

Daly Street Precinct Statement of Significance



Heritage Place	Daly Street Precinct 437-509 and 382-462 Albert Street, 25-67 and 26-60 Daly Street, 1-63B and 4-56 Hunter Street, 50C Melville Road, 19-63 and 40-70 Pearson Street, and 464-494A Victoria Street	
PS ref No	HO56	April 2024

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 Hunger 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~~ 492 Victoria Street comprising a former Infant's School with a distinctive courtyard plan incorporating verandahs (new developments 8-12/44A Hunter Street are not significant).
- 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.
- Row of terraces at 35-45 Hunter Street

How is it significant?

The Daly Street Precinct is of local historical, representative and 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)

The Daly Street Precinct is of local representative significance as a precinct containing many examples of residential, commercial and community buildings illustrating the principal domestic architectural styles of the Victorian, Edwardian and Interwar periods, which as a whole reflects the two major periods of development

Statement of Significance

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)

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 architectural styles. It contains 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)

Primary Source

- Keeping Brunswick's Heritage (Context Pty Ltd, 1990)
- Moreland Heritage Gap Study (Context Pty Ltd, September 2019)

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

MERRI-BEK PLANNING SCHEME

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

MERRI-BEK PLANNING SCHEME

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