C
481 Moreland Road	House	Interwar Moderne / 1955	C
483 Moreland Road	House	Mid-Twentieth Century Austerity / 1945-1950	C
485 Moreland Road	House	Interwar Old English / 1945-1950	C
487 Moreland Road	House	Mid-Twentieth Century Austerity / 1950-1955	C
489 Moreland Road	House	Mid-Twentieth Century Austerity / 1960	C
491 Moreland Road	House	Mid-Twentieth Century Austerity / 1950-1955	C

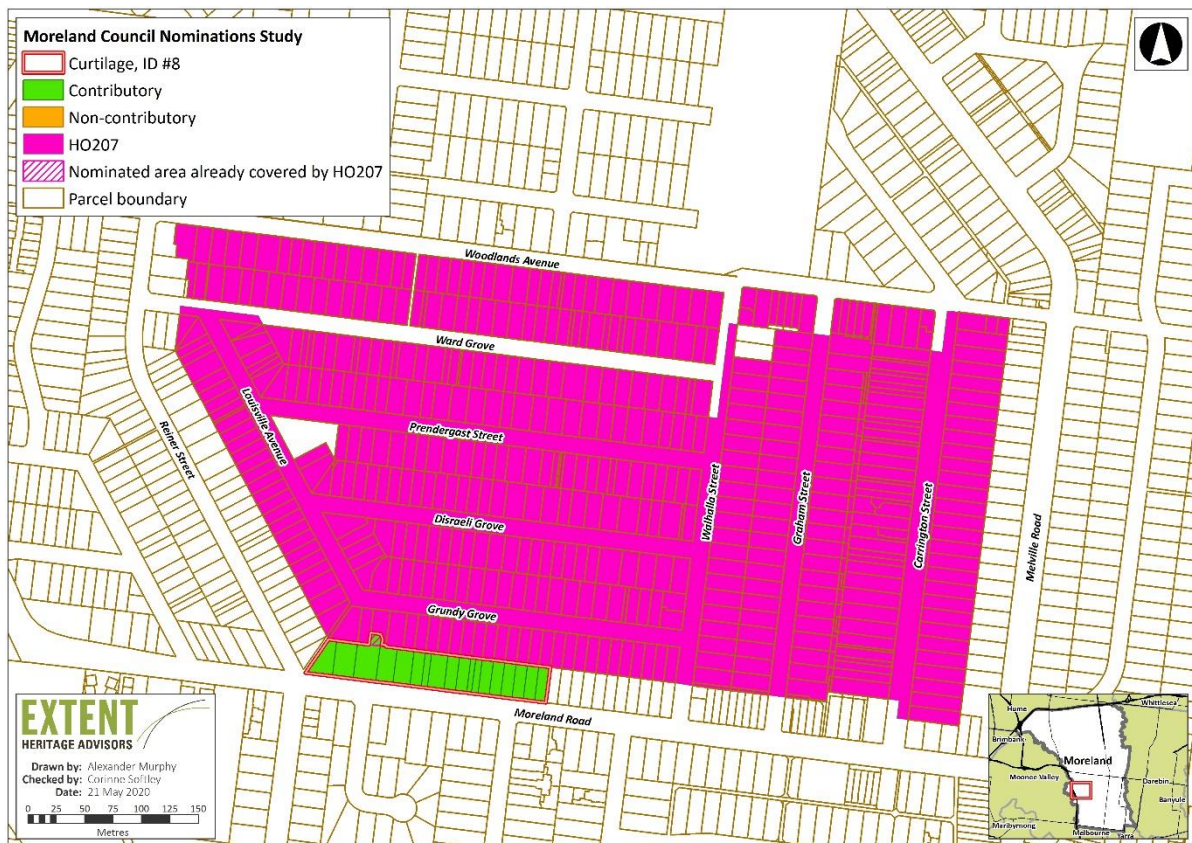
* IS: Individually significant

C: Contributory

NC: Non-contributory

Refer to Heritage Victoria's Model brief for consultants (p.6) for explanation of designations.

Precinct Designation Map



Historical Notes

Construction year(s)	1936-1960
Key theme	Building Moreland
Key sub-theme	Building in the Twentieth Century

The following history is focused on 467-491 Moreland Road only. For a full history of Coonan's Hill, refer to HO207.

467-491 Moreland Road, Pascoe Vale, was originally subdivided in 1888 as part of the 'Great Moreland Estate'. Though it was subdivided during a period of booming development in Melbourne, the Melbourne and Metropolitan Board of Works plan for 1934 shows that 467-491 Moreland Road remained vacant for 46 years after its subdivision. The development of the site is directly attributable to the wider development of Coonans Hill, an area which developed predominately during the interwar and immediate postwar period.

The first structure to be built was No. 471, indicated by the Sands and McDougall Street Directory for Melbourne as being present in 1940. By 1944/5, lots 467 and 469 were present and respectively occupied by one William Maddocks and Mrs. G.C. Wain. By 1950, lots 475, 483 and 485 are registered and respectively occupied by one James R. O'Connell; one Jacob Zemel and on William Lock.

By 1955, nearly all houses that are currently present onsite were accounted for. This included: 467 (Binch, Stanley D.); 469 (King, Alfred M.); 471 (Kay, Frank H.); 475 (O'Connell, James R.); 479 (McFaul, Robert H); 481 (BEING BUILT); 483 (Zemel, Jacob); 485 (Lock, William); 487 (Kaffens, Chris); and 491 (Conroy, M.F.). No. 473 was built between 1955 and 1960, and No. 489 was completed in 1960.

This linear timeline of development illustrates that the precinct was initially started post-1936 and was complete by 1960.

No immediate historical significance can be attributed to any of the past residents occupying the precinct.

The dwellings remain in use as private residences.

Comparative Analysis

As the nominated area share the same development history, architectural themes and landscape setting themes as the Coonan's Hill Precinct (HO207) a comparative analysis has not been undertaken for this nomination. The key point of difference between the Moreland Road properties and the Coonan's Hill Precinct is the terraced gardens and setting on a ridge. This has been specifically drawn out in the Statement of Significance to ensure that these values are appropriately managed.

References

- Melbourne Metropolitan Board of Works. (1934). Melbourne and Metropolitan Board of Works detail plan. 2816, Coburg [cartographic material]. (1:480 scale plans (detail plans) 40 feet to 1 inch ; 2816). [Melbourne]: MMBW.
- Moreland City Council (2008) Heritage Citation Report: Coonans Hill, HO207, Hermes ID 56049.
- Sands and McDougall Street Directories for Melbourne – 1940-1960. Accessed via SLV.

References

- The Great Moreland Estate [Section D] (Louisville Avenue, Rainer Street, Moreland Road and Grundy Street), 1888 [cartographic material]. (Dyer collection of auctioneers' plans, Melbourne and suburbs). (1888).

Limitations

1. Access to all heritage places was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not accessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. The historical notes provided for this citation are not considered to be an exhaustive history of the site.

Further Images



No. 467 Moreland Road.



No. 469 Moreland Road.



No. 471 Moreland Road.



No. 473 Moreland Road.

Further Images



No. 475 Moreland Road.



No. 479 Moreland Road.



No. 481 Moreland Road.



No. 483 Moreland Road.



No. 485 Moreland Road.



No. 487 Moreland Road.

Further Images



No. 489 Moreland Road.



No. 491 Moreland Road.

MORELAND PLANNING SCHEME

PS Map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Moreland Heritage Exemptions Incorporated Plan 2020 Statement of Significance: <i>Brunswick Velodrome, 50–72 Harrison Street, Brunswick East Statement of Significance 2020</i>							
HO559	6-8 & 7 Lee Street, Brunswick East Map 15HO Incorporated Plan: Moreland Heritage Exemptions Incorporated Plan 2020 Statement of Significance: <i>CERES Community Environment Park, 6-8 & 7 Lee Street Brunswick East Statement of Significance 2020</i>	No	No	No	No	No	No	No
HO560	373-381 Lygon Street, Brunswick East Map 15HO Incorporated Plan: Moreland Heritage Exemptions Incorporated Plan 2020 Statement of Significance: <i>Abruzzo Club, 373-381 Lygon Street Brunswick East Statement of Significance 2020</i>	No	No	No	No	No	No	No
HO561	42A Nicholson Street, Brunswick East Map 15HO Incorporated Plan: Moreland Heritage Exemptions Incorporated Plan 2020 Statement of Significance:	No	No	No	No	No	No	No

MORELAND PLANNING SCHEME

PS Map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>Moreland Secondary College and Kangan Institute TAFE (former), 7 The Grove Coburg (corner of The Avenue and The Grove) Statement of Significance 2020</i>							
HO581	32 Carr Street, Coburg North Map 8HO Incorporated Plan: Moreland Heritage Exemptions Incorporated Plan 2020 Statement of Significance: <i>House, 32 Carr Street, Coburg North Statement of Significance 2020</i>	No	No	No	No	No	No	No
HO582	30-34 Charles Street, Coburg North Map 8HO Incorporated Plan: The Moreland Heritage Exemptions Incorporated Plan 2020 Statement of Significance: <i>Coburg Velodrome, 30-34 Charles Street Coburg North Statement of Significance 2020</i>	No	No	No	No	No	No	No
HO583	28 McMahons Road, Coburg North Map 9HO Incorporated Plan: Moreland Heritage Exemptions Incorporated Plan 2020 Statement of Significance:	Yes	No	No	No	No	No	No

CORRECT PAINT
CONTROLS FOR
HO583 TO "YES"

MORELAND PLANNING SCHEME

PS Map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>House, 28 McMahons Road Coburg North Statement of Significance 2020</i>							
HO584	737 Pascoe Vale Road, Glenroy Map 2HO Incorporated Plan: Moreland Heritage Exemptions Incorporated Plan 2020 Statement of Significance: <i>Glenroy Library, 737 Pascoe Vale Road Glenroy Statement of Significance 2020</i>	No	No	No	No	No	No	No
HO585	Bluestone Retaining Walls - Deveraux Street, Draska Court, Short Avenue, Vincent Street, Ash Grove and Xavier Street, Oak Park Map 6HO Incorporated Plan: Moreland Heritage Exemptions Incorporated Plan 2020 Statement of Significance: <i>Bluestone Retaining Walls, Deveraux Street, Draska Court, Short Avenue, Vincent Street, Ash Grove and Xavier Street, Oak Park Statement of Significance 2020</i>	No	No	No	No	No	No	No
HO586	13 Ash Grove, Oak Park Map 6HO Incorporated Plan: Moreland Heritage Exemptions Incorporated Plan 2020 Statement of Significance:	No	No	No	No	No	No	No

REMOVE HO586
FROM THE HO
SCHEDULE

MORELAND PLANNING SCHEME

PS Map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Map 10HO Incorporated Plan: The Moreland Heritage Exemptions Incorporated Plan 2020 Statement of Significance: <i>House, 12 Forster Court Pascoe Vale South Statement of Significance 2020</i>							
HO592	44 Eastgate Street, Pascoe Vale South Map 10HO Incorporated Plan: The Moreland Heritage Exemptions Incorporated Plan 2020 Statement of Significance: <i>House, 44 Eastgate Street Pascoe Vale South Statement of Significance 2020</i>	No	No	No	No	No	No	No
HO593	Duke Street Precinct 1-15 & 2-14 Duke Street, Brunswick East Map 15HO Incorporated Plan: Moreland Heritage Exemptions Incorporated Plan 2020 Statement of Significance: <i>Duke Street Precinct Statement of Significance 2020</i>	No	No	No	No	No	No	No
HO594	Hanover Street Precinct	No	No	No	No	No	No	No

REMOVE HO593
FROM THE HO
SCHEDULE

SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME

1.0

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Proposed C208more

Incorporated documents

Name of document	Introduced by:
10 Dawson Street, Brunswick - February 2021	C210more
13-17 Duggan Street, Brunswick West Incorporated Plan – June 2003	C25
21-35 Hope Street, Brunswick Incorporated Plan – September 2003	C36
Bell and Moreland Level Crossing Removal Project Incorporated Document, October 2019	C178more
Brunswick Terminal Station Incorporated Document, 2012	C140
Camp Road, Campbellfield Level Crossing Removal Project Incorporated Document, April 2017	GC63
City of Moreland Residential Development at 42 St Phillip Street, Brunswick East 23 May 2003	C44
Geotechnical Declaration and Certification Form, Moreland City Council, November 2012	C83
King Khalid Islamic College Primary School Campus Incorporated Plan - May 2004	C41
Melbourne City Link Project – Advertising Sign Locations, November 2003	VC20
Moreland Heritage Exemptions Incorporated Plan 2020	C208more
Moreland Tree Planting Manual for Residential Zones, December 2014	C153
Pentridge Coburg Design Guidelines and Masterplan, February 2014	C154
Pentridge Village Design Guidelines and Masterplan, August 2009	C125
Moreland Development Contribution Plan, January 2015	C133
Signage on sports grounds Incorporated Document, June 2019	C169more
Statements of Significance Incorporated under Clause 43.01	
▪ Abruzzo Club, 373-381 Lygon Street Brunswick East Statement of Significance 2020	C208more
▪ Alanbrae, 73 Plumpton Avenue, Glenroy Statement of Significance 2020	C208more
▪ Alhambra Theatre (former), 828 Sydney Road Brunswick Statement of Significance 2020	C208more
▪ Attached Houses, 23 & 25 Luscombe Street, Brunswick, Statement of Significance, September 2019	C174morePt1
▪ Attached Houses, 46 & 48 Gold Street, Brunswick, Statement of Significance, September 2019	C174morePt1
▪ Attached Houses, 60 & 62 Glenlyon Road, Brunswick, Statement of Significance, September 2019	C174morept1
▪ Attached Houses, 248 & 250 Barkly Street, Brunswick Statement of Significance 2020	C208more
▪ Attached Houses, 635–637 Park Street Brunswick Statement of Significance 2020	C208more

MORELAND PLANNING SCHEME

Name of document	Introduced by:
▪ Baptist Church (former), 126 Bruce Street Coburg Statement of Significance 2020	C208more
▪ Bell Street Bridge, Corner of Bell Street and Nicholson Street, Coburg, Statement of Significance, September 2019	C174morept1
▪ Bethany Gospel Hall (former), 235 Victoria Street, Brunswick, Statement of Significance, September 2019	C174morept1
▪ Bluestone Retaining Walls, Deveraux Street, Draska Court, Short Avenue, Vincent Street, Ash Grove and Xavier Street Oak Park Statement of Significance 2020	C208more
▪ Brunswick & Coburg UFS Dispensary (former), 228 Melville Road, Brunswick West, Statement of Significance, September 2019	C174morept1
▪ Brunswick Electricity Supply Substations Statement of Significance 2020	C208more
▪ Brunswick Velodrome, 50–72 Harrison Street Brunswick East Statement of Significance 2020	C208more
▪ 'Canals House', 7 Parkview Avenue, Brunswick East, Statement of Significance, September 2019	C174morept1
▪ CERES Community Environment Park, 7 Lee Street Brunswick East Statement of Significance 2020	C208more
▪ Church School (former) and Cretan Brotherhood, 148–150 Nicholson Street Brunswick East Statement of Significance 2020	C208more
▪ 'Closer Settlement House ('Ranche')' 9 Waxman Parade, Brunswick West, Statement of Significance, September 2019	C174morept1
▪ Closer Settlement Houses, Statement of Significance, September 2019	C174morept1
▪ Coburg Market, 415–413 Sydney Road Coburg Statement of Significance 2020	C208more
▪ Coburg Olympic Swimming Pool, 50 Murray Road Coburg North Statement of Significance 2020	C208more
▪ Coburg Police Station (former), 160-162 Bell Street, Coburg, Statement of Significance, September 2019	C174morept1
▪ Coburg Velodrome, 30-34 Charles Street Coburg North Statement of Significance 2020	C208more
▪ Concrete House, 1 South Daly Street, Brunswick West, Statement of Significance, September 2019	C174morept1
▪ Concrete House and Fence, 383 Brunswick Road Brunswick Statement of Significance 2020	C208more
▪ Coonans Hill Precinct Statement of Significance 2020	C208more
▪ Corner Shop (former) & Residence, 80 Union Street, Brunswick, Statement of Significance, September 2019	C174morept1
▪ Corner Shop (former) & Residence, 103 Albion Street, Brunswick, Statement of Significance, September 2019	C174morept1
▪ Corner Shop (former) & Residence, 209 Barkly Street, Brunswick, Statement of Significance, September 2019	C174morept1

MORELAND PLANNING SCHEME

Name of document	Introduced by:
<ul style="list-style-type: none"> ▪ Dairy & Milk Bar (former), 136A Nicholson Street, Brunswick East, Statement of Significance, September 2019 	C174morept1
<ul style="list-style-type: none"> ▪ 'Devon' (House), 38 John Street, Brunswick East, Statement of Significance, September 2019 	C174morept1
▪ Duke Street Precinct Statement of Significance 2020	C208more
<ul style="list-style-type: none"> ▪ Edward Street Precinct Statement of Significance 2020 	C208more
<ul style="list-style-type: none"> ▪ Erindale, 20 Anketell Street, Coburg Statement of Significance 2020 	C208more
<ul style="list-style-type: none"> ▪ Faiman & Sons Warehouse (former), 443 Albion Street, Brunswick West, Statement of Significance, September 2019 	C174morept1
<ul style="list-style-type: none"> ▪ First City of Brunswick Scout Hall (former), later Brunswick Cinema, Toscana Social Club, 273 Victoria Street, Brunswick, Statement of Significance, September 2019 	C174morept1
<ul style="list-style-type: none"> ▪ Fitwear Hosiery Factory (former), 11 Thomas Street Brunswick Statement of Significance 2020 	C208more
<ul style="list-style-type: none"> ▪ Flats, 113 Nicholson Street Brunswick East Statement of Significance 2020 	C208more
<ul style="list-style-type: none"> ▪ 'Fleming Park,' 47-51 Albert Street, Brunswick East, Statement of Significance, September 2019 	C174morept1
<ul style="list-style-type: none"> ▪ 'Forfarshire' (House), 86 Laura Street, Brunswick, Statement of Significance, September 2019 	C174morept1
<ul style="list-style-type: none"> ▪ Former Millers Ropeworks, now RMIT University, 29 Dawson Street, Brunswick, Statement of Significance, September 2019 	C174morept1
<ul style="list-style-type: none"> ▪ Former Prestige Mill Complex, 159-165 Donald Street, Brunswick East, Statement of Significance, September 2019 	C174morept1
<ul style="list-style-type: none"> ▪ Former W.T Rawleigh and Co – factory & warehouse, 60 Dawson Street, Brunswick, Statement of Significance, September 2019 	C174morept1
<ul style="list-style-type: none"> ▪ 'Glen Iris' & 'Hazel Glen', 28 & 30 Albert Street, Brunswick East, Statement of Significance, September 2019 	C174morept1
<ul style="list-style-type: none"> ▪ Glenferrie, 17 Breese Street Brunswick Statement of Significance 2020 	C208more
<ul style="list-style-type: none"> ▪ Glenmorgan Albion and Clarence Street Precinct Statement of Significance 2020 	C208more
<ul style="list-style-type: none"> ▪ Glenroy Library, 737 Pascoe Vale Road Glenroy Statement of Significance 2020 	C208more
<ul style="list-style-type: none"> ▪ Gordon Street and Devon Avenue Precinct Statement of Significance 2020 	C208more
<ul style="list-style-type: none"> ▪ Hanover Street Precinct Statement of Significance 2020 	C208more
<ul style="list-style-type: none"> ▪ Hickford Street Precinct, Statement of Significance, September 2019 	C174morept1
<ul style="list-style-type: none"> ▪ Holy Trinity Orthodox Church (Former St Cuthberts Church of England, 42A Nicholson Street Brunswick East Statement of Significance 2020 	C208more
<ul style="list-style-type: none"> ▪ House, 4 Vincent Street Oak Park Statement of Significance 2020 	C208more
<ul style="list-style-type: none"> ▪ House, 5 Bank Street, Brunswick, Statement of Significance, September 2019 	C174morept1

MORELAND PLANNING SCHEME

Name of document	Introduced by:
▪ House, 5 Laura Street, Brunswick, Statement of Significance, September 2019	C174morept1
▪ House, 8 Aintree Street, Brunswick East, Statement of Significance, September 2019	C174morept1
▪ House, 12 Forster Court Pascoe Vale South Statement of Significance 2020	C208more
▪ House, 13 Ash Grove Oak Park Statement of Significance 2020	C208more
▪ House, 19 Balmoral Avenue, Brunswick East, Statement of Significance, September 2019	C174morept1
▪ House, 22 Josephine Street Oak Park Statement of Significance 2020	C208more
▪ House, 23 Evans Street, Brunswick, Statement of Significance, September 2019	C174morept1
▪ House, 23 Holmes Road, Brunswick East, Statement of Significance, September 2019	C174morept1
▪ House, 28 McMahons Road Coburg North Statement of Significance 2020	C208more
▪ House, 30 Davies Street Brunswick Statement of Significance 2020	C208more
▪ House, 31 Burnell Street, Brunswick West, Statement of Significance, September 2019	C174morept1
▪ House, 32 Carr Street Coburg North Statement of Significance 2020	C208more
▪ House, 38 David Street, Brunswick, Statement of Significance, September 2019	C174morept1
▪ House, 44 Eastgate Street Pascoe Vale South Statement of Significance 2020	C208more
▪ House, 46 Murdock Street, Brunswick, Statement of Significance, September 2019	C174morept1
▪ House, 94 Hope Street, Brunswick, Statement of Significance, September 2019	C174morept1
▪ House, 96 Lydia Street, Brunswick, Statement of Significance, September 2019	C174morept1
▪ House, 112 Moreland Road, Brunswick, Statement of Significance, September 2019	C174morept1
▪ House, 137 Albert Street, Brunswick, Statement of Significance, September 2019	C174morept1
▪ House, 181 Moreland Road Coburg Statement of Significance 2020	C208more
▪ House, 195 Barkly Street, Brunswick, Statement of Significance, September 2019	C174morept1
▪ House, 307 Brunswick Road, Brunswick, Statement of Significance, September 2019	C174morept1
▪ House, 413 Gaffney Street Pascoe Vale Statement of Significance 2020	C208more
▪ House, 609 Park Street Brunswick Statement of Significance 2020	C208more

MORELAND PLANNING SCHEME

Name of document	Introduced by:
▪ House, 685 Park Street, Brunswick, Statement of Significance, September 2019	C174morept1
▪ House (rear), 25 Richardson Street (rear) Brunswick Statement of Significance 2020	
▪ House & Canary Island Palm, 255 Nicholson Street, Brunswick East, Statement of Significance, September 2019	C174morept1
▪ House & Front Fence, 33 Newman Street, Brunswick West, Statement of Significance, September 2019	C174morept1
▪ House & Front Fence, 22 Grantham Street, Brunswick West, Statement of Significance, September 2019	C174morept1
▪ House & Front Fences, 92 & 94 Whitby Street, Brunswick West, Statement of Significance, September 2019	C174morept1
▪ House, Stables and Garden, 52 St Phillip Street Brunswick East Statement of Significance 2020	C208more
▪ Houses, 13 & 15 Rosser Street Brunswick Statement of Significance 2020	C208more
▪ Houses, 63 & 65 Union Street, Brunswick, Statement of Significance, September 2019	C174morept1
▪ H.P.L. Morris Chemist (former) & Residence, 153 Reynard Street, Coburg, Statement of Significance, September 2019	C174morept1
▪ Irving Estate Precinct Statement of Significance 2020	C208more
▪ Joe's Market Garden, 131 Harding Street Coburg Statement of Significance 2020	C208more
▪ 'Kororoit' (Concrete House), 70 Heller Street, Brunswick West, Statement of Significance, September 2019	C174morept1
▪ 'Lochiel', 9 Aberdeen Street, Brunswick, Statement of Significance, September 2019	C174morept1
▪ 'Lough Brae' (House) 35 Cassels Road, Brunswick, Statement of Significance, September 2019	C174morept1
McGeorge's Terrace, 14–24 Rosser Street Brunswick Statement of Significance 2020	C208more
▪ Meaker Avenue Precinct, Statement of Significance, September 2019	C174morept1
▪ 'Moorefield' (Outbuilding), 2/197 The Avenue, Coburg, Statement of Significance, September 2019	C211more
▪ 'Moreland Baptist Church Complex' 384 Moreland Road, Brunswick West, Statement of Significance, September 2019	C174morept1
▪ Moreland Secondary College and Kangan Institute TAFE (former), 31 The Avenue Coburg (corner of The Avenue and The Grove) Statement of Significance 2020	C208more
▪ Moreton Bay Fig, 24 Jessie Street Coburg Statement of Significance 2020	C208more
▪ 'Oamaru' (Aitken House), 26 Walsh Street, Coburg, Statement of Significance, September 2019	C174morept1
▪ 'Oomah' (House), 73 Hope Street, Brunswick, Statement of Significance, September 2019	C174morept1

MORELAND PLANNING SCHEME

Name of document	Introduced by:
▪ Our Lady Help of Christians Catholic Church, 49A Nicholson Street Brunswick East Statement of Significance 2020	C208more
▪ Phillipstown Precinct, Brunswick Statement of Significance 2020	C208more
▪ Primitive Methodist Mission Hall, 170 Albert Street, Brunswick, Statement of Significance, September 2019	C174morept1
▪ Railway Place Precinct Statement of Significance 2020	
▪ Rogers Memorial Reserve, 109 Cumberland Road, Pascoe Vale, Statement of Significance, September 2019	C174morept1
▪ Roslyn, 131 Moreland Road Coburg Statement of Significance 2020	C208more
▪ Scout Hall (former), 19 Edward Street Coburg Statement of Significance 2020	C208more
▪ Shop, 151A Lygon Street Brunswick East Statement of Significance 2020	C208more
▪ Shop, 490 Sydney Road Coburg Statement of Significance 2020	C208more
▪ Shop, 492 Sydney Road Coburg Statement of Significance 2020	C208more
▪ Shop (former) & Residence, 105 Munro Street, Coburg, Statement of Significance, September 2019	C174morept1
▪ Shop & Residence, 425 Sydney Road, Coburg, Statement of Significance, September 2019	C174morept1
▪ Shops & Residences, 431 & 433 Sydney Road, Coburg, Statement of Significance, September 2019	C174morept1
▪ St David's Uniting Church and Hall, 72–76 Melville Road Brunswick West Statement of Significance 2020	C208more
▪ State Savings Bank of Victoria (former), 840 Sydney Road, Brunswick, Statement of Significance, September 2019	C174morept1
▪ Sydney Road and Bell Street Interwar Shops Precinct Statement of Significance 2020	C208more
▪ Terrace, 163-169 Barkly Street, Brunswick, Statement of Significance, September 2019	C174morept1
▪ Terrace, 183-187 Edward Street, Brunswick, Statement of Significance, September 2019	C174morept1
▪ Terrace, 206-210 Barkly Street, Brunswick, Statement of Significance, September 2019	C174morept1
▪ Terraces, 233-239 Brunswick Road, Brunswick, Statement of Significance, September 2019	C174morept1
▪ Terrace, 639-647 Park Street Brunswick Statement of Significance 2020	C208more
▪ Terrace Houses, 16 & 18 Glenlyon Road, Brunswick, Statement of Significance, September 2019	C174morept1
▪ Terrace Houses (23 – Canaway House, 25 – Albert House) 23 & 25 Albert Street, Brunswick East, Statement of Significance, September 2019	C174morept1
▪ Terrace Houses (31 – Inverurie, 33 – Keithall), 31 & 33 Lygon Street, Brunswick East, Statement of Significance, September 2019	C174morept1

MORELAND PLANNING SCHEME

Name of document	Introduced by:
<ul style="list-style-type: none"> ▪ Terrace Houses, 109 & 111 Albert Street, Brunswick, Statement of Significance, September 2019 	C174morept1
<ul style="list-style-type: none"> ▪ Terrace Houses, 140 & 142 Edward Street, Brunswick, Statement of Significance, September 2019 	C174morept1
<ul style="list-style-type: none"> ▪ Terrace Houses (213 - Ethel, 215 – Edith, 217 – Alice, 219 – Betty), 211-219 Barkly Street, Brunswick, Statement of Significance, September 2019 	C174morept1
<ul style="list-style-type: none"> ▪ Terrace Houses, 241 & 243 Victoria Street, Brunswick, Statement of Significance, September 2019 	C174morept1
<ul style="list-style-type: none"> ▪ Terrace Houses & Fences, 76 & 78 Hope Street, Brunswick, Statement of Significance, September 2019 	C174morept1
<ul style="list-style-type: none"> ▪ Terrace Houses & Fences, 134-136 Barkly Street, Brunswick, Statement of Significance, September 2019 	C174morept1
<ul style="list-style-type: none"> ▪ 'The Elms' (House), 683 Park Street, Brunswick, Statement of Significance, September 2019 	C174morept1
<ul style="list-style-type: none"> ▪ Tinning Street Precinct, Statement of Significance, September 2019 	C174morept1
<ul style="list-style-type: none"> ▪ 'Tyrone' (House), 193 Brunswick Road, Brunswick, Statement of Significance, September 2019 	C174morept1
<ul style="list-style-type: none"> ▪ 'Uxbridge' (House) 16 Horne Street, Brunswick, Statement of Significance, September 2019 	C174morept1
<ul style="list-style-type: none"> ▪ 'Victoria Hotel', 380-382 Victoria Street, Brunswick, Statement of Significance, September 2019 	C174morept1
<ul style="list-style-type: none"> ▪ Victoria Street Precinct Statement of Significance 2020 	C208more
<ul style="list-style-type: none"> ▪ Walham, 1/86 Gordon Street Coburg Statement of Significance 2020 	C208more
<ul style="list-style-type: none"> ▪ Walsh Street Precinct Statement of Significance 2020 	C208more
<ul style="list-style-type: none"> ▪ War Service Homes (Brick), Statement of Significance, September 2019 	C174morept1
<ul style="list-style-type: none"> ▪ War Service Homes (Timber), Statement of Significance, September 2019 	C174morept1
<ul style="list-style-type: none"> ▪ Waxman Parade Precinct, Statement of Significance, September 2019 	C174morept1
<ul style="list-style-type: none"> ▪ Worth's Hosiery Factory (former), 2 St Phillip Street Brunswick East Statement of Significance 2020 	C208more
<ul style="list-style-type: none"> ▪ Yorkshire Textile Mills (Former), 2-4 Inverness Street, Brunswick East, Statement of Significance, September 2019 	C174morept1
Tramway Infrastructure Upgrades Incorporated Document, May 2017	GC68

Statement of Significance

House, 28 McMahon's Road, Coburg North



Place Name	House, 28 McMahon's Road, Coburg North
PS ref No	HO583

Images



Curtilage Map



Statement of Significance

What is significant?

The house and front landscaping at 28 McMahon's Road, Coburg North is significant. The form of the postwar period Moderne style building is significant, along with key features including the rounded face brickwork, curved glass windows, ~~concrete composite sheet and metal~~ 'eaves' and brick parapet. The slate stone tile garden edging in the terraced front garden is also significant.

How is it significant?

The house has local rarity value, as well as representative and aesthetic significance, to the City of Moreland. The landscaping has local aesthetic significance to the City of Moreland.

Why is it significant?

The postwar period Moderne style residence is a sophisticated example for the northern suburbs and, in this sense, is rare for the municipality of Moreland. (Criterion A)

The dwelling demonstrates the principal characteristics of the postwar period Moderne style, with features such as rounded brickwork, aluminium-steel window frames and glass, and painted ~~concrete composite sheet material and flat sheet metal~~ 'eaves' which wraps around the building framing the high brick parapet. (Criterion D)

The building has aesthetic significance as an excellent example of a brick residence in the ~~postwar period~~ Moderne style in Coburg which is highly intact. It makes a unique and positive contribution to the streetscape as a result of its unusual form, street presence and intact materiality of face brick and curved glass. The slate stone clad garden bed edging in the front terraced landscaping framing the driveway also contributes towards this aesthetic significance ~~with stone clad retaining walls~~. (Criterion E)

Primary Source

- Moreland Heritage Nominations Study, Extent Heritage, 2020

Statement of Significance

Bluestone Retaining Walls, Deveraux Street, Draska Court, Short Avenue, Ash Grove, Vincent Street and Xavier Street, Oak Park



Place Name	Bluestone Retaining Walls, Deveraux Street, Draska Court, Short Avenue, Ash Grove, Vincent Street and Xavier Street, Oak Park
PS ref No	HO585

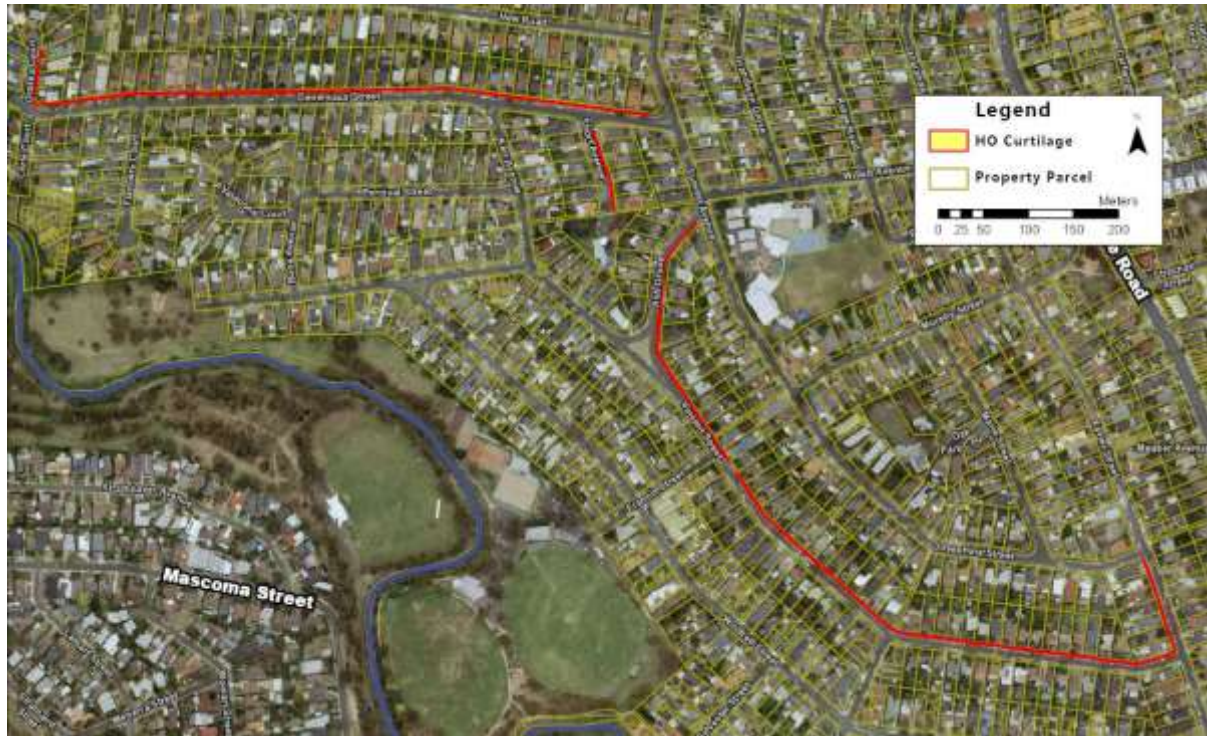
Images



Curtilage Map



Curtilage Map



Statement of Significance

What is significant?

The bluestone retaining walls at Deveraux Street, Draska Court, and Short Avenue, Ash Grove, Vincent Street and Xavier Street, Oak Park are significant.

How is it significant?

The bluestone retaining walls are of local aesthetic significance to the City of Moreland.

Why is it significant?

The Bluestone Retaining Walls have aesthetic significance as a substantial and visually prominent feature within the streetscape of Oak Park that provides important character to the area. They define the boundary of each property along the nominated streets and contribute towards a visual understanding of the terraced landscape of Oak Park. (Criterion E)

Primary Source

- Moreland Heritage Nominations Study, Extent Heritage, 2020

Statement of Significance
CERES Community Environment Park,
7 Lee Street Brunswick East

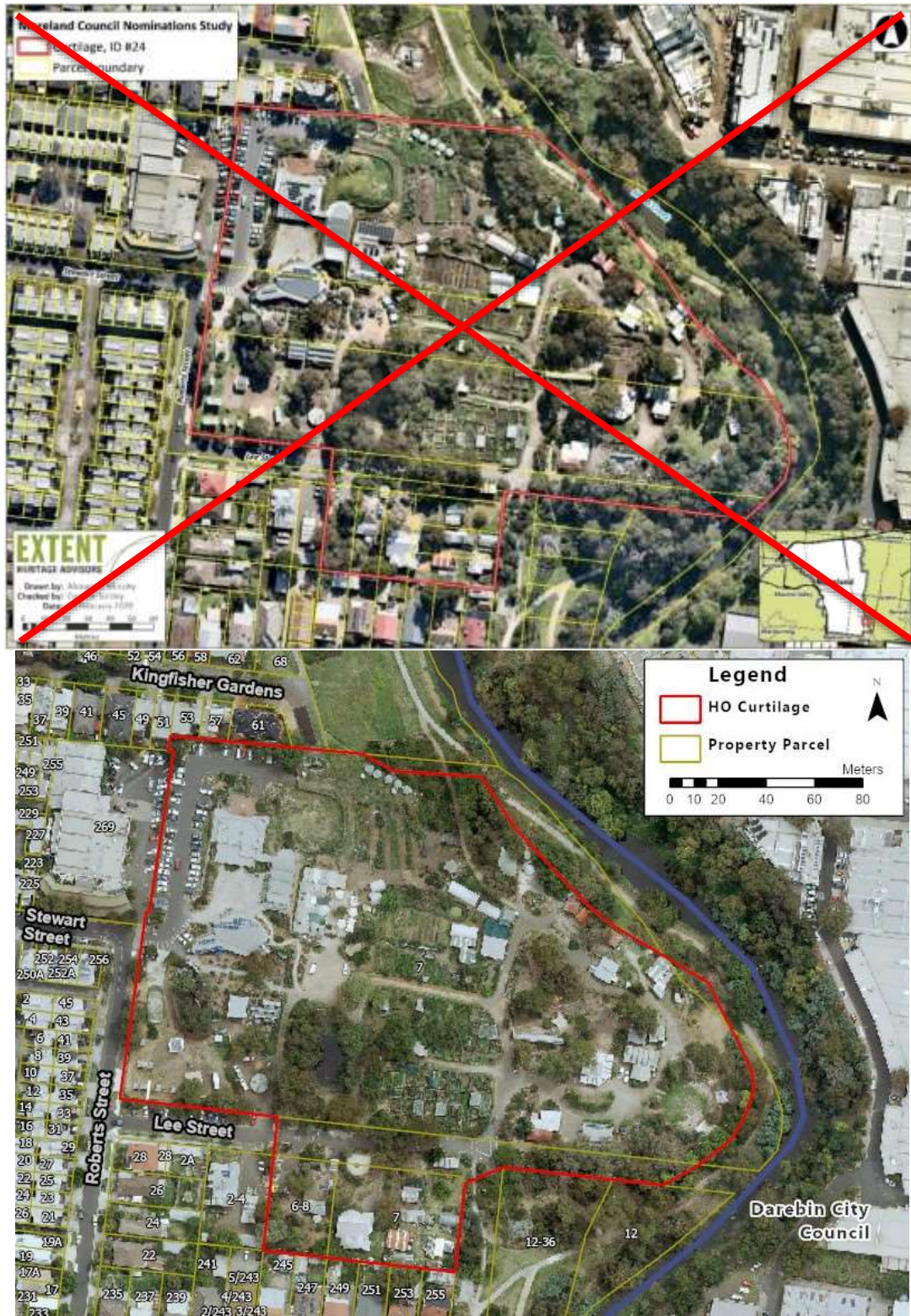


Place Name	CERES Community Environment Park, 7 Lee Street, Brunswick East
PS ref No	HO559

Images



Curtilage Map



Statement of Significance

What is significant?

CERES Community Environment Park at 6-8 & 7 Lee Street Brunswick East is significant. The visitor centre, community meeting rooms, eEnergy park, nursery, propagation nursery, EcoHouse, dam, Ngaragee learning centre, Namalata Willem Aboriginal cultural education space, resource hub, market gardens organic farm, community garden, bike shed, play space, grocery, bakery and cafés,

Statement of Significance

Village Green and Village Pavilion amphitheatre and other elements of the site that contribute to its environmental education function are significant. The car park, ~~and portions of the Merri Creek Trail~~ within the boundary curtilage, ~~are~~is not significant.

How is it significant?

CERES Community Environment Park is of state significance for historical, rarity and social value to the State of Victoria.

Why is it significant?

CERES Community Environment Park at 7 Lee Street Brunswick East is historically important for its use as a 19th century and early 20th-century Chinese market garden, followed by a blue stone quarry ~~between 1945-1982, in the post-war years until the 1970's,~~ and its 1982 conversion into a volunteer-led sustainable garden and educational space. (Criterion A)

CERES Community Environment Park is rare for its combination of functions, including environmental education, recreation, community gardens and revegetation. (Criterion B)

CERES Community Environment Park has a strong social significance as a volunteer-lead community urban farm, educational hub, and recreation space. CERES Community Environment Park has a strong association with Victoria's desire to live sustainably. While no investigation of contemporary social value has been undertaken as part of this assessment, the strength of this association can be inferred from its history and use. (Criterion G)

Primary Source

- Moreland Heritage Nominations Study, Extent Heritage, 2020

Statement of Significance

Coburg Market, 415-423 Sydney Road, Coburg



Place Name	Coburg Market, 415-423 Sydney Road, Coburg
PS ref No	HO577

Images



Curtilage Map



Statement of Significance

What is significant?

The building at 415-423 Sydney Road, Coburg (otherwise known as 'Coburg Market') is significant. The brick parapet to the front façade of the Coburg Market is significant, as well as the open interior layout and steel and timber- truss hipped roof. The awning, building entrance and façade shop fronts are not significant.

How is it significant?

Coburg Market is of local historical and representative significance to the City of Moreland. It also has rarity value.

Why is it significant?

Coburg Market is important to the course of Coburg's history, as a municipal marketplace which was opened during the Great Depression and remains in use for this purpose. The site has been a source of local produce for the community for 90 years, with produce largely supplied by local market gardeners. (Criterion A)

Coburg Market is a rare example of an intact interwar municipal marketplace in Moreland which has also functioned for this purpose since it was first opened. (Criterion B)

Coburg Market is representative of an interwar marketplace, with an intact open shopping hall which can house fifty stalls covered by a steel and timber- truss hipped roof complete with a large air vent. (Criterion D)

Primary Source

- Moreland Heritage Nominations Study, Extent Heritage, 2020

Statement of Significance Coonan's Hill Precinct



Place Name	Coonan's Hill Precinct 1-47 and 2-58 Carrington Street, 1-43 and 2-52 Disraeli Grove, 1-45 and 2-44 Graham Street, 1-51 and 2-46 Grundy Grove, 1-41 and 2A-24 Louisville Avenue, 1-53 and 2-60 Prendergast Street, 2-48 Walhalla Street, 1-59 and 2-74 Ward Grove, 1, 1A, 1B and 3-99 Woodlands Avenue, and 467-491 Moreland Road, Pascoe Vale South
PS ref No	HO207

Images



Curtilage Map



Statement of Significance

What is significant?

The Coonans Hill Precinct, comprising houses at 1-47 and 2-58 Carrington Street, 1-43 and 2-52 Disraeli Grove, 1-45 and 2-44 Graham Street, 1-51 and 2-46 Grundy Grove, 1-41 and 2A-24 Louisville Avenue, 1-53 and 2-60 Prendergast Street, 2-48 Walhalla Street, 1-59 and 2-74 Ward Grove, 1, 1A, 1B and 3-99 Woodlands Avenue, and 467-491 Moreland Road, is significant. With respect to contributory properties, the facades, roof forms and setbacks of the interwar and postwar houses are significant, as well as the terraced landscaping along the Moreland Road properties. Rear extensions are not significant.

Contributory properties include:

Carrington Street: 1, 5-19, 23-25, 27-37, 43-45 and 2A-12, 16-36, 40-58.

Disraeli Grove: 1-43 and 2-22, 26-46, 52.

Graham Street: 1-11, 15, 19-31, 35-45 and 2-42.

Grundy Grove: 105, 9-13, 17-51 and 2-12, 18-46.

Louisville Avenue: 1A-29, 31-41 and 2-14, 18-24.

Prendergast Street: 1-11, 15-19, 25-37, 41-53 and 2-4, 10-18, 22-60..

Walhalla Street: 2-32, 36-38, 42-46.

Ward Grove: 1, 5-9, 13-19, 25-47, 51-59 and 2-6, 10-22, 28-74.

Woodlands Avenue: 1A, 1B, 3-13, 15-21, 25-35, 41-57, 61-83, 89-95, 97-99.

Moreland Road: 467-491.

Non-Contributory properties include:

Carrington Street: 3, 14, 21, 21A, 25A, 38, 39, 41 and 47.

Disraeli Grove: 24, 48 and 50.

Statement of Significance

Graham Street: 13, 17, 33 and 44.

Grundy Grove: 7, 7A, 14, 15 and 16.

Louisville Avenue: 2A and 29A.

Prendergast Street: 6, 8, 13, 20, 21, 23 and 39.

Walhalla Street: 34, 40 and 48.

Ward Grove: 3, 8, 11, 21, 23, 24, 26 and 49.

Woodlands Avenue: 1, 15, 23, 37, 39, 59, 85 and 87.

How is it significant?

The Coonans Hill Precinct is of local historical, representative and aesthetic significance to the City of Moreland.

Why is it significant?

The Coonans Hill Precinct is of local historical significance for its association with the first colonial settlers and early farming in Coburg. The Coonans Hill Precinct is of local historical significance as an area of substantially intact modest interwar housing constructed on late-19th century subdivisions, which represents the suburban expansion that occurred in Coburg following World War One and World War Two. (Criterion A)

The Coonans Hill Precinct demonstrate the principal characteristics of interwar and postwar houses in suburban Melbourne, including Interwar Old English, Interwar Moderne, Interwar California Bungalow and Mid-Century Austerity, architectural styles that were present in Moreland in the interwar and immediate post-war suburban development. This was an intense era of Australian urbanisation that was rich in new design themes. (Criterion D)

The Coonans Hill Precinct is aesthetically significant for its range of intact, homogenous and visually cohesive interwar and immediate post-war dwellings on a hilly topography which is commonly identified as a distinct precinct within Pascoe Vale South. It has consistent materiality, scale, form, setbacks and landscaping. Further, the dwellings along Moreland Road are aesthetically significant as sites cut into the incline of Coonan's Hill with terraced gardens overlooking the street, which all work to produce a single homogenous streetscape. The ~~presence~~ visual setting of retaining walls in varying masonry materials, ~~ranging from including~~ brick ~~masonry to and~~ bluestone (bluestone/rubble stone), ~~are also of aesthetic~~ contribute to the significance ~~for of~~ this particular streetscape. (Criterion E)

The Coonans Hill Precinct demonstrates a high degree of creative and technical achievement during the interwar and immediate post-war years, as evidenced by 467-491 Moreland Road which has continuous terracing present at every property. (Criterion F)

Primary Source

- Moreland Heritage Nominations Study, Extent Heritage, 2020

Statement of Significance

Hanover Street Precinct



Place Name	Hanover Street Precinct 27-49 and 2-64 Hanover Street, Brunswick
PS ref No	HO594

Images



Curtilage Map



Statement of Significance

What is significant?

The Hanover Street Precinct, comprised of houses at 27-49 and 2-64 Hanover Street, Brunswick, is significant. With respect to contributory properties, the facades, roof forms and setbacks of the Victorian and Edwardian era dwellings are significant, as well as their timber picket fences. The brick and metal fences, as well as rear extensions, are not significant.

Contributory properties include: 2, 4, 6, 8, 14, 18, 20, 22, 24, 26, 27, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 45, 47, 48, 49, 50, 52, ~~54~~, 56, 58, 60, 62 and 64 Hanover Street.

Non-contributory properties include: 10, 12, 16, 28, 29, 41, 1/41, 2/41, 46, 1/46, ~~and 2/46~~ and 54 Hanover Street.

How is it significant?

The Hanover Street Precinct is of local historical, representative and aesthetic significance to the City of Moreland.

Why is it significant?

The Hanover Street Precinct is historically linked with the broader developmental narrative of Brunswick during Melbourne's building boom period, specifically evidenced by the subdivision of the site in 1883 and presence of Victorian era cottages. (Criterion A)

The Hanover Street Precinct demonstrates the principal characteristics of Victorian era cottages and terraces, with an array of features specific to this style including a single-fronted form, timber weatherboards and joinery, bullnose or skillion awning, iron lacework, and hipped roofs. Further, the Hanover Street Precinct demonstrates the principal characteristics of Edwardian era dwellings, with an array of features specific to this style including a range of timber joinery to both the built form and as decorative features, gable ends, hipped roofs, use of iron lacework, and use of pressed metal to the gable end. (Criterion D)

The Hanover Street Precinct has aesthetic significance as a relatively intact and visually cohesive street of predominantly Victorian and Edwardian era dwellings dating from the 1880s land boom through to the 1910s. The streetscape is primarily made up of historic building stock which have a consistent scale, setback and materiality which creates a streetscape pattern, character and sense of cohesion. Several rows of matching building styles adds further to this character. (Criterion E)

Primary Source

- Moreland Heritage Nominations Study, Extent Heritage, 2020

Address	Grade
2 Hanover Street Brunswick	Contributory
4 Hanover Street Brunswick	Contributory
6 Hanover Street Brunswick	Contributory
8 Hanover Street Brunswick	Contributory
10 Hanover Street Brunswick	Non-Contributory
12 Hanover Street Brunswick	Non-Contributory
14 Hanover Street Brunswick	Contributory
16 Hanover Street Brunswick	Non-Contributory
18 Hanover Street Brunswick	Contributory
20 Hanover Street Brunswick	Contributory
22 Hanover Street Brunswick	Contributory

MORELAND PLANNING SCHEME

Address	Grade
24 Hanover Street Brunswick	Contributory
26 Hanover Street Brunswick	Contributory
27 Hanover Street Brunswick	Contributory
28 Hanover Street Brunswick	Non-Contributory
29 Hanover Street Brunswick	Non-Contributory
30 Hanover Street Brunswick	Contributory
31 Hanover Street Brunswick	Contributory
32 Hanover Street Brunswick	Contributory
33 Hanover Street Brunswick	Contributory
34 Hanover Street Brunswick	Contributory
35 Hanover Street Brunswick	Contributory
36 Hanover Street Brunswick	Contributory
37 Hanover Street Brunswick	Contributory
38 Hanover Street Brunswick	Contributory
39 Hanover Street Brunswick	Contributory
40 Hanover Street Brunswick	Contributory
41 Hanover Street Brunswick	Non-Contributory
1/41 Hanover Street Brunswick	Non-Contributory
2/41 Hanover Street Brunswick	Non-Contributory
42 Hanover Street Brunswick	Contributory
43 Hanover Street Brunswick	Contributory
45 Hanover Street Brunswick	Contributory
46 Hanover Street Brunswick	Non-Contributory
1/46 Hanover Street Brunswick	Non-Contributory
1/46 Hanover Street Brunswick	Non-Contributory
47 Hanover Street Brunswick	Contributory
48 Hanover Street	Contributory
49 Hanover Street Brunswick	Contributory
50 Hanover Street Brunswick	Contributory
52 Hanover Street Brunswick	Contributory
54 Hanover Street Brunswick	Contributory
56 Hanover Street Brunswick	Contributory
58 Hanover Street Brunswick	Contributory

MORELAND PLANNING SCHEME

Address	Grade
60 Hanover Street Brunswick	Contributory
62 Hanover Street Brunswick	Contributory
64 Hanover Street Brunswick	Contributory

Statement of Significance

Joe's Market Garden, 131 Harding Street, Coburg



Place Name	Joe's Market Garden, 131 Harding Street, Coburg
PS ref No	HO572

Images



Curtilage Map



Statement of Significance

What is significant?

Joe's Market Garden at 131 Harding Street Coburg is significant. The fields are significant. The two structures are not significant.

How is it significant?

Joe's Market Garden is of state significance for historical and rarity value to the State of Victoria.

Why is it significant?

Joe's Market Garden at 131 Harding Street is historically important as one of the earliest known market gardens to operate on the Merri Creek, being farmed continuously for 180 years, and has employed people from Coburg's early population through to today, providing and continuing to provide local produce. (Criterion A)

Joe's Market Garden is rare as ~~one of the last operational~~ an extant 19th century urban market gardens in Melbourne remaining in operation (Criterion B).

While no investigation of contemporary social value has been undertaken as part of this assessment, the strength of this association can be inferred from its history and use. (Criterion GB)

Primary Source

- Moreland Heritage Nominations Study, Extent Heritage, 2020

Statement of Significance

Loretto, 198 Edward Street, Brunswick East

Place Name	Loretto, 198 Edward Street, Brunswick East
PS ref No	HO552

Images



Curtilage Map



Statement of Significance

What is significant?

The house at 198 Edward Street, Brunswick East (otherwise known as 'Loretto') is significant. The form of the Victorian Boom-era style dwelling is significant, along with the ornate decorative features associated with the parapet, chimney and windows. The plantings, front fence and rear extension are not significant.

How is it significant?

Loretto is of local ~~historical and~~ aesthetic significance, and ~~is of local significance for its rarity and~~ representativeness value, to the City of Moreland.

Why is it significant?

~~Originally built as early as 1853, Loretto is historically significant as one of the oldest houses in the area. Through major changes to its façade from the later Victorian period, the dwelling also provides evidence of the Boom-era, when Victoria's expanding economy started to generate a boom in construction and land subdivision. (Criterion A)~~

~~Loretto is uncommon within the Moreland municipality as a single-storey freestanding Victorian Boom-era style residence. (Criterion B)~~

Loretto demonstrates principal characteristics of the Victorian Boom-era, including the elaborate pediment detail and architraves, and Italianate style chimney cornice. (Criterion D)

Loretto has aesthetic significance as a well-kept and intact Boom-era terrace-style dwelling, with ornate decorative details. (Criterion E)

Primary Source

- Moreland Heritage Nominations Study, Extent Heritage, 2020

Statement of Significance

Moreland Secondary College and Kangan Institute TAFE Campus (former), 31 The Avenue Coburg (corner of The Avenue and The Grove)



Place Name	Moreland Secondary College and Kangan Institute TAFE Campus (former), 31 The Avenue, Coburg (corner of The Avenue and The Grove)
PS ref No	HO580

Images



Curtilage Map



Curtilage Map



Statement of Significance

What is significant?

The Moreland Secondary College and Kangan Institute TAFE Campus (former) at the north-east portion of 31 The Avenue, Coburg (south west corner of The Avenue and The Grove) is significant. The form, scale and materiality of the Late Twentieth-Century Brutalist style building is significant, as well as the off-form concrete construction technique. The exposed concrete detailing to walls and ceilings within the building is significant, as well as the lightwell in the hallway.

How is it significant?

The Moreland Secondary College and Kangan Institute TAFE Campus (former) is of local aesthetic and technical significance to the City of Moreland.

Why is it significant?

The Moreland Secondary College and Kangan Institute TAFE Campus (former) is highly intact and exhibits high-quality aesthetic characteristics reflective of Late Twentieth-Century Brutalist design, with regards to the scale, geometric building form and use of off-form concrete. (Criterion E)

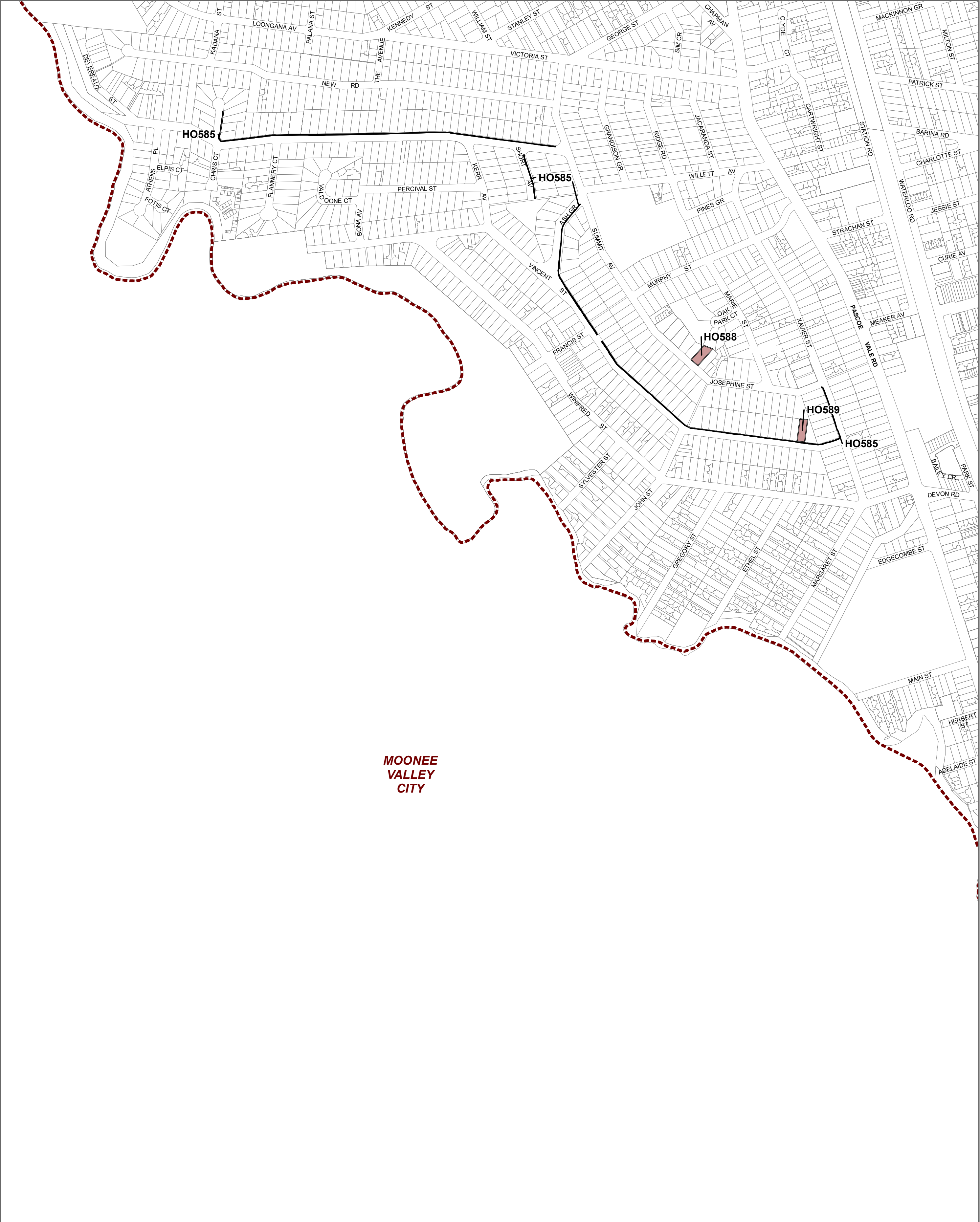
The use of off-form concrete represents a high degree of technical achievement, as related to the Brutalist era. (Criterion F)

Primary Source

- Moreland Heritage Nominations Study, Extent Heritage, 2020

Changes to HO map responding to C208more submissions
- remove HO586 (13 Ash Grove Oak Park)
- reduce curtilage of HO585 adjacent to 64 Vincent Street Oak Park

MORELAND PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C208more



LEGEND

HO - Heritage Overlay

Municipal Boundary

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Meters
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Printed: 11/07/2020
Amendment Version: 1

Environment, Land, Water and Planning

INDEX TO ADJOINING SCHEME MAPS

Reduce size of HO580 (31 The Avenue Coburg) curtilage to cover only the Late Twentieth-Century Brutalist Building located in the north-east corner of the site.

MORELAND PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C208more



LEGEND

HO - Heritage Overlay

Municipal Boundary

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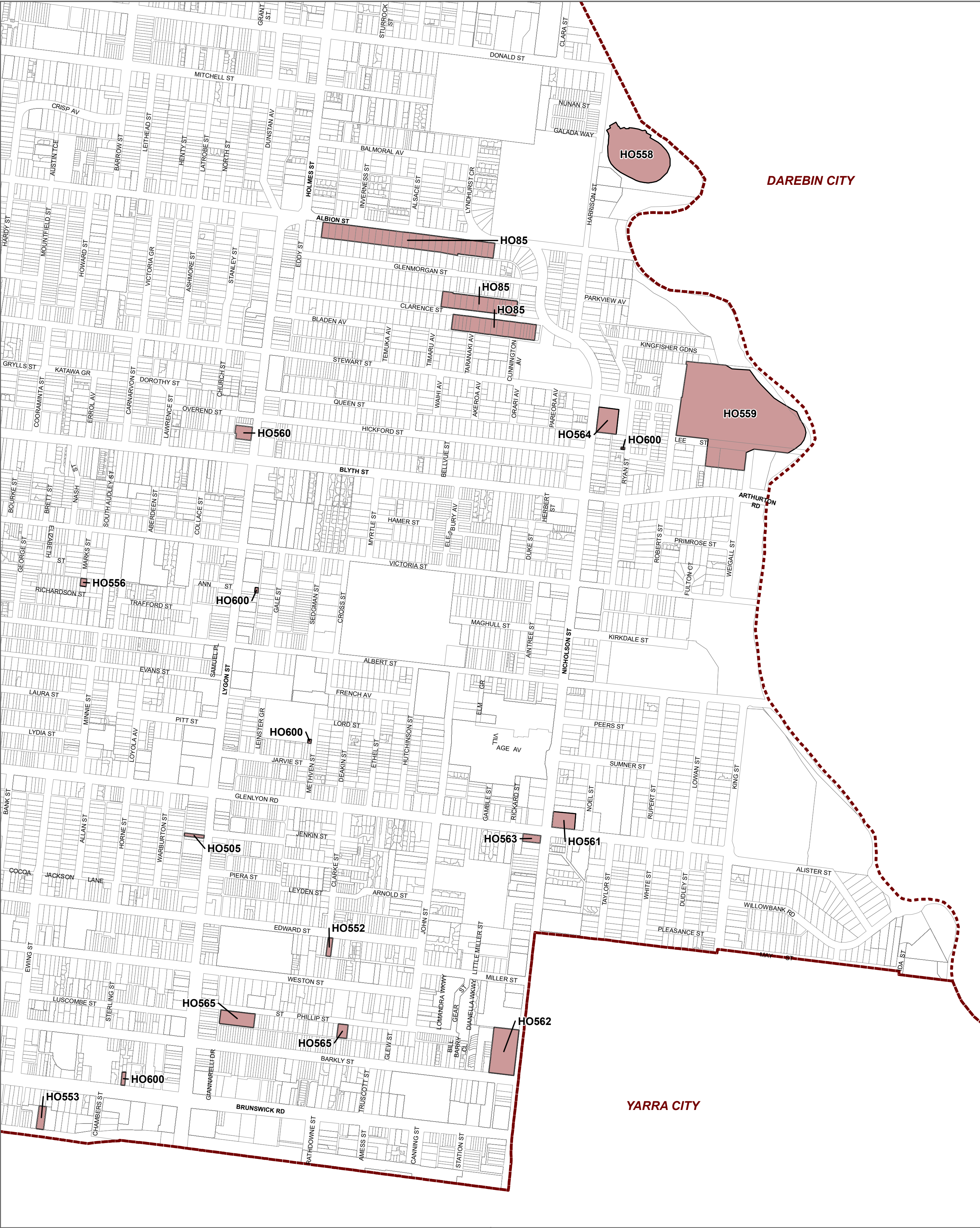
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INDEX TO ADJOINING SCHEME MAPS



LEGEND

HO - Heritage Overlay

Municipal Boundary

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Precinct HO594 - Hanover Street

Legend

- Precinct Boundary
- Significant
- Contributory
- Non-contributory

