

Heritage Assortment Project

HO186 - Former Brunswick West Primary School HO56 – Daly Street Precinct

April 2024



Merri-bek
City Council

Issue	The original Brunswick West Primary School grounds has been subdivided for residential purposes over the years, with the curtilage of HO186 changing to reflect these changes. Recent subdivisions have created additional new residential parcels that do not contain any part of the original school building, raising a question to whether HO186 should be reduced further to cover only the parcel containing the original school building.
Action	Review the curtilage of HO186 to consider whether the extent of HO186 is relevant today to reflect the significance of the place, including a consideration of whether a reduction is appropriate. Engage a heritage expert to provide guidance on how to manage the changes to the former Brunswick West Primary School and the interrelationship between HO186 and HO56.
Findings, actions & recommendations	GML Heritage advice confirmed that the former Brunswick West Progress Hall (HO185) and the former Brunswick West Primary School (HO186) are important to the HO56 Daly Street Precinct. The advice outlined these heritage places are linked to the residential development of the precinct, demonstrating how self-contained communities formed in the period prior to World War II. It is recommended that HO185 and HO186 are transferred to HO56. A planning scheme amendment is required to implement this change. There have been substantial changes to the land of the former Brunswick West Primary School over the years. The extent of HO186 has also changed to reflect these changes, with part of the land transferred into HO56 and other parts described as non-contributory. A review of these changes to the former school site confirmed what parts should be described as significant, contributory and non-contributory (to HO186 & HO56): • 492 Victoria Street Brunswick West - remain as a significant • 490 and 492A Victoria Street Brunswick West - remain as non-contributory • 1-7/44A Hunter Street Brunswick West - updated to be significant • 8-12/44A Hunger Street Brunswick West - remain as non-contributory • 46 Hunter Street Brunswick West updated to a contributory GML Heritage also identified that the following properties described as 'places of note' in the Daly Street statement of significance were mapped incorrectly and should reflect significant value within HO56 - Daly Street Precinct: • 482 Victoria Street - maternal & child health centre • 35-45 Hunter Street - row of terraces • 47 Pearson Street - Grand View Hotel • 31-33 Pearson Street - former shop and residences • 49 and 51 Pearson Street - shops and flats • 480 Victoria Street - former shop at 480 Victoria Street The heritage mapping for HO56 and HO186 has been updated to reflect these corrected values. The HERMES listing for the Daly Street Precinct and former Brunswick West Primary School has also been made to reflect the changes recommended by GML Heritage.

Background of the Daly Street Precinct

The Daly Street Precinct was identified as being locally significant to the then City of Brunswick by the heritage study *Keeping Brunswick's Heritage* prepared by Context Pty Ltd in 1990 (Heritage Area 18). This heritage area included the following two individually significant places:

- West Brunswick Progress Association Hall – 484-486 Victoria Street
- West Brunswick Primary School - 490-492 Victoria Street

Figure 1 and Figure 2 are extracts showing how this study describes the properties included in this precinct and the associated curtilage map.

AREA 18:	DALY STREET HERITAGE AREA
LOCATION:	Maps 8, 13 & 14
STREETS:	437 - 507, 382 - 462 Albert Street 25 - 67, 20 - 60 Daly Street 3 - 63A, 4 - 56 Hunter Street 31 - 63, 40 - 66 Pearson Street 464 - 494 Victoria Street

Figure 1 - Description of the Daly Street Heritage Area from Keeping Brunswick's Heritage study

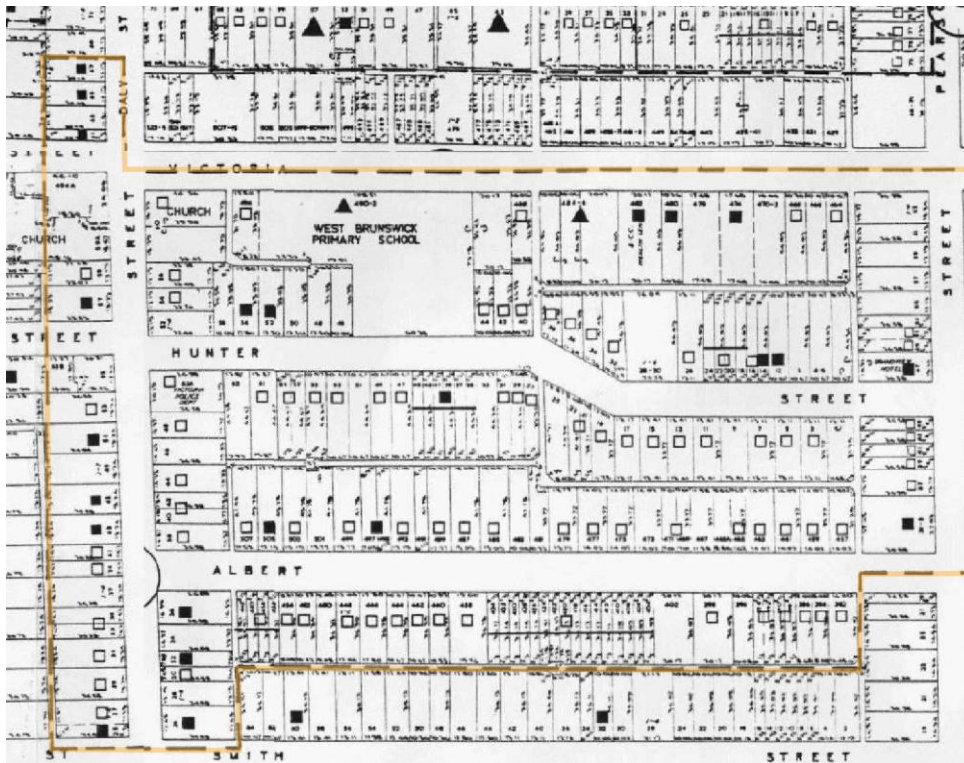


Figure 2 - Keeping Brunswick's Heritage Area Maps 8, 13 & 14 showing extent of the Daly Street Heritage Area

City of Moreland Heritage Review, prepared by Allom Lovell and Associates in 1999 also acknowledges the heritage significance of the Daly Street Precinct in the same extent as by the previous study and also recognising the significance of the West Brunswick Progress Association Hall and West Brunswick Primary School.

Whilst the West Brunswick Progress Association Hall and Brunswick West Primary School are included in the curtilage and description of the Daly Street precinct, their significance has been recognised by individual heritage listings HO185 and HO186 respectively, likely since the introduction of the Heritage Overlay to the Brunswick Planning Scheme.

The current statement of significance for both these heritage places remains in the old format, being:

Statement of significance - West Brunswick Progress Hall

The West Brunswick Progress Association Hall is of local historical and architectural significance. Its historical significance derives from its association with the West Brunswick Progress Association, which was formed to represent the interests of those who have settled in the area as part of the Brunswick Estate Closer Settlement Scheme. As a meeting hall, cinema and dance hall, it was a social focus for the West Brunswick community. Architecturally, it is a well-executed example of the Spanish Mission style, an unusual style for this building type.

Statement of significance – Brunswick West Primary School

West Brunswick Primary School is of state architectural and historical significance. It is the only metropolitan example of a school with a distinctive courtyard plan, which incorporated verandahs; while the Infant's School was one of the first built by the Public Works Department.

The significance of the school complex has been diminished by the rendering of the face brickwork and the 1998 conversion into apartments. The moderne facade on Victoria Street is a small but notable example of the type.

In 2011, Heritage Alliance were engaged to update the Daly Street Precinct heritage information into a modern citation format. The citation was further amended through the Moreland Heritage Gap Study prepared by Context Pty Ltd in 2019 that recommended extending the Daly Street Precinct to include 19-29 Pearson Street Brunswick West (implemented by Amendment C174more). This updated citation and statement of significance for the Daly Street Precinct continued to reference the school and hall as significant elements of the precinct.

Statement of significance

What is significant?

The Daly Street Precinct, comprising 437-507 and 382-462 Albert Street, 25-67 and 20-60 Daly Street, 1-63A and 4-56 Hunter Street, 19-63 and 40-70 Pearson Street, and 464-494 Victoria Street, is significant. Building and other features that contribute to the significance of the precinct include:

The houses constructed before 1945 throughout the precinct.

- The former shops and residences at 505A Albert Street, 25-27A & 57 Daly Street, 29 & 31 Pearson Street, and 480 Victoria Street.
- The shops and flats at 49-51 Pearson Street.
- The Grand View Hotel at 47 Pearson Street.
- The Maternal & Child Health Centre at 482 Victoria Street.
- The former Brunswick West Progress Hall at 484-486 Victoria Street*.
- The former Brunswick West Primary School No.2890 at 490-92 Victoria Street*.
- Bluestone kerb and channelling and crossovers, and bluestone laneways.

*These buildings are of local significance. They have individual citations and are listed separately in the heritage overlay as HO185 (Hall) and HO186 (School).

How is it significant?

The Daly Street Precinct is of local historical and architectural significance to the City of Moreland.

Why is it significant?

The Daly Street Precinct is of local historical significance for its associations with Hoffman's The Daly Street Precinct is of local historical significance as evidence of the residential development in Brunswick West in the late nineteenth and early twentieth centuries. The housing, interspersed with former local shops, a large hotel, and community facilities including the maternal child health centre and a former school and hall demonstrates how self-contained communities formed in the period prior to World War II. (Criterion A)

The Daly Street Precinct is of local aesthetic and architectural significance as a relatively intact area of Victorian, Edwardian and interwar housing, including a number of individual buildings of particular interest, which as a whole reflects the two major periods of development in West Brunswick. (Criteria D & E)

Apart from the former Progress Hall and School, which have individual citations, buildings of particular note within the precinct include:

- The terrace at 35-45 Hunter Street, which is notable both for its length and original detailing, particularly the bi-chrome brickwork.
- The Grand View Hotel, which is a fine example of a grand late nineteenth century hotel with exuberant Italianate detailing typical of boom-style architecture. Prominently sited on a high point of land, it is a local landmark.
- The former shop at 480 Victoria Street, which retains a rare example of an original timber shopfront.
- The Maternal Child Health Centre at 482 Victoria Street, which is a fine and intact example of a model baby health centre. The simple domestic scale and design in the Moderne style is typical and represents the philosophy of the Victorian Baby Health Centres Association.

Changes to HO186 properties over time

The heritage values of properties within HO186 – Former Brunswick West Primary School and the extent of HO186 has been refined over the years as development has occurred on the former school grounds. Table 1 illustrates these changes to HO186. As the planning scheme mapping includes the outlines of property boundaries, the table also illustrates how the property boundaries have changed from 2000-2022.

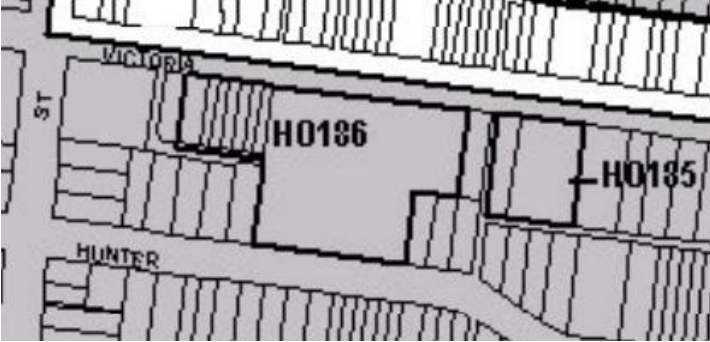
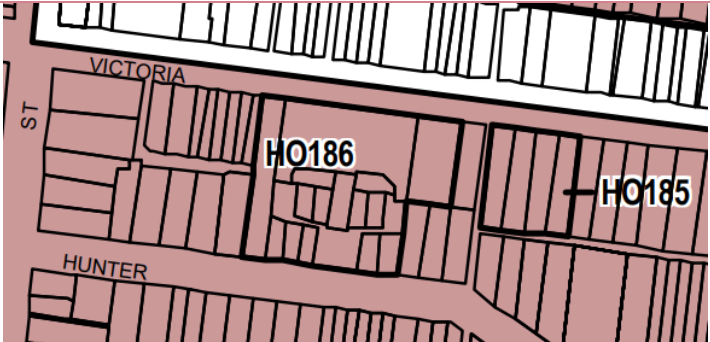
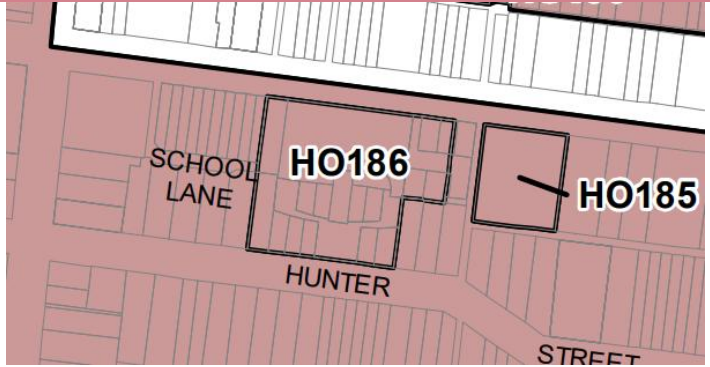
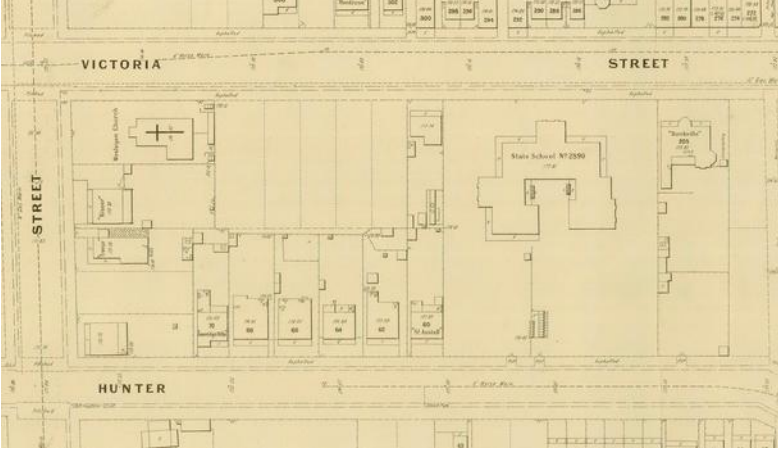
Table 1: Planning Scheme mapping of HO186 and property boundaries changes over time	
New format planning scheme map of HO186 from 2000. Of note is the large property that incorporates 490-492A Victoria Street and 44-46 Hunter Street. (Extract of map14-ho from 2000)	
Amendment C86 reduced the extent of HO186 in 2008. Of note is the changes to the property within the reduced extent of HO186, including one long lot that extends from Victoria Street to Hunter Street (currently 492A Victoria Street and 46 Hunter Street). (Extract of map14-ho from 2008)	
Today's mapping of HO186 shows it has been the same since 2008. Of note is the new property parcels of 492A Victoria Street, and a number of parcels that align with the approved development at 490 Victoria Street. (Extract of map14-ho from 2022)	

Table 2 demonstrates how the land parcels have changed from 1909 on the Metropolitan Melbourne Board of Works detail plan to today.

Table 2: MMBW and Aerial imagery from 1909 to 2022

Map key	Blue line: current HO186 Orange dash: original HO186
1909 Of note: - Original school building at 492 Victoria Street - Care-takers residence at 492A Victoria Street - Another school building at 490 Victoria Street. - A dwelling at 46 Hunter Street	 A historical map from 1909 showing the area around the school. Victoria Street runs horizontally across the top, and Hunter Street runs horizontally across the bottom. A vertical street on the left is labeled 'STREET'. The map shows several buildings, including a large school building labeled 'State School No 2590' and a smaller building labeled 'Baptist Church'. The site of the current HO186 is outlined with a blue line, and the original HO186 site is outlined with an orange dashed line.
1951 Of note: - The caretakers house relocated to what is now 1-2/494 Victoria Street. - 492A is part of the former school's garden area.	 An aerial photograph from 1951 showing the school site. The site of the current HO186 is outlined with a blue line, and the original HO186 site is outlined with an orange dashed line. The map shows the school building and surrounding residential areas.
1988 Of note: - The school building at 490 Victoria Street is demolished and a vacant lot. - Dwelling at 46 Hunter Street is demolished and is a vacant lot.	 An aerial photograph from 1988 showing the school site. The site of the current HO186 is outlined with a blue line, and the original HO186 site is outlined with an orange dashed line. The map shows the school building and surrounding residential areas.
2001 Of note: - Residential development on a large part of the school's former garden - Relocation of the caretaker's house from what is now 1-2/494 Victoria Street to 46 Hunter Street. - Dwelling constructed at 492A Victoria Street.	 An aerial photograph from 2001 showing the school site. The site of the current HO186 is outlined with a blue line, and the original HO186 site is outlined with an orange dashed line. The map shows the school building and surrounding residential areas.

2022¹¹

Of note:

- Residential development to the rear of the main school building at 492 Victoria Street that fronts Hunter Street.
- Demolition of the dwelling at 492A Victoria Street and is now a vacant site.
- Cleared lot of 490 Victoria Street to make way of an approved multi-dwelling development



Defining heritage values of properties in HO186 & HO56

Within HO186, the original school building remains at 492 Victoria Street Brunswick West and continues to be locally significant, as does the caretakers house now located at 46 Hunter Street. It is also clear that the properties at 490 and 492A Victoria Street, being vacant lots, and the modern dwellings at 12/44A offer no heritage fabric that contributes to HO186.

Figure 3 is an updated map to demonstrate which properties of HO185 have non-contributory heritage value and in the context of the properties of HO56 – Daly Street Precinct.

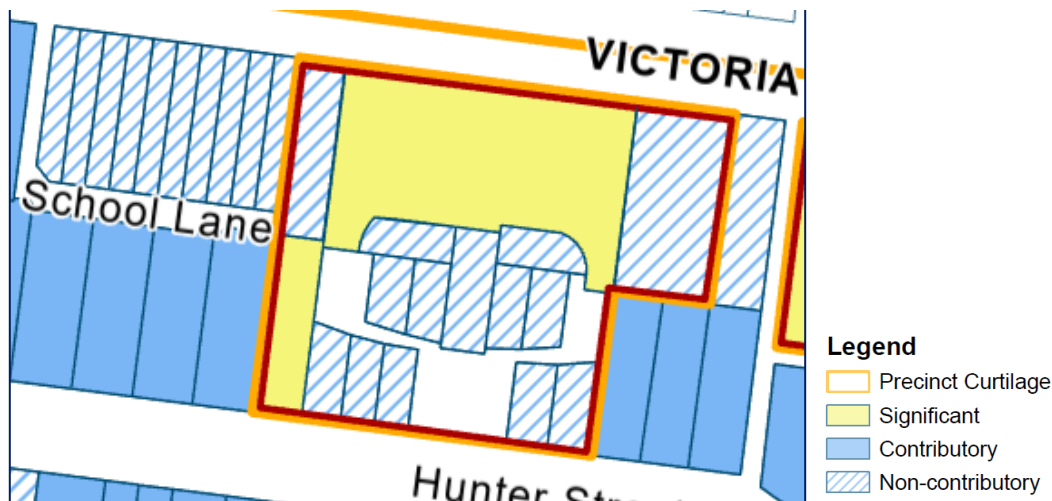


Figure 3 - Map showing the heritage values of properties in and around HO186 (HO186 curtilage in red)

There are many possible approaches to updating the heritage information and mapping of HO186 and HO56, such as:

1. Update the heritage information and mapping of HO186 to reflect all the properties and their contribution. This approach would recognise that that land was once part of the former Brunswick West Primary School site.
2. Transfer 490 and 492A Victoria Street to HO56 as non-contributory properties to the Daly Street Precinct as the statement of significance currently describes all properties in HO186 as within the Daly Street Precinct. This approach would be consistent to the way HO56 and HO186 changed in 2008 by Amendment C86 to reflect the multi-dwelling development on the school's former garden.
3. Transfer HO186 entirely into HO56 as the former West Brunswick Primary School is described in the Daly Street Precinct statement of significance as an important place. In this approach, HO185 – Brunswick West Progress Hall should also be transferred for the same reasons.

Removing the 490 and 492A completely from the heritage overlay is not recommended as these properties are considered to be part of the Daly Street precinct and would create an irregular gap in the precinct.

Heritage expert findings and recommendations

GML Heritage were engaged to provide direction on the heritage status of buildings in HO186 and whether aspects of HO186 should be incorporated into the adjoining HO56 - Daly Street Precinct. They determined that:

- The former Brunswick West Progress Hall and the former Brunswick West Primary School are described in the citation for HO56 Daly Street Precinct and are linked to the residential development of the precinct, demonstrating how self-contained communities formed in the period prior to World War II.
- The the two individual place listings associated with these places, HO185 (Brunswick West Progress Hall) and HO186 (former Brunswick West Primary School), should be transferred to HO56.

GML Heritage provided further details on this recommendation with the following property specific changes, including sharing a draft updated Daly Street Citation (February 2024) to reflect these changes.

HO185 - Brunswick West Progress Hall

The hall is now used as a child care centre. It is of architectural and historical significance on its own, and also contributes to the significance of HO56 as a place to represent the interests of those who had settled in the area as part of the Brunswick Estate Closer Settlement Scheme and as a social focus for the West Brunswick community.

HO186 – former Brunswick West Primary School

Early elements of the school remain of importance. The surrounding development must remain sympathetic to the heritage values.

The existing statement of significance for HO186 describes the architectural significance of the school for its architectural characteristics and design, incorporating verandahs, and for its courtyard plan, Edwardian characteristics and plan form. It is described as being of historical significance as an early Brunswick state government school, built 1888, 1889, 1891 and 1910. Therefore, the extant former school including both elevations fronting Victoria Street and Hunter Street, and the open space fronting Victoria Street are considered important.

44A Hunter Street

- Recent alterations and residential conversion of part of the former school do not severely impact the place's legibility or ability to be appreciated as a former school. The original Hunter Street frontage remains largely intact, with intact roof forms and single-storey scale as well as key elements such as terracotta tiled and slated roofs, tall chimneys and fenestration.
- Units 1 to 7 44A Hunter Street are still legible as an integral part of the former school, and should be graded significant to HO56.

46 Hunter Street

- The former caretaker's cottage (relocated from Victoria Street after 1999) has interest for its historical association with the school. Relocated several times, its retention of physical fabric and current location in Hunter Street is of note.
- It is appropriate to grade this building as a contributory place within HO56.

490 Victoria Street

- 490 Victoria Street should be retained within the precinct as a non-contributory place to ensure consistent precinct boundary along Victoria Street.

492A Victoria Street

- 492A Victoria Street should be retained within a precinct as a non-contributory place.

HO56 – Daly Street Precinct

The following properties are described in the statement of significance as buildings of particular note but are mapped as contributory places within HO56. The Daly Street Precinct map should be updated to include the places listed in the HERMES database as individually significant, as well as incorporating the Brunswick West Progress Hall and the former Brunswick West Primary School.

- 482 Victoria Street - maternal & child health centre
- 35–45 Hunter Street - row of terraces
- 47 Pearson Street - Grand View Hotel
- 31-33 Pearson Street - former shop and residences
- 49 and 51 Pearson Street - shops and flats
- 480 Victoria Street - former shop at 480 Victoria Street

GML identified some inconsistencies with the grades of some places within the precinct, highlighting that some historical shops within the precinct have similar degree of intactness and integrity, but some appear to be significant (49 and 51 Pearson Street, 31-33 Pearson Street, 480 Victoria Street) while others are contributory. Further research is recommended to determine the appropriate grading.

Conclusions

The former Brunswick West Progress Hall (HO185) and the former Brunswick West Primary School (HO186) are important to the Daly Street Precinct (HO56). Advice from GML Heritage outlined these heritage places are linked to the residential development of the precinct, demonstrating how self-contained communities formed in the period prior to World War II. It is recommended that HO185 and HO186 are transferred to HO56. A planning scheme amendment is required to implement this change.

There have been substantial changes to the land of the former Brunswick West Primary School over the years. The extent of HO186 has also changed to reflect these changes, with part of the land transferred into HO56 and other parts described as non-contributory. A review of these changes to the former school site confirmed what parts should be described as significant, contributory and non-contributory (to HO186 & HO56):

- 492 Victoria Street Brunswick West - remain as a significant
- 490 and 492A Victoria Street Brunswick West - remain as non-contributory
- 1-7/44A Hunter Street Brunswick West - updated to be significant
- 8-12/44A Hunger Street Brunswick West - remain as non-contributory
- 46 Hunter Street Brunswick West - updated to a contributory

Eleven properties described as 'places of note' in the Daly Street statement of significance were mapped incorrectly and should reflect significant value with HO56. An update to the heritage mapping for HO56 and HO186 has been made to reflect these corrected values.

The HERMES listing for the Daly Street Precinct has also been made to reflect the changes recommended by GML Heritage. An additional update will be required to Brunswick West Progress Hall and the former Brunswick West Primary School HERMES listings once transferred into HO56 – Daly Street Precinct to reflect this status.

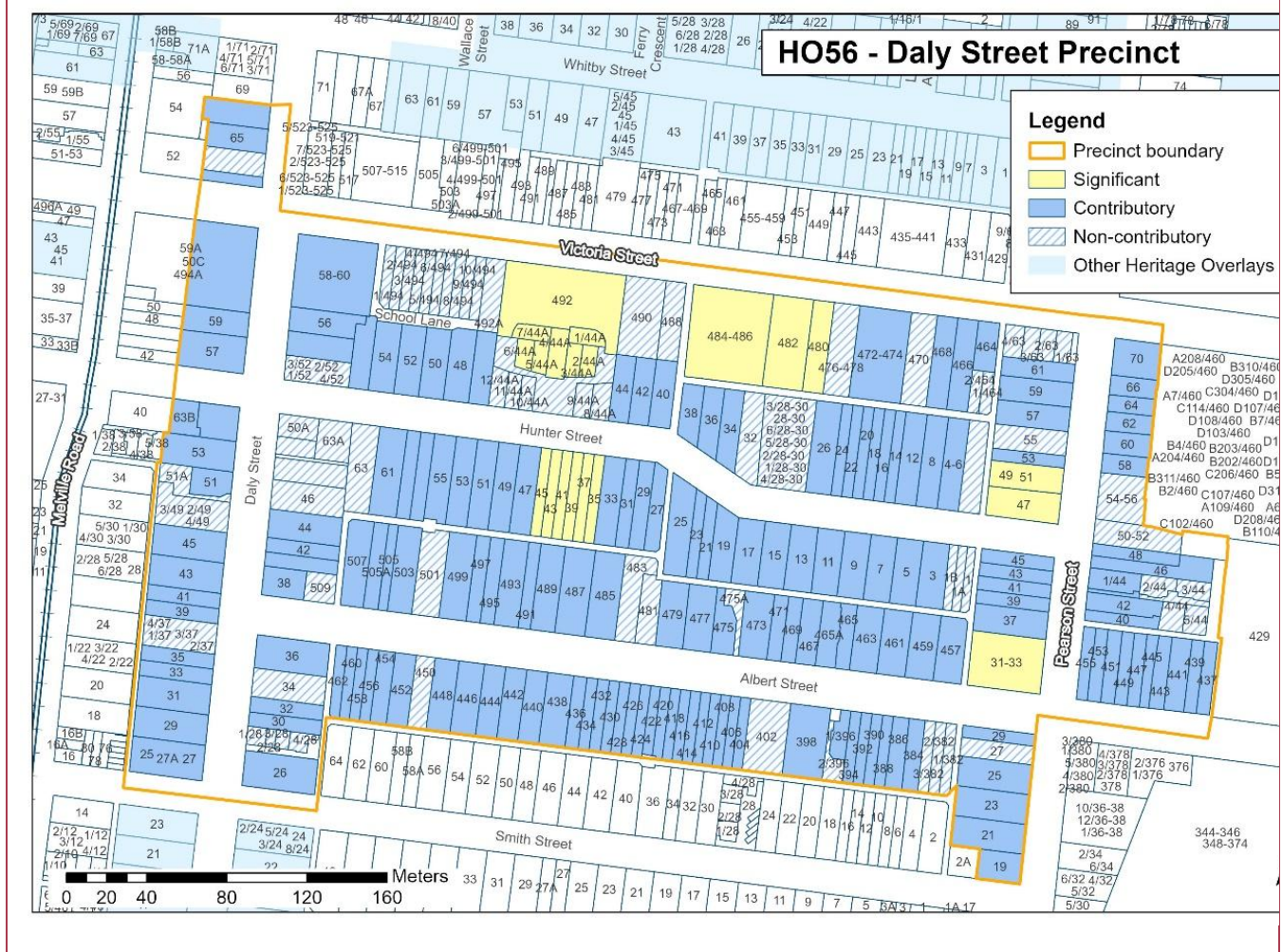
Changes to citation and HERMES listing

The following is an updated Daly Street Precinct citation that demonstrates the 2024 updates.

HO56 – Daly Street Precinct Citation

Place Name	Daly Street Precinct
Place Address	437-507 and 382-462 Albert Street, 25-67 and 26-60 Daly Street, 1-63B and 4-56 Hunter Street, 19-63 and 40-70 Pearson Street, and 464-494 Victoria Street, Brunswick West.
PS ref No	HO56
Place Type	Precinct
Architectural Style	Victorian Period (1851-1901) Victorian Period Italianate (1851-1901) Federation/Edwardian Period (1902-c.1918) Interwar Period (c.1919-c.1940)
HERMES No	56050

Curtilage Map



Statement of Significance

What is significant

The Daly Street Precinct, comprising 437-507 and 382-462 Albert Street, 25-67 and 26-60 Daly Street, 1-63B and 4-56 Hunter Street, 19-63 and 40-70 Pearson Street, and 464-494 Victoria Street, is significant. Building and other features that contribute to the significance of the precinct include:

- The houses constructed before 1945 throughout the precinct, including the former caretaker's cottage relocated to 46 Hunter Street Brunswick West.
- Commercial and community buildings constructed before 1945, including the former shops and residences at 505A Albert Street, 25-27A & 57 Daly Street, 29 & 31 Pearson Street, and 480 Victoria Street.
- Bluestone kerb and channelling and crossovers, and bluestone laneways.

Recent alterations and additions to the significant and contributory places are not significant.

Significant properties within the precinct include:

- The Modern style Maternal & Child Health Centre (1942) at 482 Victoria Street.
- The former Brunswick West Progress Hall at 484-486 Victoria Street*.
- The former Brunswick West Primary School No.2890 at 490-492 Victoria Street comprising a former Infant's School with a distinctive courtyard plan incorporating verandahs (new developments 8-12/44 Hunter Street are not significant).
- The row of terraces at 35-45 Hunter Street
- The former shop and residence at 31-33 Pearson Street
- The former shop and residence at 480 Victorian Street
- The shops and flats at 49 & 51 Pearson Street.
- The Grand View Hotel at 47 Pearson Street.

~~*These buildings are of local significance. They have individual citations and are listed separately in the heritage overlay as HO185 (Hall) and HO186 (School).~~

Non-contributory properties include:

Albert Street: 1-3/382, 402, 450, 481, 483 and 501.

Daly Street: 1-4/28, 34, 37, 46, 48, 49, 50, 50A, 51A and 52.

Hunter Street: 1, 1A-1B, 28-30, 32, 48-12/44A, 63A and 63B.

Pearson Street: 50-52, 54-56, 55, 1-4/63.

Victoria Street: 470, 476-478, 488, 490, 492A, 494 and 2-10/494.

How is it significant?

The Daly Street Precinct is of local historical, representative and architectural aesthetic significance to the City of Merri-bek.

Why is it significant?

The Daly Street Precinct is of local historical significance as evidence of the residential development in Brunswick West in the late nineteenth and early twentieth centuries. The housing, interspersed with former local shops, a large hotel, and community facilities including the maternal child health centre and a former school and progress hall demonstrates how self-contained communities formed in the period prior to World War II. (Criterion A)

The former Progress Hall is of historical significance, for its historical association with the West Brunswick Progress Association, which was formed to represent the interests of those who has settled in the area as part of the Brunswick Estate Closer Settlement Scheme. As a meeting hall, cinema and dance hall, it was a social focus for the West Brunswick community. (Criterion A)

Statement of Significance

The Daly Street Precinct is of local ~~aesthetic and architectural~~ **representative** significance as a **precinct containing many examples of residential, commercial and community buildings illustrating the principal domestic architectural styles of the relatively intact area of Victorian, Edwardian and Interwar housing periods**, including a number of individual buildings of particular interest, which as a whole reflects the two major periods of development in West Brunswick. **The terrace at 35-45 Hunter Street, which is notable both for its length and original detailing dating from the Victorian period, particularly the bi-chrome brickwork.** (Criteria D & E)

The precinct comprises highly intact early buildings including the former shop at 480 Victoria Street (c1890s), which retains a rare example of an original timber shopfront. The Maternal Child Health Centre at 482 Victoria Street is a fine and intact example of a model baby health centre. Its simple domestic scale and design in the Moderne style is typical and represents the philosophy of the Victorian Baby Health Centres Association. The former West Brunswick Primary School at 490-492 Victoria Street is the only metropolitan example of a school with a distinctive courtyard plan, which incorporated verandahs; while the Infant's School was one of the first built by the Public Works Department. The Moderne style facade on Victoria Street is a notable example of the type. (Criterion D)

The Daly Street precinct is of aesthetic significance, as a **relatively intact area containing many examples of buildings in the Victorian, Victorian Italianate, Edwardian and Interwar housing architectural styles. It contains, including a number of individual buildings of particular interest, including the Grand View Hotel, a local landmark, which is a fine example of a grand late nineteenth century hotel with exuberant Italianate detailing typical of boom-style architecture, prominently sited on a high point of land. The former Progress Hall is a well-executed example of the Spanish Mission style, an unusual style for this building type.**(Criteria E)

~~Apart from the former Progress Hall and School, which have individual citations, buildings of particular note within the precinct include:~~

- ~~• The terrace at 35-45 Hunter Street, which is notable both for its length and original detailing, particularly the bi-chrome brickwork.~~
- ~~• The Grand View Hotel, which is a fine example of a grand late nineteenth century hotel with exuberant Italianate detailing typical of boom-style architecture. Prominently sited on a high point of land, it is a local landmark.~~
- ~~• The former shop at 480 Victoria Street, which retains a rare example of an original timber shopfront.~~
- ~~• The Maternal Child Health Centre at 482 Victoria Street, which is a fine and intact example of a model baby health centre. The simple domestic scale and design in the Moderne style is typical and represents the philosophy of the Victorian Baby Health Centres Association.~~

Historical Notes

Thematic History Key theme

Theme 6: Building Moreland

Thematic History Key sub-theme

6.3 Building during the Boom

6.4 Building houses in the twentieth century

This precinct was subdivided as the 'Hoffman Phoenix Park Estate' in 1888. This created over 200 lots in the area extending from Whitby Street to Smith Street between Pearson Street (then known as Margaret Terrace) and Daly Street. The auction plan indicates the only development being Mrs. Daly's house (east side of Daly Street between Hunter and Albert streets), Mr. Barry's residence on the north side of Hunter Street (lot 68) and the 'Phoenix Park' mansion of Michael Dawson south of Smith Street. None of these three houses survive.

The estate and surrounding areas were only partially developed before the economic depression of the 1890s brought a halt to building activity and Melbourne & Metropolitan Board of Works plans show the extent of development in the early 1900s. The east side of Pearson Street between Victoria and Albert streets was lined with houses including the present nos. 40-48 and 58-66. Behind these houses were large clay holes associated

with the Hoffman Brick & Pottery Works, situated further to the east. Also within this block were several terrace houses on the north side of Albert Street including the present nos. 437-455 (MMBW). The west side of Pearson Street between Smith and Victoria streets on the other hand contained only one house (the present no.59) as well as the Grand View (or Grandview) Hotel, established in 1889 at the north corner of Hunter Street.

Designed by architect Harry Rendell, the Grand View was one of several grand three storey hotels built during the boom in Brunswick. Situated on a high point of land, the name was most appropriate, and a newspaper article described the 'magnificent panorama' from the flat roof of the building, which was intended for promenading:

The bay, Williamstown, the Sandridge shipping, Footscray, the valley of the Moonee Ponds Creek, backed by Essendon, Flemington, Ascot Vale and Temperance townships, in the near distance, while the idyllic country up to Mount Macedon may be taken in .. (Brunswick & Coburg Medium, 2 November 1889).

Elsewhere, Albert Street west of Pearson Street contained several terrace rows on the south side (these include the present nos. 388-396, 404-434 & 456-462) and a single house on the north side (since demolished). Hunter Street contained terrace rows (the present nos. 12-24 & 27-45) and a group of detached timber villas (the present nos. 46-56). Other streets were more sparsely settled. Daly Street contained ten houses between Whitby and Albert streets of which seven (55, 56, 58, 6571) survive today. There were only three houses and one shop on the south side of Victoria Street. Of these, the house at no.468 and the former shop at no.480 survive today. The latter building was established by 1895 and in 1900 the occupant was T. Whiteside, a greengrocer (SM).

Development re-commenced in the early twentieth century and most of the remaining lots in the precinct were built on the years before and after World War I. For example, the west side of Pearson Street between Smith and Victoria streets contained only one house in 1910. By 1915 this had increased to six (two in each block) and 12 by 1925. Similar development occurred along the north side of Albert Street between Pearson and Daly streets where the number of houses increased from one in 1910 to eight in 1915 and 21 by 1925. Daly, Hunter, and Victoria streets all filled out in a similar fashion and by the late 1920s the precinct was almost fully developed (SM).

As well as houses, the period of growth saw the establishment of several shops to serve the local needs of residents. These included the general store established c.1910 by James Feeney at the northwest corner of Albert and Pearson streets, and a fruit shop on the north side of Albert Street (the present 505A) by 1915. Around the same time, John Perry, a butcher, established his shop at the northwest corner of Daly and Victoria Streets (the present 61A) and by 1925 a second butcher shop, owned by G.G. Griffiths had opened at the southwest corner of Albert and Pearson streets (the present 29 Pearson) opposite Mr Feeney's store at 31-33 Pearson Street. Meanwhile, in the early 1920s two shops (the present 49 and 51 Pearson Street) with residences/flats above were built immediately to the north of the Grand View Hotel, and in 1925 one of these was a confectionary and pastry shop run by Mrs. Eileen Donnell who lived above (SM).

Community formation within this area was marked by the opening of in 1889 of State School No. 2890 on a block extending from Victoria Street to Hunter Street. By 1890 the school had an enrolment of 500 and the school was expanded with the addition of an Infants' School as the surrounding streets filled out during the early twentieth century. To the west of the school, a Wesleyan Methodist Church was erected at the southeast corner of Daly Street. The old church was demolished in the 1950s and the present church is now used by the Independent Italian Pentecostal congregation, reflecting the influence of post-war migration.

In the early 1900s land to the west of Daly Street was purchased by the State Government, re-subdivided into small allotments of one to two acres and offered for sale as the Brunswick Estate Closer Settlement Scheme. The increase in population following the settlement of this estate, and the continued growth of this precinct, led to the formation of the Moonee Vale Progress Association, later known as the West Brunswick Progress Association. In 1910, the Association built a hall on the south side of Victoria Street just to the east of the State School. As the population increased during the 1920s boom a larger hall was needed, which was opened in 1931. ~~Soon a~~After the erection of the new hall the City of Brunswick opened a model Baby Health Centre on the adjoining site on 18 August 1942.

Description

Physical Description

The Daly Street precinct comprises the following properties:

- 437-507 & 382-462 Albert Street
- 25-67 & 26-60 Daly Street
- 3-63A63B & 4-56 Hunter Street
- 19-63 & 40-66 Pearson Street
- 464-494 Victoria Street

The Daly Street Precinct is a predominantly residential area, comprising mainly Edwardian and Victorian housing, and several commercial and community buildings including the Grand View Hotel, former shops, the former West Brunswick Primary School, **Maternal Child Health Centre** and the former West Brunswick Progress Association Hall.

The Victorian era housing predominantly comprises terrace houses in pairs or rows of three or more. Most are constructed of bi-chrome brick and have hipped roofs with brick and/or render chimneys. The earlier examples (e.g., 443-455 Albert St, 46 & 48 Pearson St) have shared hipped roofs with no separating walls, whilst nos. 40 & 42 Pearson Street have the less common steeply pitched transverse gable roof. Of note is the terrace at 35-45 Hunter Street, constructed of bi-chrome brick with the lighter bricks used to express decorative quoining around the openings and wall corners. The houses have alternating paired or single timber sash windows and each retains the original rendered chimney.

Other nineteenth century houses include detached symmetrical villas in brick (65 Daly St, 58-66 Pearson St) or timber (59 Pearson St). No.468 Victoria Street stands apart as fine example of an Italianate villa, asymmetrical in plan with a projecting three-sided bay window. The asymmetrical timber house at 67 Daly Street also has Italianate characteristics.

The other Victorian era buildings in the precinct are the Grand View Hotel and the former shop at 480 Victoria Street. The Grand View is a three storey rendered brick building with exuberant Italianate detailing in the style of grand hotels of the late nineteenth century. Typically, it is built to both street boundaries with a chamfered corner and has a **panelled** parapet, which has been partially removed. The facade is divided vertically in bays by moulded pilasters that have banded rustication at first floor level to the Pearson Street elevation and for one bay along Hunter Street, and horizontally by deep cornices and street courses to both elevations. There is also a **panelled** frieze with brackets beneath a deep cornice and an arcaded recessed balcony with a rendered balustrade to the Pearson Street elevation. Other details include the elaborate mouldings to the window openings that are arched to the first level and rectangular above. The ground floor facade is less intact, but retains some original arched door openings.

The former shop at 480 Victoria Street has what appears to be an original timber shopfront and door framed by classical style pilasters. It has a timber parapet with a triangular pediment that conceals the hipped roof, and a (non-original) timber post street verandah. There is a corrugated iron clad skillion addition on the east side.

The Federation and Edwardian era housing includes several transitional 'Victorian survival' timber villas, which have characteristics of Victorian houses, but Federation details such as red brick and render chimneys, turned timber verandah posts and bullnose profile verandahs. Examples include the houses at 46-56 & 55 Hunter Street, 'Federal Villa' at 55 Daly Street, and 57 Pearson Street. These houses evolved into the more characteristic asymmetrical Edwardian bungalow, which usually have a hipped roof (sometimes with gablets) and projecting gabled bay (usually half-timbered or with timber trusswork) beside a verandah that is separate or in some cases is an extension of the roof. Most examples (e.g., 461, 463, 487 Albert, 3-7 Hunter, 21, 25 & 37 Pearson, etc.) are in timber, often with imitation Ashlar cladding. There are also several brick examples (e.g., 398, 465, 479, 485 Albert etc.).

The precinct also includes a small number of Queen Anne style brick villas. These are characterised by asymmetrical planning, dominant hip roofs clad in terracotta or slate with terracotta ridge capping with prominent projecting gables, half timbering to the gable ends, verandahs with ornamental timber frieze or valance, tall brick and render chimneys with terracotta pots, and casement sash windows (sometimes with

coloured top lights). Examples include the residence attached to the shop at the northwest corner of Pearson and Albert streets, 57 Daly Street, and 472 Victoria Street.

There are also a small number of semi-detached gable-fronted cottages (e.g., 21 & 23, 57 & 59 Hunter St, 39 & 41, 43 & 45 Pearson St, etc.), which have typical Edwardian details. Of note is the unusual pair at 40 & 42 Daly Street that share a single steeply pitched gable-fronted roof divided in half by a brick wall. The gable front projects forward to create a verandah with a timber frieze with Art Nouveau detailing and there is a hipped porch at the side.

Housing of the interwar period is represented by timber bungalows that are either gable-fronted, or have a transverse gable roof, usually clad in terracotta tiles with plain brick chimneys. These typically have a projecting gabled porch supported on brick or render piers (13 & 15 Hunter Street have distinctive rendered porches with arched openings edged in face brick) and have half-timbering to the gable ends. Windows are timber-framed casements or sash, sometimes arranged in bays (e.g., 457 & 459 Albert St, 13 & 15 Hunter St etc.).

The early twentieth-century commercial buildings include the former shops at 61 Daly Street, 29 and 31 Pearson Street and 505A Albert Street. Of these, 31 Pearson Street and 505A Albert Street are relatively intact. 31 Pearson Street, constructed of red brick with cement moulding, has a typical corner shop form with an entrance in the chamfered corner and a panelled parapet surmounted by a cornice. The timber shop windows appear to be original, as does the corner entrance door, and there are original tiles to dado height and to the angled stallboards, as well as faint traces of painted signage around the entrance. What was presumably a cantilevered verandah awning has been removed. The shop is attached to a fine Queen Anne villa.

505A Albert Street also retains the original metal-framed shopfront window, with recessed entry and tiled surrounds. The rendered parapet is framed by brick piers and has an arched pediment, and the street verandah, which is supported by chamfered timber posts, may be early or a sympathetic reconstruction. The attached residence, set back at one side, has a bay window. The former butcher shop at 29 Pearson Street is less intact, with the original shopfront replaced by a wall of glass bricks. Nonetheless, it retains the original metal parapet with faded painted signage framed by brick piers with pyramidal tops. 61 Daly Street, a brick corner shop, retains its original form, but much of the original fabric has been replaced (e.g. windows) or reconstructed (e.g., verandah).

The other corner shop and residence at 25-27A Daly Street dates from the late 1930s. Constructed of mottled cream and clinker bricks, it demonstrates the influence of the Moderne style through the stepped 'skyscraper' motif in brickwork to the parapet facing Daly Street. It comprises a main shop at the corner, and a smaller second shop facing Smith Street. Overall, it is very intact, the shopfronts appear to be original, as does the cantilevered awning.

The other interwar commercial building is the pair of shops and flats at 49-51 Pearson Street, which is a two-storey building with abstracted classical details in the interwar Stripped Classical style. This includes the banded parapet with triangular pediments featuring circular motifs above a cornice with moulded pilasters beneath. The shopfronts retain the original metal-framed windows with leadlight highlights and recessed entry doors, and highlight windows above the cantilevered awning. At first-floor level, there are timber windows with multi-paned upper sashes and a balcony with a square opening (infilled at no.51).

In Victoria Street the Maternal & Child Health Centre, the former Progress Association Hall, and the former West Brunswick Primary School form a notable group of community buildings.

The interwar Maternal and Child Health centre at no.482 **Victoria Street** has a typically residential appearance, being a detached, symmetrical building with a hipped tile roof and rendered walls. The Moderne style is demonstrated by the central entry with its stepped parapet and the use of glass bricks to the windows on either side. To the west is the former Progress Association Hall, a two-storey building in the interwar Mediterranean style, and the former West Brunswick School. (For detailed descriptions of the former hall and school, please refer to the individual citations).

The West Brunswick Progress Association Hall 484-486 Victoria Street is a two-storey brick building in the Spanish Mission style. It has rendered walls (painted on the front facade only), and a shallow-pitched terracotta tiled roof with wrought iron brackets to the eaves. The timber-framed double-hung sash windows have semi-circular arched heads. The front entrance, flanked by barley-sugar columns, is a shallow-gabled portico with a corbelled arched opening and a terracotta tiled roof. Two small diamond-patterned moulded panels decorate the walls beside the entrance. Back-to-back clocks, which appear to be original, project from the entrance

portico (Allom Lovell and Associates 1999).

The former Brunswick West Primary School at 490 Victoria Street is a complex of single storey red brick buildings with hipped and jerkin head roofs. It has groups of multi-paned timber-framed double-hung sash windows, some with awning highlights. The Victoria Street section has a terracotta tiled roof; the section to the rear a slate roof with terracotta ridge tiles. The building has been fully rendered (around 1998). A small protruding section to Victoria Street has a heavy rendered parapet above a narrow concrete projection. The parapet, dating from the 1930s, bears the name of the school beneath a circular moderne motif. Infants School has Edwardian characteristics and a plan consisting of a series of classrooms surrounding a pavilion drill hall (Allom Lovell and Associates 1999).

Early infrastructure includes the bluestone laneways at the rear and side of properties, while Albert, Daly, Hunter and Victoria streets retain some original street elements including bluestone kerbs or gutters (and crossovers, e.g. at the side of the Grand View Hotel, and to 29 Hunter & 450 Albert) and asphalt footpaths. The channel along Victoria Street is four pitchers deep and there is a bluestone crossover at the intersection with Daly Street. Kerb and channel in Pearson Street has been replaced with concrete, and all street plantings date from the post-war period.

Recommended Management

Planning Scheme Controls

External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system	Yes
Outbuildings or fences not exempt	No
Prohibited uses may be permitted	No
Included on the Victorian Heritage Register	No
Aboriginal heritage place	No
Incorporated Plan	Heritage Exemptions Incorporated Plan



Relevant Heritage Studies & Assessments

Keeping Brunswick's Heritage: A Report on the Review of the Brunswick Conservation Study by Context Pty Ltd, 1990 – Amendment L	382-462 and 437-507 Albert Street, 20-60 & 25-67 Daly Street, 3-63A & 4-56 Hunter Street, 31-63 & 40-66 Pearson Street and 461-494 Victoria Street, Brunswick West
City of Moreland Heritage Review, Allom Lovell and Associates, January 1999	382-462 and 437-507 Albert Street, 20-60 & 25-67 Daly Street, 3-63A & 4-56 Hunter Street, 31-63 & 40-66 Pearson Street and 461-494 Victoria Street, Brunswick West
Heritage update by Heritage Alliance, 2011	382-462 and 437-507 Albert Street, 20-60 & 25-67 Daly Street, 3-63A & 4-56 Hunter Street, 31-63 & 40-66 Pearson Street and 461-494 Victoria Street, Brunswick West
Heritage Gap Study prepared by Context Pty Ltd, 2019	Extension – 19-29 Pearson Street Brunswick West
2023 Heritage Review (Heritage Assortment Project)	Transfer HO185 & HO186 into HO56 – 490-492A Victoria, 484-486 Victoria Street and 44A-46 Hunter Street) Updated citation - Updated list of properties in HO56, heritage values of properties and location to accurately describe all properties in the HO56 - Daly Street Precinct.

	Other recommendations – explore the heritage values of 480 and 482 Victoria Street, 35-45 Hunter Street, 31 and 47 Pearson Street and 505 Albert Street, Brunswick West, to the precinct (contributory or significant).
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References

Context Pty Ltd, Keeping Brunswick's Heritage. A report on the review of the Brunswick Conservation Study, Volume 1, 1990

Historica, City of Moreland Thematic History, 2010

Melbourne & Metropolitan Board of Works (MMBW) Detail plans nos. 1898, 1899 & 1900, all dated 1909

Sands & McDougall (SM) Directories

State Library of Victoria (SLV) Hoffman Phoenix Park Estate [cartographic material], 1888

Schedule of properties in the Daly Street Precinct

Property Address	Heritage Value	Property Address	Heritage Value
1/382 Albert Street Brunswick West	Non-contributory	61 Daly Street Brunswick West	Contributory
384 Albert Street Brunswick West	Contributory	63 Daly Street Brunswick West	Contributory
386 Albert Street Brunswick West	Contributory	65 Daly Street Brunswick West	Contributory
388 Albert Street Brunswick West	Contributory	67 Daly Street Brunswick West	Contributory
390 Albert Street Brunswick West	Contributory	1 Hunter Street Brunswick West	Non-contributory
392 Albert Street Brunswick West	Contributory	11 Hunter Street Brunswick West	Contributory
394 Albert Street Brunswick West	Contributory	12 Hunter Street Brunswick West	Contributory
1/396 Albert Street Brunswick West	Contributory	13 Hunter Street Brunswick West	Contributory
398 Albert Street Brunswick West	Contributory	14 Hunter Street Brunswick West	Contributory
402 Albert Street Brunswick West	Non-contributory	15 Hunter Street Brunswick West	Contributory
404 Albert Street Brunswick West	Contributory	16 Hunter Street Brunswick West	Contributory
406 Albert Street Brunswick West	Contributory	17 Hunter Street Brunswick West	Contributory
408 Albert Street Brunswick West	Contributory	18 Hunter Street Brunswick West	Contributory
410 Albert Street Brunswick West	Contributory	19 Hunter Street Brunswick West	Contributory
412 Albert Street Brunswick West	Contributory	1A Hunter Street Brunswick West	Non-contributory
414 Albert Street Brunswick West	Contributory	1B Hunter Street Brunswick West	Non-contributory
416 Albert Street Brunswick West	Contributory	20 Hunter Street Brunswick West	Contributory
418 Albert Street Brunswick West	Contributory	21 Hunter Street Brunswick West	Contributory
420 Albert Street Brunswick West	Contributory	22 Hunter Street Brunswick West	Contributory
422 Albert Street Brunswick West	Contributory	23 Hunter Street Brunswick West	Contributory
424 Albert Street Brunswick West	Contributory	24 Hunter Street Brunswick West	Contributory
426 Albert Street Brunswick West	Contributory	25 Hunter Street Brunswick West	Contributory
428 Albert Street Brunswick West	Contributory	26 Hunter Street Brunswick West	Contributory
430 Albert Street Brunswick West	Contributory	27 Hunter Street Brunswick West	Contributory
432 Albert Street Brunswick West	Contributory	2/28-30 Hunter Street Brunswick West	Non-contributory
434 Albert Street Brunswick West	Contributory	29 Hunter Street Brunswick West	Contributory
436 Albert Street Brunswick West	Contributory	3 Hunter Street Brunswick West	Contributory
437 Albert Street, Brunswick	Contributory	31 Hunter Street Brunswick West	Contributory
438 Albert Street Brunswick West	Contributory	32 Hunter Street Brunswick West	Non-contributory

439 Albert Street, Brunswick	Contributory	33 Hunter Street Brunswick West	Contributory
440 Albert Street Brunswick West	Contributory	34 Hunter Street Brunswick West	Contributory
441 Albert Street, Brunswick	Contributory	35 Hunter Street Brunswick West	Significant
442 Albert Street Brunswick West	Contributory	36 Hunter Street Brunswick West	Contributory
443 Albert Street, Brunswick	Contributory	37 Hunter Street Brunswick West	Significant
444 Albert Street Brunswick West	Contributory	38 Hunter Street Brunswick West	Contributory
445 Albert Street, Brunswick	Contributory	39 Hunter Street Brunswick West	Significant
446 Albert Street Brunswick West	Contributory	40 Hunter Street Brunswick West	Contributory
447 Albert Street, Brunswick	Contributory	41 Hunter Street Brunswick West	Significant
448 Albert Street Brunswick West	Contributory	42 Hunter Street Brunswick West	Contributory
449 Albert Street, Brunswick	Contributory	43 Hunter Street Brunswick West	Significant
450 Albert Street Brunswick West	Non-contributory	44 Hunter Street Brunswick West	Contributory
451 Albert Street, Brunswick	Contributory	1-7/44A Hunter Street Brunswick West	Significant
452 Albert Street Brunswick West	Contributory	8-12/44A Hunter Street Brunswick West	Non-contributory
453 Albert Street, Brunswick	Contributory	45 Hunter Street Brunswick West	Significant
454 Albert Street Brunswick West	Contributory	46 Hunter Street Brunswick West	Contributory
455 Albert Street Brunswick West	Contributory	4-6 Hunter Street Brunswick West	Contributory
456 Albert Street Brunswick West	Contributory	47 Hunter Street Brunswick West	Contributory
457 Albert Street Brunswick West	Contributory	48 Hunter Street Brunswick West	Contributory
458 Albert Street Brunswick West	Contributory	49 Hunter Street Brunswick West	Contributory
459 Albert Street Brunswick West	Contributory	5 Hunter Street Brunswick West	Contributory
460 Albert Street Brunswick West	Contributory	50 Hunter Street Brunswick West	Contributory
461 Albert Street Brunswick West	Contributory	51 Hunter Street Brunswick West	Contributory
462 Albert Street Brunswick West	Contributory	52 Hunter Street Brunswick West	Contributory
463 Albert Street Brunswick West	Contributory	53 Hunter Street Brunswick West	Contributory
465 Albert Street Brunswick West	Contributory	54 Hunter Street Brunswick West	Contributory
465A Albert Street Brunswick West	Contributory	55 Hunter Street Brunswick West	Contributory
467 Albert Street Brunswick West	Contributory	56 Hunter Street Brunswick West	Contributory
469 Albert Street Brunswick West	Contributory	57 Hunter Street Brunswick West	Contributory
471 Albert Street Brunswick West	Contributory	59 Hunter Street Brunswick West	Contributory
473 Albert Street Brunswick West	Contributory	61 Hunter Street Brunswick West	Contributory
475 Albert Street Brunswick West	Contributory	63 Hunter Street Brunswick West	Contributory
475A Albert Street Brunswick West	Contributory	63A Hunter Street Brunswick West	Non-contributory
477 Albert Street Brunswick West	Contributory	63B Hunter Street Brunswick West	Non-contributory
479 Albert Street Brunswick West	Contributory	7 Hunter Street Brunswick West	Contributory
481 Albert Street Brunswick West	Non-contributory	8 Hunter Street Brunswick West	Contributory
483 Albert Street Brunswick West	Non-contributory	9 Hunter Street Brunswick West	Contributory
485 Albert Street Brunswick West	Contributory	50C Melville Road Brunswick West	Contributory
487 Albert Street Brunswick West	Contributory	19 Pearson Street Brunswick West	Contributory
489 Albert Street Brunswick West	Contributory	21 Pearson Street Brunswick West	Contributory
491 Albert Street Brunswick West	Contributory	23 Pearson Street Brunswick West	Contributory
493 Albert Street Brunswick West	Contributory	25 Pearson Street Brunswick West	Contributory
495 Albert Street Brunswick West	Contributory	27 Pearson Street Brunswick West	Contributory
497 Albert Street Brunswick West	Contributory	29 Pearson Street Brunswick West	Contributory
499 Albert Street Brunswick West	Contributory	31-33 Pearson Street Brunswick West	Significant
501 Albert Street Brunswick West	Non-contributory	37 Pearson Street Brunswick West	Contributory
503 Albert Street Brunswick West	Contributory	39 Pearson Street Brunswick West	Contributory
505 Albert Street Brunswick West	Contributory	40 Pearson Street Brunswick West	Contributory

505A Albert Street Brunswick West	Contributory	41 Pearson Street Brunswick West	Contributory
507 Albert Street Brunswick West	Contributory	42 Pearson Street Brunswick West	Contributory
509 Albert Street Brunswick West	Contributory	43 Pearson Street Brunswick West	Contributory
25 Daly Street Brunswick West	Contributory	1/44 Pearson Street Brunswick West	Contributory
26 Daly Street Brunswick West	Contributory	45 Pearson Street Brunswick West	Contributory
27 Daly Street Brunswick West	Contributory	46 Pearson Street Brunswick West	Contributory
27A Daly Street Brunswick West	Contributory	47 Pearson Street Brunswick West	Significant
1/28 Daly Street Brunswick West	Non-contributory	48 Pearson Street Brunswick West	Contributory
29 Daly Street Brunswick West	Contributory	49 Pearson Street Brunswick West	Significant
30 Daly Street Brunswick West	Contributory	50-52 Pearson Street Brunswick West	Non-contributory
31 Daly Street Brunswick West	Contributory	51 Pearson Street Brunswick West	Significant
32 Daly Street Brunswick West	Contributory	53 Pearson Street Brunswick West	Contributory
33 Daly Street Brunswick West	Contributory	54-56 Pearson Street Brunswick West	Non-contributory
34 Daly Street Brunswick West	Non-contributory	55 Pearson Street Brunswick West	Non-contributory
35 Daly Street Brunswick West	Contributory	57 Pearson Street Brunswick West	Contributory
36 Daly Street Brunswick West	Contributory	58 Pearson Street Brunswick West	Contributory
1/37 Daly Street Brunswick West	Non-contributory	59 Pearson Street Brunswick West	Contributory
38 Daly Street Brunswick West	Contributory	60 Pearson Street Brunswick West	Contributory
39 Daly Street Brunswick West	Contributory	61 Pearson Street Brunswick West	Contributory
40 Daly Street Brunswick West	Contributory	62 Pearson Street Brunswick West	Contributory
41 Daly Street Brunswick West	Contributory	1/63 Pearson Street Brunswick West	Non-contributory
42 Daly Street Brunswick West	Contributory	64 Pearson Street Brunswick West	Contributory
43 Daly Street Brunswick West	Contributory	66 Pearson Street Brunswick West	Contributory
44 Daly Street Brunswick West	Contributory	70 Pearson Street Brunswick West	Contributory
45 Daly Street Brunswick West	Contributory	1/464 Victoria Street Brunswick West	Non-contributory
46 Daly Street Brunswick West	Non-contributory	464 Victoria Street Brunswick West	Contributory
48 Daly Street Brunswick West	Non-contributory	466 Victoria Street Brunswick West	Contributory
1/49 Daly Street Brunswick West	Non-contributory	468 Victoria Street Brunswick West	Contributory
50 Daly Street Brunswick West	Non-contributory	470 Victoria Street Brunswick West	Non-contributory
50A Daly Street Brunswick West	Non-contributory	472-474 Victoria Street Brunswick West	Contributory
51 Daly Street Brunswick West	Non-contributory	476-478 Victoria Street Brunswick West	Non-contributory
51A Daly Street Brunswick West	Non-contributory	480 Victoria Street Brunswick West	Significant
1/52 Daly Street Brunswick West	Non-contributory	482 Victoria Street Brunswick West	Significant
53 Daly Street Brunswick West	Contributory	484-486 Victoria Street Brunswick West	Significant
54 Daly Street Brunswick West	Contributory	1-10/488 Victoria Street Brunswick West	Non-contributory
55 Daly Street Brunswick West	Contributory	488 Victoria Street Brunswick West	Non-contributory
56 Daly Street Brunswick West	Contributory	490 Victoria Street Brunswick West	Non-contributory
57 Daly Street Brunswick West	Contributory	492 Victoria Street Brunswick West	Significant
58-60 Daly Street Brunswick West	Contributory	492A Victoria Street Brunswick West	Non-contributory
59 Daly Street Brunswick West	Contributory	1/494 Victoria Street Brunswick West	Non-contributory
59A Daly Street Brunswick West	Contributory	494A Victoria Street Brunswick West	Contributory