

people place heritage

CONTEXT

LYGON STREET HERITAGE STUDY STAGE 2

Final Report
20 June 2012

Prepared for
City of Moreland



© Context Pty Ltd 2012

Project Team:

Annabel Neylon, Senior consultant

Natica Schemder, Senior Consultant

Jessie Briggs, Consultant

Report Register

This report register documents the development and issue of the report entitled *Lygon Street Heritage Study Stage 2* undertaken by Context Pty Ltd in accordance with our internal quality management system.

Project No.	Issue No.	Notes/description	Issue date	Issued to
1559	1	Draft Report	9/3/2012	Christian Wilmsen
1559	2	Final Report	20/06/12	Christian Wilmsen

Context Pty Ltd

22 Merri Street, Brunswick 3056

Phone 03 9380 6933

Facsimile 03 9380 4066

Email context@contextpl.com.au

Web www.contextpl.com.au

CONTENTS

EXECUTIVE SUMMARY	V
Purpose	v
Assessment of heritage places and precincts	v
Review of thematic history	vi
Recommendations	vi
1 INTRODUCTION	1
1.1 Purpose	1
1.2 Background to this report – key findings of the Stage 1 report	1
1.5 Approach and methodology	2
2 METHODOLOGY	3
2.1 Establishing a threshold of local significance	3
2.2 What is the role of the thematic history?	4
2.3 Establishing a threshold of local significance	7
2.4 What constitutes a precinct?	8
2.5 When is a place Significant, Contributory or Non-contributory?	9
2.6 Purpose and approach	10
2.7 Fieldwork and permit review	11
2.8 Historical research	12
2.9 Significance	13
2.10 Statutory recommendations	15
3.0 STAGE 2 KEY FINDINGS	15
3.1 Overview of Key Findings	15
3.2 Places of Local significance	16
3.3 Places which are not significant	17
4 RECOMMENDATIONS	20
4.1 Introduction	20
4.2 Adoption of the Study	20
4.3 Implementation of the Study	20
4.4 Further work	21
REFERENCES	22
APPENDIX A – HERCON CRITERIA	23
APPENDIX B – SUMMARY OF FINDINGS	24
Local significance	24
Not significant and not in a precinct	26
APPENDIX C – PRECINCT SCHEDULES	34
Lygon Street Precinct A	35

Lygon Street Precinct B	36
Lygon Street Precinct C	37
Lygon Street Precinct D	38
Lygon Street Precinct E	39
APPENDIX D – DRAFT ADDITIONS TO HO SCHEDULE	42
APPENDIX E –PROPOSED HO EXTENT MAPS	45
APPENDIX F – MAPS PRODUCED IN STAGE 1 REPORT	55
APPENDIX G	60
Precinct and series citations for all places	60

EXECUTIVE SUMMARY

Purpose

This report has been prepared by Context Pty Ltd for Moreland City Council and forms Volume 1 of the *Lygon Street Heritage Study Stage 2* (The Study). It includes:

- A description of the methodology used in the assessment process
- The key findings of the Study
- The recommendations arising from the Study

The citations for the places and precincts assessed to be of local significance form Volume 2 of this study.

The citations for the heritage places and precincts assessed to be of local significance to Moreland City Council form Volume 2 of the Study.

Assessment of heritage places and precincts

In 2008, Context prepared the *Lygon Street Heritage Study Stage 1* which identified 154 places within seven precincts and three individually significant buildings beyond those precincts on Lygon Street, between Brunswick Road and Albion Street. These seven precincts varied in size and significant elements, and in the intervening years since the 2008 study was completed, a number of buildings and other contributory elements had been altered or demolished.

A review of the 2008 precincts found that many did not have sufficient integrity or significance to warrant the application of a Heritage Overlay on part or the whole of the proposed area.

New precinct boundaries were proposed, which left a large number of potentially significant places outside of a proposed heritage precinct. After reviewing the precincts identified in 2008, it was decided that five of the original precincts met the threshold of local significance. Beyond this, two series of places as well as a number of individually significant places met the threshold.

Five heritage precincts, two serial listings and three individual places were assessed by the Study and a summary of the final assessment for each place is provided in the tables in Appendix B.

Of the 157 places assessed:

- 3 individual places are considered to be of local significance to Moreland City (See Table B.1).
- 3 individual places are considered to have potential individual local significance, but require evaluation at a later date (see table b.6).
- 5 precincts (or small groups) are of local significance to Moreland City Council (See Table B.2).
- 2 serial listings are of local significance to Moreland City Council (see Table B.3).
- 63 places do not meet the threshold of local significance – these places referred to as ‘Not significant’ are included in Table B.5.
- No places have been assessed as being of potential State significance.

Review of thematic history

While the *City of Moreland Thematic History* provides a useful context for the identification and assessment it could be improved by some changes, particularly to Chapter 9. Such changes may include:

- Providing an additional sub-chapter in *Theme 9: shopping and retailing* for the development of local shopping strips and Lygon Streets commercial development more generally.

Recommendations

On the basis of the key findings in this report, it is recommended that the City of Moreland:

- Adopt the *Lygon Street Heritage Study Stage 2*.
- Prepare and exhibit an amendment to the Moreland Planning Scheme to implement the findings of the *Lygon Street Heritage Study Stage 2*.
- Give consideration to the comments made in section 4.4 when undertaking any future review or update of the *City of Moreland Thematic Environmental History*.
- Undertake further work to assess the significance of those places included in Table B.6.

1 INTRODUCTION

1.1 Purpose

This report has been prepared by Context Pty Ltd for Moreland City Council and forms Volume 1 of the *Lygon Street Heritage Study Stage 2* (The Study).

Context Pty. Ltd. was appointed in 2011 to undertake a review of seven potential heritage precincts and three individual heritage places originally identified in the report entitled *Brunswick Major Activity Centre: Lygon Street Heritage Assessment Stage 1, May 2008* (the 2008 study). The key tasks were to:

- Review the significance of the seven precincts and three individual places, in the context of an Amendment to the Moreland Planning Scheme
- Review the boundaries of the precincts, confirm the significant and contributory places within each precinct, and recommend amendments as necessary
- Prepare citations for each of the significant precincts and three individual heritage places.

This report, Volume 1, provides the methodology, key findings and recommendations arising from Stage 2 of the Study. It includes:

- A description of the methodology used in the Stage 2 assessment
- The key findings of Stage 2
- The recommendations arising from the Study

The citations for the heritage places and precincts assessed to be of local significance to Moreland City Council form Volume 2 of the Study.

1.2 Background to this report – key findings of the Stage 1 report

In 2008, Context Pty. Ltd. undertook the *Brunswick Major Activity Centre: Lygon Street Heritage Assessment - Stage 1* for Moreland City Council as part of the preparation of the Brunswick Structure Plan.

The Stage 1 report identified seven (7) precincts and three (3) individual places as having potential heritage significance (pending further research) to the City of Moreland within Lygon Street corridor of the Brunswick Major Activity Centre (BMAC). Each place and precinct recommended for further research was plotted on a series of hand drawn maps (included in Appendix F) with preliminary maps for each of the precinct identifying significant, contributory and non-contributory buildings.

One of the key findings of the Stage 1 report was that “Existing HO controls in Lygon Street are very limited and further assessment is required to determine the future extent of HO controls in the street.” (Context, 2008:62). In response to this recommendation, the City of Moreland commissioned a Stage 2 Study in 2011 to further research and assess the significance of those places and precincts identified in Stage 1 with a view to determining the future extent of heritage overlay controls along Lygon Street, Brunswick.

The seven precincts and three individual places are listed below:

Heritage precincts

The heritage precincts reviewed by this report are:

- Precinct 1: South of Albion Street

- Precinct 2: 434 – 446 Lygon Street
- Precinct 3: 398 – 406 Lygon Street
- Precinct 4: Lygon Street between Victoria and Pitt/Jarvie Streets
- Precinct 5: Corner precinct – Glenlyon and Lygon streets
- Precinct 6: Lygon Street between Piera and O'Connor streets
- Precinct 7: Edward Street to Brunswick Road

Individual Heritage Places

The individual heritage places reviewed by this report are:

- Victorian shop and intact shopfront, 150 Lygon Street
- Former ANZ Bank, 152 Lygon Street
- Former Rosely Hosiery Mills, 170-176 Lygon Street

All places and precincts listed above were inspected and re-surveyed by Annabel Neylon and Natica Schmeder as part of the preparation of this current Stage 2 Study.

1.5 Approach and methodology

This report was carried out in accordance with the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (the Burra Charter), its terminology and guidelines.

The HERCON criteria were used in the review/assessment of significance. The HERCON criteria are listed in Appendix A.

In reviewing/assessing the significance of places and precincts the information in the 2008 Study was relied upon. Additional research was carried out where required.

The thresholds used in the application of significance include State significance and Local significance. Local significance 'includes those places that are important to a particular community or locality'. Further discussion about establishing thresholds is provided in section 2.2. Chapter 2 also includes discussion about what constitutes a precinct and definitions of Significant, Contributory and non-contributory.

The findings of this study have been entered into the HERMES database. In addition, all places which were included in the 2008 Study had a HERMES record created and significance noted.

2 METHODOLOGY

This chapter provides an explanation of the methodology used in the review of significance of each precinct included in the 2008 study.

The methodology for this project draws on relevant guidelines for the preparation of heritage studies as well as other relevant Independent Panel reports and, in particular, the Advisory Committee report in relation to the *Review of Heritage Provisions in Planning Schemes*¹ (The Advisory Committee Report), which was completed in August 2007.

The following section outlines the actions (and stages) taken to establish the nature and significance of the heritage places and precincts examined in the study. The process involved a review of existing documentation, physical survey (essentially an inspection of properties from the public realm), historical research, comparative analysis, and assessment of significance.

The process culminated in three distinct outputs:

- 1) The identification of two distinct groups (or series) of heritage places which represented specific themes within the locality; these places are to be included under one of two HO numbers within the Planning Scheme
 - i) Moderne Apartment Blocks
 - ii) Interwar Factories
- 2) Confirmation that five of the seven precincts proposed in the 2008 study met the threshold of local significance (with modification to the precinct boundaries).
- 3) Assess merit of the significance of three individually significant heritage places.

2.1 Establishing a threshold of local significance

(This is a direct extract taken from the report prepared as part of the *North of Bell Street Heritage Study*, Context, 2011)

What is a threshold?

The Heritage Victoria standard brief for Stage 2 heritage studies notes that local significance can include places of significance to a town or locality, however, whether the 'threshold' of local significance is achieved depends how relevant heritage criteria are applied and interpreted.

The Advisory Committee Report notes that the related questions of the application of appropriate heritage criteria and establishing 'thresholds' that provide practical guidance to distinguish places of 'mere heritage interest from those of heritage significance' have been the subject of continuing debate in recent times. While there was agreement that the AHC criteria (which were used in the 2004 Study) may be appropriate for use at the local level, the question of what establishes a threshold remains open to interpretation.

The Advisory Committee Report defines 'threshold' as follows:

Essentially a 'threshold' is the level of cultural significance that a place must have before it can be recommended for inclusion in the planning scheme. The question to be answered is 'Is the place of sufficient import that its cultural values should be recognised in the planning scheme and taken into account in decision - making?' Thresholds are necessary to enable a smaller group of

¹ *Review of Heritage Provisions in Planning Schemes. Advisory Committee Report. The way forward for heritage* (The Advisory Committee Report), August 2007 (viewed online on 7 June 2009 at <http://www.dse.vic.gov.au/DSE/nrenpl.nsf/LinkView/954D4DD9314DF831CA256D480003CED9E82B85B30B18B0A4CA2572FF00270933#heritage>)

places with special architectural values, for example, to be selected out for listing from a group of perhaps hundreds of places with similar architectural values.²

How is a threshold defined?

The Advisory Committee Report cites the Bayside C37 and C38 Panel report, which notes that:

With respect to defining thresholds of significance, it was widely agreed by different experts appearing before this Panel that there is a substantial degree of value judgment required to assess a place's heritage value, so that there is always likely to be legitimate, differing professional views about the heritage value of some places.

There is a wide range of matters that can be taken into account in making any assessment (e.g. a place's value in relation to historic, social, aesthetic, cultural factors, its fabric's integrity and so on), leading to further grounds for differences between judgments.³

While there are application guidelines for the use of the AHC criteria (Developed in 1990 these are known as the *AHC Criteria for the Register of the National Estate: Application Guidelines*), they are designed for application at the regional or National level and the Advisory Committee Report cited a report prepared by Ian Wight for Heritage Victoria, which noted that they may require rewriting to 'make them clearly applicable to places of local significance'. This has subsequently been completed and the applicable criteria used are the HERCON criteria.

On this basis, the Panel made the following conclusions:

As also discussed, a fundamental threshold is whether there is something on the site or forming part of the heritage place that requires management through the planning system.

*As we have commented, we see the development of thresholds as something which responds to the particular characteristics of the area under investigation and its heritage resources. Nevertheless the types of factors that might be deployed to establish local thresholds can be specified State - wide. They would include **rarity in the local context, condition/degree of intactness, age, design quality/aesthetic value, their importance to the development sequence documented in the thematic environmental history.** [Emphasis added]*

This process is essentially a comparative one within the local area. That area may not coincide with the municipal area. Its definition should be informed by the thematic environmental history.⁴

2.2 What is the role of the thematic history?

The previous comments highlight the important role played by thematic environmental histories in providing a context for the identification and assessment of places. However, while it would be expected that the majority of places of local significance would be associated with a theme in the thematic history not all places are and there may be some that are individually significant for reasons that are independent of the themes identified by the Study. The chair of the Advisory Committee Report, Jenny Moles, made the following comment in the Panel report prepared for the Warrnambool Planning Scheme Amendment C57:

*The Panel also does not see it as inimical to the significance of this building that there is currently no mention of a guest house theme in the Gap Study Thematic History. **It is simply not the case that every building typology will be mentioned in such a study.** [Emphasis added]*

² Advisory Committee Report, p.2-41

³ Advisory Committee Report, p.2-32

⁴ Advisory Committee Report, p.2-45

The C57 Panel Report also once again highlighted that thematic histories are not ‘static’ documents and should be reviewed once more detailed assessments are carried out for places and precincts. This iterative approach allows a ‘more complete and more pertinent history of a municipality to be developed in terms of providing a basis for managing heritage stock and allows individual buildings to be placed in their historical context’.⁵

Application of the City of Moreland Thematic History

The brief requires a consideration of the themes identified in the City of Moreland Thematic History and the extent to which each theme is relevant to the development of Lygon Street. The detailed assessment undertaken in Stage 2 has established strong links between the places assessed and three broad themes in the thematic history. The key themes which are represented by places within the study area are Theme 6, Theme 9 and Theme 8. Individual examples within the study area may relate to other themes, or specific sub-themes, but are not otherwise well represented within the study area.

The key themes which relate to the locality (Lygon Street, Brunswick) are:

Theme 6 Building Moreland’s Houses

Theme 8: Building Moreland’s Industries and Workforce; and

Theme 9: Shopping and Retailing in Moreland.

The difficulty of separating Lygon Street, and in particular, the specified study area from the residential, civic and other development which has surrounded and shaped it over time is expressed in the citations, which make reference in particular to the close and tangible links between the commercial and industrial development of Lygon Street and surrounding residential subdivision and subsequent development. In particular, it is clear in this study that *Theme Six: Building Moreland’s Houses* is important within the study area for the impact which it had on *Theme Nine: Shopping and Retailing in Moreland*.

Limitations of the Thematic History

The detailed assessment of places has also identified the following issues which will be discussed in more detail further below:

- The full expression of the themes is not necessarily adequately addressed
- One place does not seem to fit a particular theme or sub-theme
- A small number of places do not fit a sub-theme, and the major themes appear too broad.
- The content and structure of *Theme 6: Building Moreland’s Houses* could be improved (as suggested in the Moreland North of Bell Street Heritage Study (2010) prepared by Context Pty. Ltd.)
- The content and structure of *Theme 9: Shopping and Retailing in Moreland* could be added to include sub-themes which relate to late nineteenth century and interwar commercial development, including strip shopping ‘villages’.

Full expression of themes

Several of the themes have limited application across the whole of the municipality, specifically in relation to the study area. The key issues which were identified in this study were with the three themes identified above:

⁵ *Warrnambool Planning Scheme. Amendment C57 Panel Report*, December 2008, Jennifer A. Moles, Chair

Theme 6: Building Moreland's Houses.

The *North of Bell Street Heritage Study Stage 2 (2011)* identified several weaknesses with this theme that the authors of this report still consider relevant. In summary, the theme of '*Building Moreland's Houses*' should be broadened to include reference to Moreland's Suburbs. In addition, further sub-themes which more adequately address key periods of residential growth within the municipality could be inserted, which could focus on the various housing types, subdivision and estates developed in the interwar period.

Theme 8: Building Moreland's Industries and Workforce. This theme addresses some of the key drivers of the development of the municipality, the development of industry and workforce. While there are several sub-themes which address the great industrial strength of the municipality, the interwar manufacturing development of factories associated first with the building trade and subsequently with the textile industry is not adequately addressed by the discussion in sub-theme 8.4. As most of the industrial development within the study area occurred in the interwar period, it is suggested that sub-theme 8.5 is changed to 'Manufacturing between the Wars' and further information regarding Brunswick is added to the sub-theme.

Theme 9: Shopping and Retailing in Moreland.

This theme focuses primarily on Sydney Road, with little discussion of other major commercial areas within Brunswick or elsewhere within the municipality. The earliest shops are discussed in sub-theme 9.1 *Establishing the first shops*. The second sub-theme, 9.2 *Shopping on Sydney Road* builds on the first sub-theme and chronologically outlines the development of Sydney Road as the main shopping centre for the municipality. *Theme 9.3 Opening culturally diverse shops* touches briefly on areas beyond Sydney Road. It would seem a logical insertion to include two sub-themes (inserted between 9.2 and 9.3) addressing the rapid development of the municipality in the two key periods of economic and residential growth. There are numerous late nineteenth century and interwar shopping strips throughout the City of Moreland, particularly in Lygon Street. Generally, the small shopping strips which remain along Lygon Street reflect the key periods of housing development of the estates closest to them. For instance, several rows of the early 1920s shops have houses of the same period abutting the rear of Lygon Street, and historical information shows that the shops were built in direct response to the new housing estates which were developed as land was subdivided.

Places that don't fit a theme or sub-theme

As stated in section 2, it is expected that not all places will be associated with a theme - the Heritage Victoria *Guidelines for Thematic Environmental Histories* that forms part of the standard brief for municipal heritage studies note that not every theme should be written about and implicit within this is that a place may be individually significant even though it is not associated with a theme that has been identified to be of particular importance to the historic development of an area.

Accordingly, it is possible there will be places that are individually significant for reasons that are independent of the themes in the *City of Moreland Thematic History*. The fact that a place is not associated with a theme does not necessarily mean that there is a gap in the thematic history or that the place is not significant. The process of developing a thematic history is an iterative one that will be continually informed by on-going research about the heritage places in a municipality – that is, updating and reviewing a thematic history is part of an accepted process and should not be perceived as revealing 'shortcomings' in a thematic history. However, it should be noted that one of the key criteria for the definition of a precinct (*Review of Heritage Provisions in Planning Schemes*, 2007) was 'whether the place illustrates historic themes, or a particular period, or type of development' (see section 2.3).

2.3 Establishing a threshold of local significance

The following is an extract taken directly from *The North of Bell Street Heritage Study Stage 2* (Context: 2011, p.13). It has been included, as the principles outlined are still considered to be appropriate to apply at Moreland.

Conclusion

In accordance with the Advisory Committee comments a series of local ‘tests’ have developed to determine whether a precinct meets the threshold of local significance to the City of Moreland using the HERCON criteria. It is noted that a precinct need only meet one ‘test’ or criteria in order to meet the threshold of local significance. Meeting more than one ‘test’ does not make the precinct more significant – it simply means that the precinct is significant for a variety of reasons. The tests are:

- The precinct or place is associated with a key theme identified in the thematic environmental history. The place will have a strong association with the theme and this will be clearly illustrated by the fabric, when compared with other places (Criterion A).
- The precinct or place may be rare within the municipality or to a township or locality. It may contain very early buildings, or be of a type that is under-represented within the City of Moreland (Criterion B).
- The precinct or place has the potential to yield information that will contribute to an understanding of Moreland’s cultural history, and how the municipality has developed over time (Criteria C).
- If it is a representative example of a place type it will usually have the typical range of features normally associated with that type – i.e. it will be a benchmark example – and it will usually have a high degree of integrity (i.e. for a precinct, a high proportion of the places will be considered to be contributory) or particular aesthetic characteristics (Criteria D or E).
- The place is an exemplar of an architectural style or represents significant technical or artistic/architectural innovation or achievement when compared to other similar places in the municipality. The places will usually have a high degree of integrity when compared to other places (Criterion F).
- The place has strong social or historic associations to an area (Criterion G) or to an individual or organisation (Criterion H) and, in particular:
 - There is continuity of use or association, meanings, or symbolic importance over a period of 25 years or more (representing transition of values beyond one generation).
 - The association has resulted in a deeper attachment that goes beyond utility value.
 - The connection between a place and a person/s or organisations is not short or incidental and may have been documented – for example in local histories, other heritage studies or reports, local oral histories etc.

By comparison, places that do not meet the threshold of local significance will generally be those where:

- Historical associations are not well established or are not reflected in the fabric because of low integrity, or
- The precinct is common within the municipality or already well-represented in the Heritage Overlay, or

- If a precinct, it has a high proportion of non-contributory buildings, or
- It is a typical, rather than outstanding example of an architectural style or technical achievement and there are better comparative examples in the municipality.
- The social or historical associations are not well established or demonstrated.

2.4 What constitutes a precinct?

At present there are no definitive guidelines that provide assistance in identifying and defining a heritage precinct. This was acknowledged by the Advisory Committee appointed to undertake the *Review of Heritage Provisions in Planning Schemes*, which made the following comments in the final report submitted in August 2007:

*Various Ministerial Panels have considered the question of the conceptualisation of the extent of a significant heritage place, particularly in relation to heritage areas or precincts, industrial sites and large rural properties. The Greater Geelong Planning Scheme Amendment C49 Ministerial Panel (February 2004) pointed out that the Practice Note Applying the Heritage Overlay does not provide any guidance on identification of heritage precincts. It noted that practice within the profession suggested that precincts should contain a substantial proportion of buildings that were assessed as being of precinct heritage significance, as defined in the statement of significance. A statement of significance should outline what is significant, why it is significant and how the place demonstrates the heritage significance.*⁶

The Advisory Committee Report considered a number of submissions and various relevant Independent Panel reports. The final conclusions and recommendations suggested that the criteria for the definition of a precinct should take into account:

- the geographic distribution of the important elements of the place, including buildings and works, vegetation, open spaces and the broader landscape setting.
- whether the place illustrates historic themes or a particular period or type of development.
- whether it is a defined part of the municipality recognised by the community.
- whether non-built elements such as the subdivision pattern contribute to its significance.

The Panel went on to note that criteria suggested by the Hobsons Bay C34 Panel, ‘may be appropriate for inner urban, relatively homogenous precincts but appear to us to be too prescriptive for application in other situations’. It concluded that:

*Thematically related buildings or sites that do not adjoin each other or form a geographic grouping should, where appropriate, be able to **be treated as a single heritage place and share a statement of significance and HO number.***⁷ (Emphasis added)

Finally, with regard to the proportion of significant (or significant and contributory) buildings that is desirable within precincts, the Advisory Panel considered that:

*...the stress on built fabric inherent in this question is misleading. Precincts need to be coherent, thematically and/or in terms of design, and need to be justifiable in relation to protection of significant components. It is neither possible nor desirable to set hard and fast rules about percentages.*⁸

How a place is defined as either ‘Significant’, ‘Contributory’ or ‘Non-contributory’ is discussed below.

⁶ Advisory Committee Report, p.2-48

⁷ Advisory Committee Report, p.2-55

⁸ Advisory Committee Report, p.2-54

Conclusions

Section 2.2 already provides guidance for determining whether or not a precinct meets the threshold of local significance. For the purposes of this review, a precinct is considered to possess one or more of the following characteristics:

- They contain contributory places that individually or as a group illustrate important themes set out in the thematic history.
- The places within a precinct may or may not adjoin one another. Where they do not form a contiguous grouping they will have a strong and demonstrated thematic association.
- Where places form a contiguous grouping they will have largely intact or visually cohesive streetscapes that are either aesthetically or historically significant (or both). Precincts that are historically significant will include elements such as building styles and subdivision layouts that are representative or typical of a particular era or type. Precincts of aesthetic significance will be distinguished by the high or exceptional quality of the building design and features when compared to other examples.
- They may contain a high proportion of Significant or Contributory properties (see definitions below).
- Precincts that are historically significant will include elements such as building styles and features that are representative or typical of a particular era or type.
- Precincts of aesthetic significance will be distinguished by the high or exceptional quality of the building design and features when compared to other examples.
- They may contain a high proportion of Significant or Contributory properties as defined above.

2.5 When is a place Significant, Contributory or Non-contributory?

For the purposes of this review, the following definitions have been adopted based upon those from *The Heritage Overlay: Guidelines for Assessing Planning Permit Applications* (2007) prepared by the Heritage Council:

- A *Significant* place is a single heritage place that has cultural heritage significance independent of its context. That is, if the precinct did not exist, they are places of local significance that could be eligible for individual inclusion in the HO. These places may also contribute to the significance of a precinct. *Significant* places will usually have a separate citation and statement of significance, although in this study, full citations for significant places within the precincts have not been prepared.
- *Contributory* places are those that contribute to the significance of a heritage precinct, but would not be significant on their own. Contributory places display the key elements that comprise the significance of a precinct and what is intended to be protected and or conserved.
- *Non-contributory* places do not contribute to the significance of a heritage precinct. In some instances, a *Significant* place may be considered *Non-contributory* within a precinct. For example, an important Modernist house within a Victorian era precinct. For the purposes of this report, only Significant and Contributory places have been listed. All other places are considered Non-Contributory. Additions to Non-Contributory status have been noted where these differ from the 2004 Report.

Whether a place is ‘*Significant*’, ‘*Contributory*’ or ‘*Non-contributory*’ will depend on the reasons for significance expressed in the statement of significance. ‘*Non-contributory*’ places will include the places that are not associated with the reasons for significance and may include places that would otherwise be considered ‘*Contributory*’, except that they have been substantially altered and have a low level of integrity. On the other hand, a building may have

been altered (new windows, changed colour scheme, minor additions) and still be considered *Contributory*. Table 3.1 provides a broad outline of how the integrity of a building affects the level of significance of a place within a precinct.

Table 3.1 – Integrity and level of significance within a precinct

Integrity	Comments	Level
High	<p>The building appears to be very intact externally with little change to the principal elevations (i.e. façade and side walls) – i.e. weatherboards and/or roofing iron may be original, windows and front door are original. Most if not all of other original detailing is intact. Other features that contribute to the setting of the place such as fences, garden plantings etc. may be intact.</p> <p>Note: This term may be applicable to a building where an addition/s has been made, but the form and detailing of the original section of the building remains intact.</p>	Contributory or Significant
Moderate	<p>Minor alterations have been made, but much of the original form and detailing remain 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.</p>	Contributory
Low	<p>Major alterations or additions have been made to the building, often to the extent that the original form and style is hard to recognise. Cladding materials have been replaced using different materials. The roof has been significantly modified or removed entirely. Chimneys have been removed, windows and door have been replaced, and the form/size may also have been altered. Many of the changes are not readily reversible.</p>	Non-contributory

Conclusions

In accordance with the above definitions the majority of places within each precinct will be assessed as ‘Contributory’ unless:

- They are a place of individual significance that has an individual citation and/or is individually listed in the HO Schedule
- They have low integrity or are Non-contributory for other reasons.

2.6 Purpose and approach

The purpose of Stage 2 of the study was to undertake a detailed assessment of significance and documentation of those places and precincts that were identified to be of potential heritage significance in the 2008 study in order to inform recommendations for statutory protection.

The approach to Stage 2 addressed the tasks specified in the study brief and followed the principles and procedures set out in *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (1999).

The methodology also drew upon Heritage Victoria guidelines for the preparation of heritage studies as well as relevant Independent Panel reports, including the Panel Report for Amendment C78 to the Moreland Planning Scheme (May, 2010), the Panel Report for Amendment C89 to the Yarra Ranges Planning Scheme (March 2011) and, in particular, the

Advisory Committee report in relation to the *Review of Heritage Provisions in Planning Schemes*⁹ (The Advisory Committee Report), which was completed in August 2007.

The study methodology included the following key steps:

- Fieldwork
- Revision of precinct boundaries
- Historical research
- Assessment of significance
- Preparation of statutory recommendations.

2.7 Fieldwork and permit review

Preliminary fieldwork

Fieldwork was undertaken in November 2011 in order to review all places included within the 2008 study. Since the area has been adopted as a Major Activity Centre, significant change has begun to occur to the physical fabric of the place, including alteration, demolition and additions.

A preliminary survey of each of the 157 places was undertaken, the purpose of which was to examine the physical fabric from the street, take photographs and identify those places which had obviously been significantly altered from their original form, demolished or had a low level of intactness. In addition, a request for all demolition permits and planning permits for the Study area was examined to determine where demolition or significant development was about to occur.

The results of the preliminary field survey and permit review showed that a number of buildings had been extensively altered, demolished, had a low degree of integrity and that a number of current permits for demolition or significant alterations/additions to existing buildings/places had been assessed. These places were assessed as being not significant and had no further assessment. A review of the Schedule to the Heritage Overlay of the Moreland Planning Scheme showed that six places identified for further assessment in the 2008 study were now included as individually significant on the Heritage Overlay. These places were not further assessed. A further nine places were now included in a heritage precinct (36-50 Lygon Street), however, it was decided to follow the advice of the *Moreland Planning Scheme Amendment C78 Panel Report* (2010), and incorporate these within a Lygon Street precinct.

Further fieldwork

Fieldwork was undertaken to confirm:

- 1) appropriate precinct and curtilage boundaries
- 2) what is significant about each place
- 3) detailed descriptions
- 4) condition and integrity of each place
- 5) comparative analyses.

⁹ *Review of Heritage Provisions in Planning Schemes. Advisory Committee Report. The way forward for heritage*, August 2007 (viewed online on 7 June 2009 at <http://www.dse.vic.gov.au/DSE/nrenpl.nsf/LinkView/954D4DD9314DF831CA256D480003CED9E82B85B30B18B0A4CA2572FF00270933#heritage>)

In almost all cases inspections were carried out from the street. More detailed field notes were gathered and additional photographs taken, as required. As part of this fieldwork all the places included within the 2008 study recommended precincts were photographed and brief notes made about condition, integrity, possible date of construction and any notable features – wherever possible at least one image was taken of each contributory place within the precinct and a record created in HERMES.

The findings of the fieldwork determined that only five of the seven precincts recommended (in 2008) met the threshold of local significance. The included precincts were numbers 1, 3, 4, 6 and 7. Precincts 2 and 5 were not considered to meet the threshold of local significant.

The five recommended precincts were reviewed to ensure they were cohesive and generally adhered to the guidelines set out in section 2.2 and 2.3.

The revision of precinct boundaries and loss of some precincts meant that a number of significant places were left outside the proposed Heritage Overlay areas. It was clear that there would need to be further assessment of individually significant places. In particular, two sets of building ‘types’ emerged as being individually significant – each set shared a common theme, had similar fabric, style, period and integrity but are not geographically contiguous. As a result, two serial listings were compiled: 1) Moderne Apartment Blocks and 2) Interwar Factories.

At the conclusion of the fieldwork, 83 places remained for consideration (both within and outside of the five remaining precincts)

		Running total places
Total number of places 2008		157
Demolished	2	155
Current permit issued/works commencing/insufficient integrity/significance	66	89
Included in Individual HO	6	83

During fieldwork, it was also noted that a number of bluestone laneways were located adjacent to precincts. It was agreed that these would be incorporated into precincts where possible.

2.8 Historical research

Limited additional research was carried out to build upon the preliminary information gathered in the 2008 study. This research included both primary and secondary sources, for example:

- Land subdivision and title information from Land Victoria
- Sands & McDougall Directories
- Information held by the Public Records Office of Victoria including public buildings files, rate books for the former Broadmeadows and Coburg municipalities
- Local histories
- Newspaper articles including selected editions of The Argus and Coburg Courier

- Archival research, including the Italian Historical Society and the Melbourne University Archives
- State Library of Victoria Pictures Collection
- Prahran Mechanics Institute Victorian Local History Library
- Previous studies, including the Vines & Churchward Northern Factories Study
- Contextual historical research, including into the history of the ANZ Bank.

Constraints on historical research

The timeframe and budget did not allow for the detailed research to be undertaken for every individual property within a precinct or series— table B identifies the places where further research would be desirable. In the most part, the precinct research carried out in the 2008 study was used, and some further research for each place was undertaken. Those places identified as individually significant outside of the precincts have been researched in some detail.

2.9 Significance

The Burra Charter (Australia ICOMOS Burra Charter 1999)

The Burra Charter establishes the concept of cultural significance and sets out a series of values which contribute to cultural significance:

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations (Article 1.2)

Acceptance of these Burra Charter values underpins the assessment process and use of the assessment criteria, and the criteria themselves are drawn from and make reference to these values.

Assessment of Significance

The significance of each precinct was assessed using the Hercon criteria in accordance with current Heritage Victoria guidelines (refer to Appendix A for a full list of the criteria). The Hercon criteria have recently been adopted in place of the Australian Heritage Council (AHC) criteria (also known as the Register of the National Estate – RNE criteria) that were until recently used in many local heritage studies (see Section 2.2).

The thresholds applied in the assessment of significance are ‘State Significance’ and ‘Local Significance’. Heritage Victoria guidelines note that ‘Local Significance’ includes those places that are important to a particular community or locality (i.e., it can be important to a suburb and not necessarily the whole of Moreland municipality). Section 2.2 provides a discussion of how the threshold of local significance was determined.

Once the precinct boundaries were revised, it was clear that there were two series of buildings of individual significance which represented a common theme, all with similar fabric, integrity and construction dates. As a result, two serial listings were pursued – Moderne Apartments and Interwar Factories.

Comparative analysis

Comparative analysis was an important part of the assessment process. There are already numerous precincts and individual places included on the schedule to the Heritage Overlay, including many which relate to the key themes identified in the study area. This analysis compared places identified and assessed by this Study as well as examples already in the HO both in the study area, the Brunswick Major Activity Centre (as a locality) and elsewhere in Moreland, as considered appropriate.

For example, the 2008 study identified a number of two storey Victorian Shops as ‘significant’ within the seven precincts. When precincts were assessed, and boundaries revised accordingly, many of these sat outside. A rigorous comparative analysis throughout the Brunswick area was undertaken to compare the fabric and integrity of other examples of the same type within the locality. It was determined that there were better, more intact examples of this type of building located elsewhere within the municipality, particularly in Sydney Road precincts. As the type was so well represented elsewhere within the municipality, and the examples within the study area had significantly compromised lower storey facades (and upper storey in some cases) it was decided that these buildings did not meet the threshold for local significance and were not considered further.

A second example was the comparative analysis of potential heritage precincts within the area which included a broad mix of commercial buildings dating from the 1860s through to the early 1990s, with varying degrees of integrity. Several of these were identified in the 2008 study. Further research and comparative analysis enabled these broad areas to be more precisely defined on the basis of the key phases of development identified by detailed research. This was followed up by fieldwork to positively identify the contributory places within each precinct. As a consequence, two potential precincts identified by the 2008 study – Precinct 2 (434-446 Lygon Street) and Precinct 5 (Corner Precinct Glenlyon and Lygon Streets) – were downgraded to not significant, while the boundaries of the other five precincts were carefully revised to ensure they had a high percentage of contributory elements, were intact and able to accurately reflect a specific theme identified in the *City of Moreland Thematic History* (2010) or periods of development important to the locality.

Similarly, in creating the serial listing for interwar factories, all of the interwar and post war factories within the seven precincts were examined (physical fabric, intactness, history) and other examples of individually significant factories within the municipality were reviewed. The comparative analysis showed that there already is a relatively good collection of highly significant post war factories represented already under the Heritage Overlay as individually significant places (as well as some within precincts). Therefore, the post-war factories within this study area were not assessed further. Some examples include:

HO385 – Perucci Shirts Factory (former), 2-6 Ballarat Street, Brunswick [c.1955]

HO387 – Irene Lingerie Factory (former), 5 Pitt Street, Brunswick [c.1967]

HO73 – Edward Street Precinct (various post war factories in Weston Street)

HO89 – Grantham Street Precinct (358 Brunswick Road, c. 1946-7)

HO389 – Buffalo House, 3-5 Union Street, Brunswick [manufacturing plant c. 1946]

HO78 – Lincoln Mills (former), 82-92 Gaffney Street, Coburg

[Gaffney Street façade reconstructed c. 1948]

There was some difficulty in undertaking comparative analysis of Moderne Apartment blocks because of the lack of suitable comparative examples already included in the Moreland Planning Scheme. For the series of Moderne Apartment Blocks, limited additional fieldwork was undertaken to determine whether any other collection of such places existed in the immediate vicinity. No comparative examples were discussed.

The assessment of significance and comparative analysis was also assisted by the recently adopted *City of Moreland Thematic History*, although, as will be discussed later in this report, the assessment did also identify some shortcomings with the themes and sub-themes identified.

Documentation

As information about a place was compiled it was entered into the Hermes database. The significant features and elements - including an estimated construction date and number of stories - of each place are described in detail in the Description field, and then summarized in the Statement of Significance.

A brief history has been prepared for each place of local significance, and each precinct and series, which also links the place to the relevant theme and sub-theme as identified in the *City of Moreland Thematic History*. However, as noted below not all places are associated with a theme or specific sub-theme. The histories of each place are brief due to budgetary constraints on the project.

For heritage precincts, the following elements are identified, as appropriate:

- Individually significant elements (buildings/places)
- Contributory elements (buildings/places)
- Elements (buildings/places) that are not contributory to a precinct; and
- Other contributory elements within the precinct (e.g. buildings/structures/trees/components that contribute to the heritage area).

Maps have been prepared for each precinct showing contributory and non-contributory elements and the precinct boundaries. All individual places have been identified by an address or shown on a plan and have been mapped

2.10 Statutory recommendations

The statutory recommendations for places assessed to be local significance are made in accordance with relevant policies and guidelines including the Local Government Heritage Guidelines (1991) and the VPP practice note Applying the Heritage Overlay. It is noted that the practice note states that:

The Heritage Overlay map, like all overlay maps, is intended to show which places are subject to a control. The Heritage Overlay map is not intended to indicate those buildings, structures, trees or other features considered to be important within a significant area. The only instance where an individual property within a significant area should be scheduled and mapped is in instances where it is proposed to trigger a variation to the control.

3.0 STAGE 2 KEY FINDINGS

This chapter provides a summary of the key findings the study. It builds on an interim report presented to the steering committee on 16th January 2012 and includes:

- A summary of the places and precincts the Study assessed to be of local significance to Moreland City Council
- A summary of the places included within the two serial listings assessed to be of local significance to Moreland City Council
- A summary of the places which require further evaluation
- A summary of those places which are considered not to be of significance, which were identified in the 2008 study
- A discussion about the application of the City of Moreland Thematic History, in the assessment and comparative analysis of places.

3.1 Overview of Key Findings

A total of 157 places were assessed by the Study and a summary of the final assessment for each place is provided in the tables in Appendix B.

Of the 157 places assessed:

- 3 individual places are of local significance to Moreland City (See Table B.1).
- 5 precincts (or small groups) are of local significance to Moreland City (See Table B.2).
- 2 serial listings are of local significance to Moreland City (See Table B.3)
- 63 places do not meet the threshold of local significance – these places referred to as ‘Not significant’ are listed in Table B.5.
- 3 places considered of possible local significance recommended for further research (Table B.6).

No places have been assessed as being of potential State significance.

3.2 Places of Local significance

All of the 3 individual places, 5 precincts and 2 serial listings are situated along Lygon Street, Brunswick (with a few examples in abutting contiguous side streets). They are all located within the Brunswick Major Activity Centre.

Table 3.2 provides a summary of the types of places identified and the associated historic themes.

Table 3.2 – Places of local significance by locality, type and theme

Area	Place types identified	Historic themes
37, 299-299A, 301 & 434C Lygon Street Brunswick East	Moderne Apartment Blocks serial listing	<i>Theme 6: Building Moreland's Houses</i> 6.4 Building houses in the twentieth century
103-105 Evans Street & 236, 238, 240, 260 & 297 Lygon Street Brunswick East	Interwar Factories serial listing	<i>Theme 8: Building Moreland's Industries and workforce</i> 8.5 Manufacturing in Coburg (Brunswick) between the wars 8.4 Textile manufacturing
495-497 & 500-522 Lygon Street Brunswick East	Precinct A: 1920s commercial shopping strip and cultural facilities	<i>Theme Nine: Shopping and retailing in Moreland</i> <i>Theme Ten: Sustaining Moreland's Community and Cultural Life</i> 10.6 Joining Clubs and Pursuing Leisure Interests
398-406 Lygon Street Brunswick East	Precinct B: Row of 1920s shops and auction rooms	<i>Theme 9: Shopping and retailing in Moreland</i> No specific sub-theme Thematic Environmental History
313-321 Lygon Street Brunswick East	Precinct C Victorian Shopping Strip	<i>Theme 9: Shopping and retailing in Moreland</i> No specific sub-theme in the Thematic Environmental History
128-140 & 129-135 Lygon Street Brunswick East	Precinct D Mixed period (mainly late Victorian – WW2) commercial area	<i>Theme 9: Shopping and retailing in Moreland</i> No specific sub-theme in Thematic Environmental History
38-114 and 51-117	Precinct E:	<i>Theme 9: Building Moreland's Houses</i>

Area	Place types identified	Historic themes
Lygon Street Brunswick East	Mainly Victorian, Edwardian and Early interwar commercial ‘village’	6.3 Building during the boom <i>Theme 9: Shopping and retailing in Moreland</i> No specific sub-theme in Thematic Environmental History
Former ANZ Bank, 152-154 Lygon Street Brunswick East	Post War bank building	No specific theme in Thematic Environmental History
Rosely Hosiery Mill (former), 170-176 Lygon Street Brunswick East	Moderne Textile Factory	<i>Theme 8: Building Moreland’s Industries and workforce</i> 8.4 Developing a textile industry
150 Lygon Street Brunswick East	Victorian Shop (including decorative timber shopfront)	<i>Theme 9: Shopping and retailing in Moreland</i> No specific sub- theme in Thematic Environmental History

Recommended Planning Scheme Overlay

The Heritage Overlay of the Moreland Planning Scheme is considered to be the most appropriate overlay control for all the places (including those within the serial listings) and precincts of local significance. No specific controls (e.g. tree controls, interior controls) are recommended in accordance with VPP practice note – that is, where the application of the specific control is warranted by the significance of the place or precinct.

3.3 Places which are not significant

Of the 157 places identified in the 2008 study, 63 places (and two precincts) did not meet the threshold for local significance having regard to the criteria thresholds discussed in Chapter 2. Table B.4 provides a list of these places, with a brief explanation of why they are not significant. A basic Hermes record has been prepared with any known historical information, an image and a short explanation of why the place has been assessed as not significant at the local level. No further action is required for these places.

In most cases, it was determined relatively quickly that these places would not meet threshold of local significance and often detailed research was not carried out. However, Table 4.3 provides additional comments for three places and two precincts (recommended as potentially being of local significance in the 2008 study).

Table 4.3 – Not significant places – additional information

Places	Why is it not significant?
Precinct 2 (identified in The 2008 study) 434-446 Lygon Street	A small collection of (altered) Victorian and (altered) interwar shops with an Edwardian residence, block of Moderne Apartments and a small interwar shop which has been altered post-war. Comparative analysis determined that there were other comparable examples of intact buildings of the same type (as represented within the precinct) in other parts of Lygon Street and the municipality. The Victorian shop could be researched further, as it had had substantial alterations to the lower storey but was otherwise relatively intact. The 1920s row of shops are typical of their period, and various examples of their type and design are well represented elsewhere

Places	Why is it not significant?
	with a higher degree of integrity. The Moderne Flats are considered individually significant and will form part of a serial listing .
Precinct 5 (identified in The 2008 study) Corner Precinct – Glenlyon Road and Lygon Street	A collection of diverse buildings including a substantial hosiery mill (c. 1930), a modern petrol station, a pair of much altered Victorian shops and a row of interwar shops. Many of the places within this precinct had low integrity, other than the landmark Rosely Hosiery and one interwar shop. The recent demolition of the Lygon Picture Theatre and its row of shops has further compromised the precinct, leaving it with a low degree of integrity.
Apex Gold Stamping, 421 Lygon Street	<p>A single storey brick building with raised floor height (front door accessed via steps), side walls are red brick but middle third of front wall is tapestry brick; 2 front windows in filled with glass blocks (this is an alteration, judging by the aluminium frames around them and the pattern which is unlike the early (1936 onward) ribbed glass blocks); moreover early glass blocks were used as accents in stairwells and around entrances, not for front windows, a flat concrete hood sits above the windows and entrance.</p> <p>While tapestry bricks were available in Australia from the late 1920s, they were rare until the 1940s, the concrete hood also looks c1940s. This may be a later (c1940s) façade on the 1930 shops built here.</p> <p>Integrity, moderate to c1940s.</p> <p>Architecturally uninteresting and made to look like a fortress by the glass block windows; would have to be extraordinarily historically significant to warrant an HO. It was decided that other places warranted further investigation rather than this place.</p>
Albion Hall,	<p>Former Manchester Unity IOOF Albion Hall</p> <p>2-storey, 3-bay building of red brick with clinker brick pilasters and parapet surrounds; upper floor windows have flat concrete lintels, may have all been internal balconies like the N bay, but 2 of the openings have been filled with recent windows.</p> <p>Draft history put built date at 1910 but use of clinker + red brick and plain geometry suggests 1920s, lettering on parapet also may be recent</p> <p>Ground floor extensively reconfigured – S side opened up to create parking, N side has modern shop front; interior is gone (no hall) – demolished and replaced with 2 and 3-storey units.</p> <p>The building has lost a significant amount of integrity overall and the ground floor entirely reconfigured. However it still makes a significant contribution to the streetscape because of its height and signage on the parapet; as a former public hall. It is considered that if it was within a precinct, it would be contributory element, but is unlikely to meet the threshold for local significance as an individual place.</p>
341 Lygon Street	Former coachbuilder's, now motor garage. Red brick (over painted), gable-fronted building set back behind yard, façade retains arched brick garage opening, 2 small windows replaced with show-window; side elevation parapeted with small windows with brick flat arches, large new garage opening behind them; gabled section at rear appears later with flat concrete lintel. Alterations included over painting of original face brick, large new shop windows in the front and a new garage door near the rear of the south elevation. If its' historical significance was strong enough, then the level of intactness would be sufficient to support its inclusion on the Heritage Overlay.

Places	Why is it not significant?
	<p>Otherwise, a simple and utilitarian building mostly of interest because of its uniqueness in the streetscape (setback, wide gabled front). It was agreed with the Steering Committee that there were other more significant places which warranted a full citation than 341 Lygon Street.</p>

4 RECOMMENDATIONS

4.1 Introduction

This section provides the key recommendations arising from the *Lygon Street Heritage Study Stage 2*. They are:

- The adoption of the *Lygon Street Heritage Study Stage 2* (2012) by the Moreland City Council
- The implementation of the *Lygon Street Heritage Study Stage 2* (2012) by the Moreland City Council.

4.2 Adoption of the Study

It is recommended that the Moreland City Council formally adopts the Lygon Street Heritage Study Stage 2 (2012) which comprises:

- Volume 1 – Key Findings and Recommendations (this report)
- Volume 2 – Heritage Place and Precinct Citations

4.3 Implementation of the Study

Planning Scheme Amendment

It is recommended that the Moreland City Council implements the findings of this report by preparing and exhibiting an amendment to the Moreland Planning Scheme that will:

- Add the 3 places assessed as being of local significance listed in Table B.1 to the Heritage Overlay of the Moreland Planning Scheme. The extent of registration for each place is the whole of the site as defined by the title boundary.
- Add the five heritage precincts assessed as being of local significance in Table B.2 to the Heritage Overlay of the Moreland Planning Scheme. The extent of registration for each precinct is the whole of the precinct as shown on the precinct plan in Appendix F. The precinct plan identifies significant, contributory and non-contributory places. Where only the properties on one side of a street are included then the HO boundary should be along the centre of the road or street.
- Add the two serial listings assessed as being of local significance in Table B.3 to the Heritage Overlay of the Moreland Planning Scheme. The extent of registration for each series is to the extent of the whole title of each place identified as being within the series.
- Update the references in the Local Planning Policy Framework (LPPF) of the Moreland Planning Scheme to include specific reference to the Study, as appropriate.
- Replace the existing schedule to the heritage overlay in the Moreland Planning Scheme with a new schedule, which includes:
 - The existing heritage places listed in the Schedule.
 - The addition of the heritage places, precincts and serial listings of local significance listed in tables B.1, B.2 and B.3 in this report.

A draft Revised Heritage Overlay Schedule showing the inclusion of the proposed new Heritage Overlay places forms Appendix D to this report.

- Amend the relevant Moreland Planning Scheme Heritage Overlay maps and add new maps as required. This would add the places listed in tables B.1, B.2 and B.3. The extent of the

HO for precincts is shown on the precinct maps, which form part of the citations in Volume 2, and are included at the end of this report, in Appendix F

- Amend the relevant Moreland Planning Scheme Heritage Overlay maps to remove the current area shown as HO255, and replace it with a revised HO255 map which excludes the properties at 36-58 Lygon Street, Brunswick. This was also recommended as an action from the 2010 Moreland Planning Scheme Amendment C78 Panel Report.
- Amend the Schedule of the Moreland Planning Scheme Schedule to the Heritage Overlay to remove the precinct name 'Lygon Street' associated with HO255. Insert a new name for HO255 'Barkly Street'.

4.4 Further work

- Review and update the *Moreland Thematic Environmental History* as outlined in Section 2.2 of this report.
- Complete the assessment of those places in Table B.5. The assessment of which, was beyond the requirements of the brief.
- Consider the inclusion of the interwar shops at 323-329 Lygon Street in Precinct C (excluded as they were beyond the scope of the original precinct boundaries and 2008 study recommendations).
- Further work as identified by the 2010 Moreland Planning Scheme C78 Panel Report, the findings of which has impacted on the findings of this report.
- Undertake a typological study to explore the location and heritage value of the intact bluestone laneways within the study area (and Moreland more generally). This type of identification would be ideally suited to serial listing.

REFERENCES

These are the references referred to by this Volume 1 report. Specific references consulted in the assessment of heritage places and precincts are listed in the citations in Volume 2.

Heritage Council of Victoria, *Heritage Overlay Guidelines*, 2007.

Historica, *City of Moreland Thematic History*, 2010.

Moreland Planning Scheme Amendment C78 Panel Report, May 2010, David Blore, Chair, Ann Keddie, Member, Ray Tonkin, Member.

Review of Heritage Provisions in Planning Schemes. Advisory Committee Report. The way forward for heritage, August 2007,

<<http://www.dse.vic.gov.au/DSE/nrenpl.nsf/LinkView/954D4DD9314DF831CA256D480003CED9E82B85B30B18B0A4CA2572FF00270933#heritage>, viewed 7 June 2010.

Victoria Planning Provisions practice note, *Applying the Heritage Overlay*, 1999.

Yarra Ranges Planning Scheme Amendment C89 Panel Report, 2011, Gaye McKenzie, Chair, Alan Chuck, Member.

APPENDIX A – HERCON CRITERIA

Criteria for assessing cultural heritage significance (HERCON)

Criterion A:

Importance to the course, or pattern, of Moreland's cultural history.

Criterion B:

Possession of uncommon, rare or endangered aspects of Moreland's cultural history.

Criterion C:

Potential to yield information that will contribute to an understanding of Moreland's cultural history.

Criterion D:

Importance in demonstrating the principal characteristics of a class of cultural places and objects.

Criterion E:

Importance in exhibiting particular aesthetic characteristics.

Criterion F:

Importance in demonstrating a high degree of creative or technical achievement at a particular period.

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 their continuing and developing cultural traditions.

Criterion H:

Special association with the life or works of a person, or group of persons, of importance in Moreland's history.

APPENDIX B – SUMMARY OF FINDINGS

Local significance

Tables B.1, B.2 and B.3 list the individual places, precincts and serial listings assessed to be of local significance.

Table B.4 lists those places already included in the HO at the time of preparation of the 2008 study . These places were not further assessed.

Note: No places or precincts are recommended for inclusion on either the Victorian Heritage Register or the Heritage Inventory.

B.1 Individual places

	Hermes No.	No.	Street	Suburb	Name/description	Recommended for Planning Scheme Overlay	Significance
1.	184566	150	Lygon Street	Brunswick	Victorian Shop and shopfront	Yes – Heritage Overlay	LOCAL
2.	184567	152-154	Lygon Street	Brunswick	ANZ Bank (former)	Yes – Heritage Overlay	LOCAL
3.	184543	170-176	Lygon Street	Brunswick	Rosely Hosiery Mills (former)	Yes – Heritage Overlay	LOCAL

B.2 Precincts

Hermes No.	No.	Street	Suburb	Name/description	Recommended for Planning Scheme Overlay	Significance
1.	184692	495-497 & 500-522	Brunswick	Lygon Street Precinct A	Yes – Heritage Overlay	LOCAL
2.	184693	398-406	Brunswick	Lygon Street Precinct B	Yes – Heritage Overlay	LOCAL
3.	184694	313-321	Brunswick	Lygon Street Precinct C	Yes – Heritage Overlay	LOCAL
4.	184695	128-140 & 129-135	Brunswick	Lygon Street Precinct D	Yes – Heritage Overlay	LOCAL
5.	184696	38-114 & 51-117	Brunswick	Lygon Street Precinct E	Yes – Heritage Overlay	LOCAL

B.3 Serial listing

Hermes No.	No.	Street	Suburb	Name/description	Recommended for Planning Scheme Overlay	Significance
1.	184690	103, 105 236, 238, 240, 260 & 297	Brunswick	Interwar Factories	Yes – Heritage Overlay	LOCAL
2.	184691	37, 299-299A, 301 & 434C	Brunswick	Moderne Apartment Blocks	Yes – Heritage Overlay	LOCAL

B.4 Places within the study area to retain their existing HO status

Hermes No.	No.	Street	Suburb	Name/description	Recommended for Planning Scheme Overlay	Significance
1.	58987	151	Brunswick	Bluestone cottage	Retain Heritage Overlay	HO18
2.	56240	64	Brunswick	SEC substation	Retain Heritage Overlay	HO276
3.	59029	189-191	Brunswick	Cottages	Retain Heritage Overlay	HO74
4.	56318	197-199 & 119	Brunswick	Bluestone Cottages and Former Moran & Cato Store	Retain Heritage Overlay	HO296
5.	60717	280-292	Brunswick East	East Brunswick Club Hotel	Retain Heritage Overlay	HO1

Not significant and not in a precinct

This table contains all the places which were either a) not considered individually significant or b) were included in a precinct in the 2008 study, but upon review have been found not to meet threshold of local significance and fall beyond the boundaries of a precinct.

B.5 Not significant

	Hermes No.	No.	Street	Suburb	Name/description	Recommended Planning Scheme Overlay	Comments
1.	56314	160	Edward Street	Brunswick	House	None	Already well represented on HO
2.	184589	193	Edward Street	Brunswick	House	None	Already well represented on HO
3.	184503	101	Evans Street	Brunswick	Factory	None	Lacks significance, late 20 th C
4.	184504	107	Evans Street	Brunswick	House	None	Moderne residence
5.	184505	109-113	Evans Street	Brunswick	Row of terrace houses	None	Already well represented on HO, did not represent themes
6.	184580	153	Weston Street	Brunswick	Hall/Shop	None	Not significant fabric
7.	56481	11-13	Lygon Street	Brunswick East	Shop (former Balmoral Knitring Mills)	None	Interesting design, although all windows replaced with blanks. To demolished
8.	56485	31 & 33	Lygon Street	Brunswick East	Houses (pair)	None	Pair of highly intact Victorian terraces. There are better examples of this type currently included on the HO.
9.	184554	137-141	Lygon Street	Brunswick East	Mirabella	None	Low integrity
10.	184561	142	Lygon Street	Brunswick East	Shop	None	Compromised integrity, upper storey alts
11.	184563	144	Lygon Street	Brunswick East	Shop	None	Compromised integrity, upper

Hermes No.	No.	Street	Suburb	Name/description	Recommended Planning Scheme Overlay	Comments
storey alts						
12.	184555	145-151	Lygon Street	Brunswick East	Row of shops	None
13.	184564	146	Lygon Street	Brunswick East	Shops	None
14.	184557	153	Lygon Street	Brunswick East	Shop	None
15.	184558	155 & 157	Lygon Street	Brunswick East	Pair of shops	None
16.	184539	159	Lygon Street	Brunswick East	Shop	None
17.	184540	171	Lygon Street	Brunswick East	Office building	None
18.	184542	175 & 177	Lygon Street	Brunswick East	Pair of shops	None
19.	184544	178	Lygon Street	Brunswick East	One of a pair of shops	None
Building re-rendered with texture						
One of a pair of 2-storey Victorian rendered shops; chamfered corner with decorative parapet, original door to residence on Glenlyon Rd elevation, retains 2 partially intact timber shop windows, attractive interwar verandah supported on circular brackets						

Hermes No.	No.	Street	Suburb	Name/description	Recommended Planning Scheme Overlay	Comments
						finish. Lower storey altered. There are more intact examples in the locality, already on the HO.
20.	184545	180	Lygon Street	Brunswick East	One of a pair of shops	None
21.	184546	182	Lygon Street	Brunswick East	Shop	None
22.	184547	186-198	Lygon Street	Brunswick East	Pavilion to former cinema	None
23.	184548	200-206	Lygon Street	Brunswick East	Row of four shops	None
24.	184520	208-212	Lygon Street	Brunswick East	Row of three shops Devon and Dorset Houses	None
25.	184521	214	Lygon Street	Brunswick East	Shop	None
26.	184522	218	Lygon Street	Brunswick East	Shops and flats	None
27.	184523	220-220A	Lygon Street	Brunswick East	Shop	None
28.	184524	222-224	Lygon Street	Brunswick East	Pair of shops	None
29.	184525	226	Lygon Street	Brunswick East	Shop	None
30.	184526	228-228A	Lygon Street	Brunswick East	Factory	None
31.	184527	230	Lygon Street	Brunswick East	Shop and flats	None
32.	184528	232	Lygon Street	Brunswick East	Factory	None
						Compromised integrity on upper and lower floors
						Demolished
						Demolished
						Demolished
						Integrity of faced compromised on upper and lower stories. Intact carpet though.
						Modern building
						Modern building
						Modern building
						Would have been contributory if in precinct, but too isolated from other contributory places
						Altered façade and better examples within the Study area
						Late 20 th Century building
						Modern building
						Modern building

Hermes No.	No.	Street	Suburb	Name/description	Recommended Planning Scheme Overlay	Comments	
33.	184530	234	Lygon Street	Brunswick East	Factory	None	Late 20 th century building
34.	184499	245-245A	Lygon Street	Brunswick East	Store	None	Very low integrity
35.	184532	250	Lygon Street	Brunswick East	Warehouse	None	Low integrity, many alterations and additions
36.	184500	251	Lygon Street	Brunswick East	Factory	None	Low interest, moderate integrity
37.	184501	255-261	Lygon Street	Brunswick East	Factory	None	Low interest, moderate integrity
38.	184502	263-265	Lygon Street	Brunswick East	Factory	None	Lower storey compromised
39.	184506	277	Lygon Street	Brunswick East	Shop	None	Late 20 th Centruy building
40.	184507	279-281	Lygon Street	Brunswick East	Shops	None	Modern shops
41.	184508	283	Lygon Street	Brunswick East	Shop	Noen	Compromised integrity, highly altered
42.	184509	285-291	Lygon Street	Brunswick East	Row of six shops	None	Shopfronts extensively altered, integrity too low (parapets good though, but other, better examples within municipality and on HO)
43.	184510	293	Lygon Street	Brunswick East	Shop	None	Shopfronts extensively altered, integrity too low (parapets good though, but other, better examples within municipality and on HO)
44.	184534	294	Lygon Street	Brunswick East	Shop or garage	None	Would be contributory to precinct but too isolated from other contributory elements
45.	184511	295	Lygon Street	Brunswick East	Shop	None	Shopfronts extensively altered, integrity too low (parapets good

Hermes No.	No.	Street	Suburb	Name/description	Recommended Planning Scheme Overlay	Comments
						though, but other, better examples within municipality and on HO
46.	184535	296-296A	Lygon Street	Brunswick East	Shop	None
47.	184536	298	Lygon Street	Brunswick East	Shop and former garage	None
48.	184537	300	Lygon Street	Brunswick East	Garage	None
49.	184538	302	Lygon Street	Brunswick East	Garage	None
50.	184515	305-307	Lygon Street	Brunswick East	Factory	None
51.	184590	32-34	Lygon Street	Brunswick East	Building site	Demolished
52.	184568	35	Lygon Street	Brunswick East	Office building	Modern building
53.	184570	41	Lygon Street	Brunswick East	Shop	None
54.	184571	43-49	Lygon Street	Brunswick East	Shop	None
55.	184369	434	Lygon Street	Brunswick East	Shop	None
56.	184371	434A	Lygon Street	Brunswick East	Federation House	None
						Highly intact of type example externally, but many similar examples are already on the HO.
						Detailed comparative analysis undertaken.
57.	184376	434D	Lygon Street	Brunswick East	Shop	None
						Compromised by 1960s additions, no longer contributes

Hermes No.	No.	Street	Suburb	Name/description	Recommended Planning Scheme Overlay	Comments
						to surrounding streetscape
58.	184377	436-442	Lygon Street	Brunswick East	Row of shops	None Would be contributory to precinct but too isolated from other contributory elements
59.	184379	444 & 446	Lygon Street	Brunswick East	Pair of shops	None Pair of finely detailed 2-storey Victorian shops, urns on parapet, arched aedicules, swags But ground floors altered beyond recognition (unsympathetically). There are better examples currently on the HO.
60.	184367	524, 524A & 526	Lygon Street	Brunswick East	Former doctor and dentist suites	None Former Doctor and Dentist's suites Retains original sash windows on west side, shopfront on east side. Apparently has been altered or run through with a car?
61.	108919	36	Lygon Street	Brunswick East	Shop	None Currently part of HO255 – to be demolished
62.	184386	1 & 1A	Pitt Street	Brunswick East	Factory	None 2-storey postwar red brick factory with 9-pane steel windows Quite intact, may be earlier section at rear (based on aerial photographs) Remnant bluestone pitching at outlet of laneway on east side. There are better examples of this type currently included on the HO.
63.	184498	3	Pitt Street	Brunswick East	Factory	None 1-storey postwar red brick factory

Hermes No.	No.	Street	Suburb	Name/description	Recommended Planning Scheme Overlay	Comments
						<p>with 20-pane steel windows in projecting concrete surrounds.</p> <p>Quite intact. There are better examples of this type currently included on the HO.</p>

Require further research

This table contains a summary of the places identified in the 2008 study which were considered to be of potential local significance and after precinct revisions in Stage 2, fell outside of the proposed Heritage Overlay areas. It is recommended that further research be undertaken on these places.

B.6 Require further research

Hermes No.	No.	Street	Suburb	Name/description	Recommended Planning Scheme Overlay	Comments	
1.	184355	53	Albion Street	Brunswick East	House and shops	None	Very intact and interesting corner arrangement of shops and residence
2.	184556	151A	Lygon Street	Brunswick East	c1930s shop	None	1-storey c1930s shop with finely detailed stepped parapet in clinker brick and render (only likewise?); retains original shopfront (metal-framed windows, blue tiled stallboard, tiled entry floor, glazed timber door); cantilevered verandah may be original but has been boxed in
3.	184519	323-329	Lygon Street	Brunswick East	Row of four shops	None	Four interwar shops, alternating between 2-storey and 1-storey, red brick with render details (unpainted to 327-329), stepped parapets with brick dentils, fading 'Robur Tea' ad (could be included in Precinct C)

APPENDIX C – PRECINCT SCHEDULES

Each of these schedules is included as an attachment to the HERMES record.

Lygon Street Precinct A

Hermes No.	No.	Street	Suburb	Name/description	Recommended for Planning Scheme Overlay	Significance
Significant within precinct						
1.	184344	495	Lygon Street	Brunswick East	Liberty Theatre	Yes – Heritage Overlay area LOCAL (full individual citation not prepared)
Contributory to precinct						
2.	-	between 483 & 495	Lygon Street	Brunswick East	Bluestone cobble/pitcher laneway	Yes – Heritage Overlay area CONTRIBUTORY
3.	184346	497	Lygon Street	Brunswick East	Dance Hall (former)	Yes – Heritage Overlay area CONTRIBUTORY
4.	184356	500 & 502	Lygon Street	Brunswick East	Pair of 1920s shops	Yes – Heritage Overlay area CONTRIBUTORY
5.	56488	504-510	Lygon Street	Brunswick East	Row of four shops	Yes – Heritage Overlay area CONTRIBUTORY
6.	184358	512	Lygon Street	Brunswick East	Shop	Yes – Heritage Overlay area CONTRIBUTORY
7.	184360	514-516	Lygon Street	Brunswick East	Pair of shops	Yes – Heritage Overlay area CONTRIBUTORY
8.	184361	518	Lygon Street	Brunswick East	Shop	Yes – Heritage Overlay area CONTRIBUTORY
9.	184365	520 & 522	Lygon Street	Brunswick East	Pair of shops	Yes – Heritage Overlay area CONTRIBUTORY

Lygon Street Precinct B

Hermes No.	No.	Street	Suburb	Name/description	Recommended for Planning Scheme Overlay	Significance
Contributory to precinct						
1.	-	Behind 398-406	Brunswick East	Bluestone cobble/pitcher laneway	Yes – Heritage Overlay area	CONTRIBUTORY
2.	184382	398	Brunswick East	Former Auction House	Yes – Heritage Overlay area	CONTRIBUTORY
3.	184383	400-406	Brunswick East	Row of four shops	Yes – Heritage Overlay area	CONTRIBUTORY

Lygon Street Precinct C

Hermes No.	No.	Street	Suburb	Name/description	Recommended for Planning Scheme Overlay	Significance
Contributory to precinct						
1.	-	Behind 313-321	Brunswick East	Bluestone cobble/pitcher laneway	Yes – Heritage Overlay area	CONTRIBUTORY
2.	184516	313 & 315	Brunswick East	Pair of shops – Driscoll’s buildings	Yes – Heritage Overlay area	CONTRIBUTORY
3.	184517	317	Brunswick East	Shop	Yes – Heritage Overlay area	CONTRIBUTORY
4.	184518	319 & 321	Brunswick East	Pair of shops	Yes – Heritage Overlay area	CONTRIBUTORY

Lygon Street Precinct D						
Hermes No.	No.	Street	Suburb	Name/description	Recommended for Planning Scheme Overlay	Significance
Significant within precinct						
1.	184559	128 &130	Lygon Street	Brunswick East	Pair of shops	Yes – Heritage Overlay area LOCAL (full individual citation not prepared)
2.	184560	132-140	Lygon Street	Brunswick East	Row of five terraced shops	Yes – Heritage Overlay area LOCAL (full individual citation not prepared)
3.	184551	133A	Lygon Street	Brunswick East	Shop	Yes – Heritage Overlay area LOCAL (full individual citation not prepared)
Contributory to precinct						
4.	-	Behind 120-154	Lygon Street	Brunswick East	Bluestone cobble/pitcher laneway	Yes – Heritage Overlay area CONTRIBUTORY
5.	184549	129	Lygon Street	Brunswick East	Shop	Yes – Heritage Overlay area CONTRIBUTORY
6.	184550	131 & 133	Lygon Street	Brunswick East	Pair of shops	Yes – Heritage Overlay area CONTRIBUTORY
7.	184553	135	Lygon Street	Brunswick East	Shop	Yes – Heritage Overlay area CONTRIBUTORY
Non-contributory to precinct						
8.	184552	133B	Lygon Street	Brunswick East	Shop	Yes – Heritage Overlay area NON-CONTRIB.

Lygon Street Precinct E

Hermes No.	No.	Street	Suburb	Name/description	Recommended for Planning Scheme Overlay	Significance	
Significant within precinct							
1.	58058	38 & 40	Lygon Street	Brunswick East	Pair of houses	Currently in HO255 – move to new precinct E	LOCAL
2.	58060	42	Lygon Street	Brunswick East	House - Clyde Villa	Currently in HO255 – move to new precinct E	LOCAL
3.	56490	63	Lygon Street	Brunswick East	Shop (former bank)	Yes – Heritage Overlay area	LOCAL
4.	61809	81-81A	Lygon Street	Brunswick East	Bank (former)	Yes – Heritage Overlay area	LOCAL
5.	56492	91	Lygon Street	Brunswick East	Hall	Yes – Heritage Overlay area	LOCAL
6.	56493	92	Lygon Street	Brunswick East	Pharmacy	Yes – Heritage Overlay area	LOCAL
7.	61811	101	Lygon Street	Brunswick East	Quarry Hotel	Yes – Heritage Overlay area	LOCAL
Contributory to precinct							
8.	-	Behind 91-99	Lygon Street	Brunswick East	Bluestone cobble/pitcher laneway	Yes – Heritage Overlay area	CONTRIBUTORY
9.	-	Behind 107-117	Lygon Street	Brunswick East	Bluestone cobble/pitcher laneway	Yes – Heritage Overlay area	CONTRIBUTORY
10.	58061	44	Lygon Street	Brunswick East	Shop	Currently in HO255 – move to new precinct E	CONTRIBUTORY
11.	184592	46	Lygon Street	Brunswick East	Shop	Currently in HO255 – move to new precinct E	CONTRIBUTORY
12.	108920	48	Lygon Street	Brunswick East	Shop	Currently in HO255 – move to new precinct E	CONTRIBUTORY

13. 58062	50	Lygon Street	Brunswick East	Shop	Currently in HO255 – move to new precinct E	CONTRIBUTORY
14. 108921	52-54	Lygon Street	Brunswick East	Shop	Currently in HO255 – move to new precinct E	CONTRIBUTORY
15. 184573	55	Lygon Street	Brunswick East	Shop	Yes – Heritage Overlay area	CONTRIBUTORY
16. 56489	56 & 58	Lygon Street	Brunswick East	Pair of shops	Currently in HO255 – move to new precinct E	CONTRIBUTORY
17. 58059	60	Lygon Street	Brunswick East	Shop	Yes – Heritage Overlay area	CONTRIBUTORY
18. 184593	62-64	Lygon Street	Brunswick East	Double fronted shop	Yes – Heritage Overlay area	CONTRIBUTORY
19. 184594	66	Lygon Street	Brunswick East	Shop	Yes – Heritage Overlay area	CONTRIBUTORY
20. 184595	68 & 70	Lygon Street	Brunswick East	Pair of shops	Yes – Heritage Overlay area	CONTRIBUTORY
21. 184597	76	Lygon Street	Brunswick East	Shop	Yes – Heritage Overlay area	CONTRIBUTORY
22. 184598	78	Lygon Street	Brunswick East	Shop	Yes – Heritage Overlay area	CONTRIBUTORY
23. 184577	79	Lygon Street	Brunswick East	Shop and factory	Yes – Heritage Overlay area	CONTRIBUTORY
24. 184599	80-84	Lygon Street	Brunswick East	Row of three shops	Yes – Heritage Overlay area	CONTRIBUTORY
25. 56491	86	Lygon Street	Brunswick East	Shop	Yes – Heritage Overlay area	CONTRIBUTORY
26. 184600	88 & 90	Lygon Street	Brunswick East	Pair of shops	Yes – Heritage Overlay area	CONTRIBUTORY
27. 184601	96	Lygon Street	Brunswick East	Shop	Yes – Heritage Overlay area	CONTRIBUTORY
28. 184602	98-100A	Lygon Street	Brunswick East	Row of three shops	Yes – Heritage Overlay area	CONTRIBUTORY
29. 184603	102	Lygon Street	Brunswick East	Shop	Yes – Heritage Overlay area	CONTRIBUTORY
30. 184581	103-107	Lygon Street	Brunswick East	Pair of shops	Yes – Heritage Overlay area	CONTRIBUTORY
31. 184605	106	Lygon Street	Brunswick East	Shop	Yes – Heritage Overlay area	CONTRIBUTORY
32. 184606	108-114	Lygon Street	Brunswick East	Row of four shops – Centreway Buildings	Yes – Heritage Overlay area	CONTRIBUTORY
33. 184582	109-109A	Lygon Street	Brunswick East	Shop	Yes – Heritage Overlay area	CONTRIBUTORY

34. 184586	113	Lygon Street	Brunswick East	Shop	Yes – Heritage Overlay area	CONTRIBUTORY
35. 184587	115	Lygon Street	Brunswick East	Shop	Yes – Heritage Overlay area	CONTRIBUTORY
36. 184588	117	Lygon Street	Brunswick East	Shop	Yes – Heritage Overlay area	CONTRIBUTORY
Non-contributory to precinct						
37. 184572	51-53	Lygon Street	Brunswick East	Shop	Yes – Heritage Overlay area	NON-CONTRIB.
38. 184574	57	Lygon Street	Brunswick East	Shop	Yes – Heritage Overlay area	NON-CONTRIB.
39. 184575	61	Lygon Street	Brunswick East	Shops and flats	Yes – Heritage Overlay area	NON-CONTRIB.
40. 184576	67-73	Lygon Street	Brunswick East	Buildings	Yes – Heritage Overlay area	NON-CONTRIB.
41. 184596	74 & 74A	Lygon Street	Brunswick East	Pair of shops	Yes – Heritage Overlay area	NON-CONTRIB.
42. 184578	93-97	Lygon Street	Brunswick East	Row of shops	Yes – Heritage Overlay area	NON-CONTRIB.
43. 184579	99-99B	Lygon Street	Brunswick East	Row of three shops	Yes – Heritage Overlay area	NON-CONTRIB.
44. 184604	104	Lygon Street	Brunswick East	Shops and flats	Yes – Heritage Overlay area	NON-CONTRIB.

APPENDIX D – DRAFT ADDITIONS TO HO SCHEDULE

This includes only those pages of the HO Schedule that will be altered by the insertion of new places
= list of places to be added to the HO schedule

Additions to HO schedule

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildin gs or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporat ed Plan under Clause 43.01-2	Aboriginal heritage place?
-	Precinct Lygon Street Precinct A 495-497 & 500-522 Lygon Street Brunswick East	No	No	No	No	No	No		-
-	Precinct Lygon Street Precinct B 398-406 Lygon Street, Brunswick East	No	No	No	No	No	No		-
-	Precinct Lygon Street Precinct C 313-321 Lygon Street, Brunswick East	No	No	No	No	No	No		-
-	Precinct	No	No	No	No	No	No		-

	Lygon Street Precinct D 128-140 & 129-135 Lygon Street, Brunswick East											
-	Precinct Lygon Street Precinct E 38-114 & 51-117 Lygon Street, Brunswick East	No	No	No	No	No	No	No	No	No	-	
	Serial listing Interwar factories 103-105 Evans Street, Brunswick & 236, 238, 240, 260 & 297 Lygon Street, Brunswick East	No	No	No	No	No	No	No	No	No	-	
-	Serial listing Moderne Apartment Blocks 37, 299-299A, 301 & 434C Lygon Street, Brunswick East	No	No	No	No	No	No	No	No	No	-	
-	ANZ bank (Former) 152-154 Lygon Street Brunswick East	Yes	No	No	No	No	No	No	No	No	-	
-	Roseley Hosiery Mill (former) 170-176 Lygon Street Brunswick East	No	No	No	No	No	No	No	No	No	-	
-	Shop 150 Lygon Street	No	No	No	No	No	No	No	No	No	-	

[illegible]

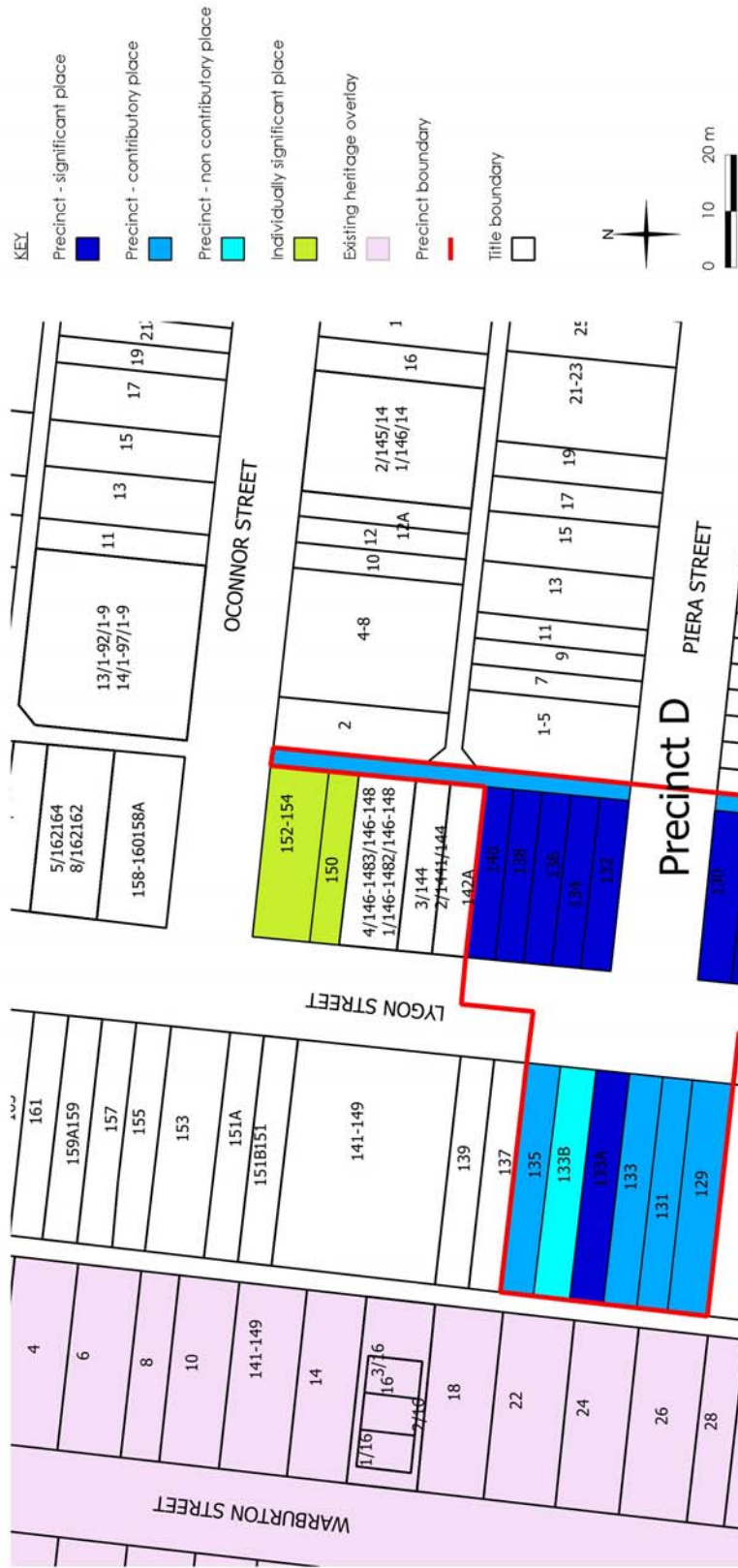
APPENDIX E –PROPOSED HO EXTENT MAPS

Prepared as a result of the key findings of this study







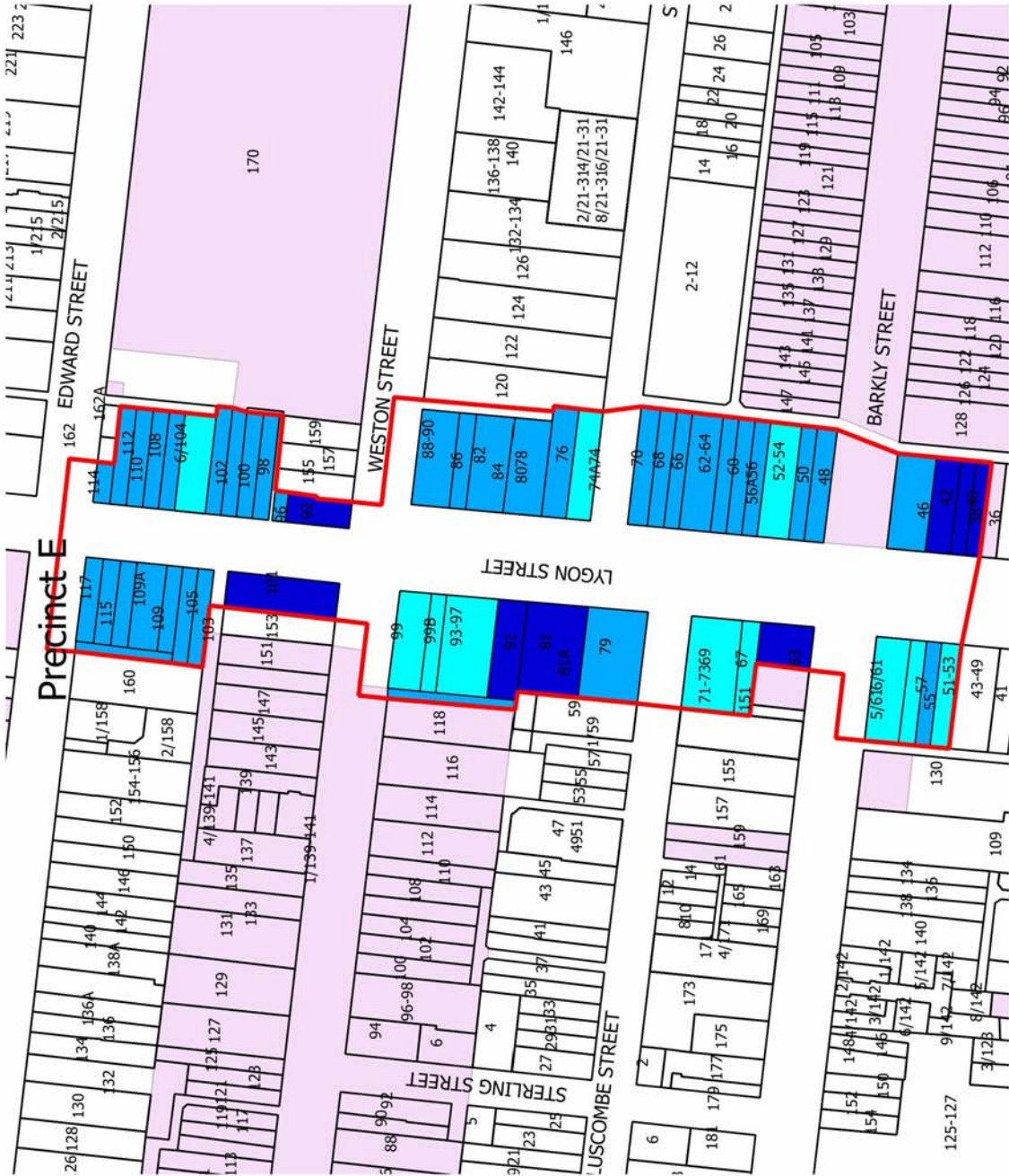


Lygon Street Precinct D

Client: City of Moreland
Project: Lygon Street Heritage Study Stage 2
Date: 02-03-2012 JB

CONTEXT
people place heritage

22 Merr Street Brunswick, Victoria 3056
T: 03 9380 6933 F: 03 9380 4066
www.contextpl.com.au



Lygon Street Precinct E

Client
City of Moreland

Project
Lygon Street Heritage
Study stage 2

Date
02-03-2012 JB



22 Merri Street Brunswick, Victoria 3056
T: 03 9380 6933 F: 03 9380 4066
www.contextpi.com.au



© Context Pty Ltd 2012



- KEY**
- Moderne apartment blocks series
 - Existing heritage overlay
 - Title boundary



Serial listings map 1
North

Client: City of Moreland
 Project: Lygon Street Heritage Study Stage 2
 Date: 02-03-2012 JB

CONTEXT
 people place heritage
 22 Merri Street Brunswick, Victoria 3056
 T: 03 9380 6933 F: 03 9380 4066
 www.contextpl.com.au

- KEY**
- Moderne apartment blocks series
 - Interwar factories series
 - Title boundary
 - Existing heritage overlay



Serial listings map 2

Client City of Moreland
Project Lygon Street Heritage
Study Stage 2
Date 02-03-2012 JB



22 Merri Street Brunswick, Victoria 3056
T: 03 9380 6933 F: 03 9380 4066
www.contextpl.com.au



- KEY**
- Moderne apartment blocks series
 - Precinct - significant place
 - Precinct - contributory place
 - Precinct - non contributory place
 - Existing heritage overlay
 - Precinct boundary
 - Title boundary



Serial listings map 3
South

Client: City of Moreland
 Project: Lygon Street Heritage Study Stage 2
 Date: 02-03-2012 JB

CONTEXT
 people place heritage
 22 Merri Street Brunswick, Victoria 3056
 T: 03 9380 6933 F: 03 9380 4066
 www.contextpl.com.au



APPENDIX F – MAPS PRODUCED IN STAGE 1 REPORT

The following maps were produced in 2008 to illustrate the location of proposed precincts and individual heritage places.



Legend:
 Significant Contributory (above average)
 Contributory (below average)

Figure 1 - Precinct 1 (proposed 2008)



Legend:
 Significant Contributory (above average)
 Contributory (below average)

Figure 2 - Precinct 2 (proposed 2008)

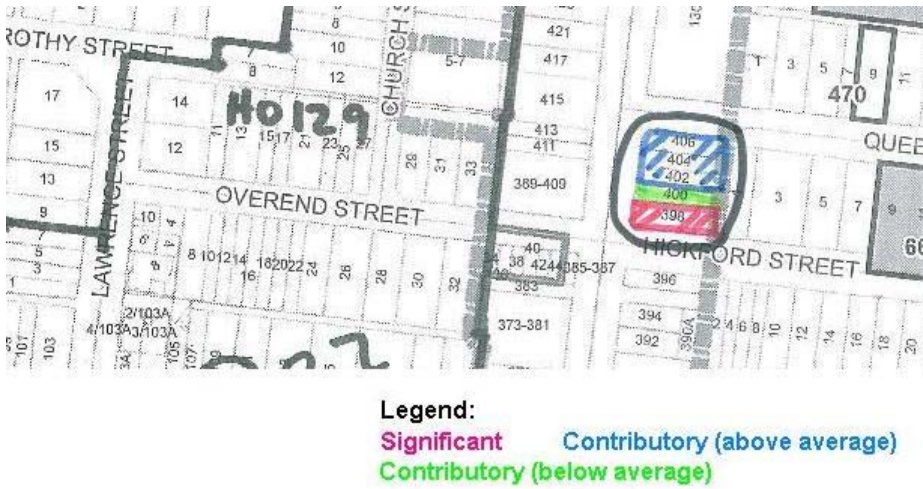


Figure 3 - Precinct 3 (proposed 2008)

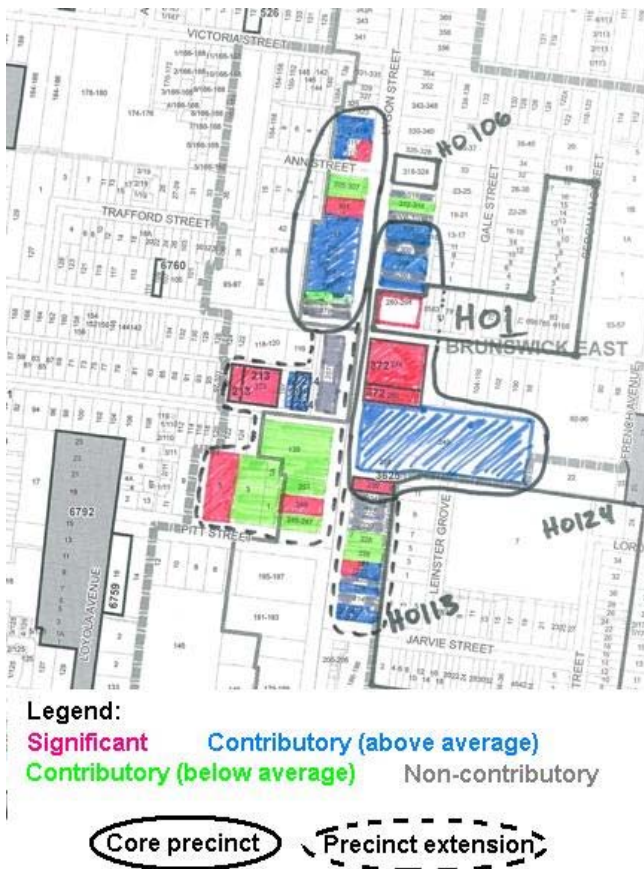
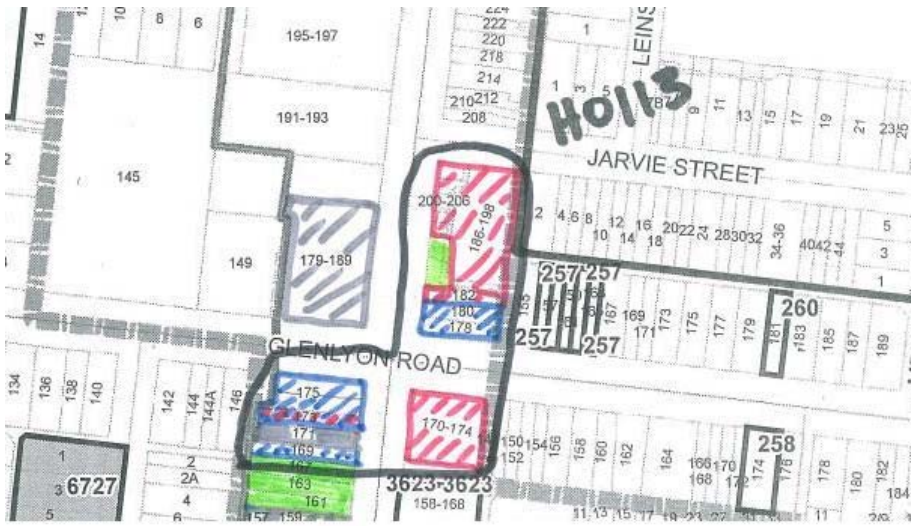


Figure 4- Precinct 4 (proposed 2008)



Legend:
 Significant Contributory (above average)
 Contributory (below average) Non-contributory

Figure 5 - Precinct 5 (proposed 2008)



Legend:
 Significant Contributory (above average)
 Contributory (below average) Non-contributory

Core precinct **Precinct extension**

Figure 6 - Precinct 6 (proposed 2008)



Legend:

Significant

Contributory (above average)

Contributory (below average)

Non-contributory

Figure 7 Precinct 7 (proposed 2008)

APPENDIX G

Precinct and series citations for all places